TO BANGALORE
ACCESS 12.70M TO 18.00M WIDE ROAD BETWEEN SY.NO.25 TO SY.NO.31 (AS PER KIADB LAYOUT)
BANGALORE - HOSUR HIGHWAY
BOUNDARY LINE
ALIGN BUILDING LINE
12.10M WIDE ROAD
SY.NO.26/182
SY.NO.26/142
SY.NO.26/1A1
SY.NO.26/188(1)
SY.NO.26/188
SY.NO.26/28
SY.NO.25
SY.NO.55
SY.NO.32/A
SY.NO.32/B
SY.NO.32/C
SY.NO.32/D
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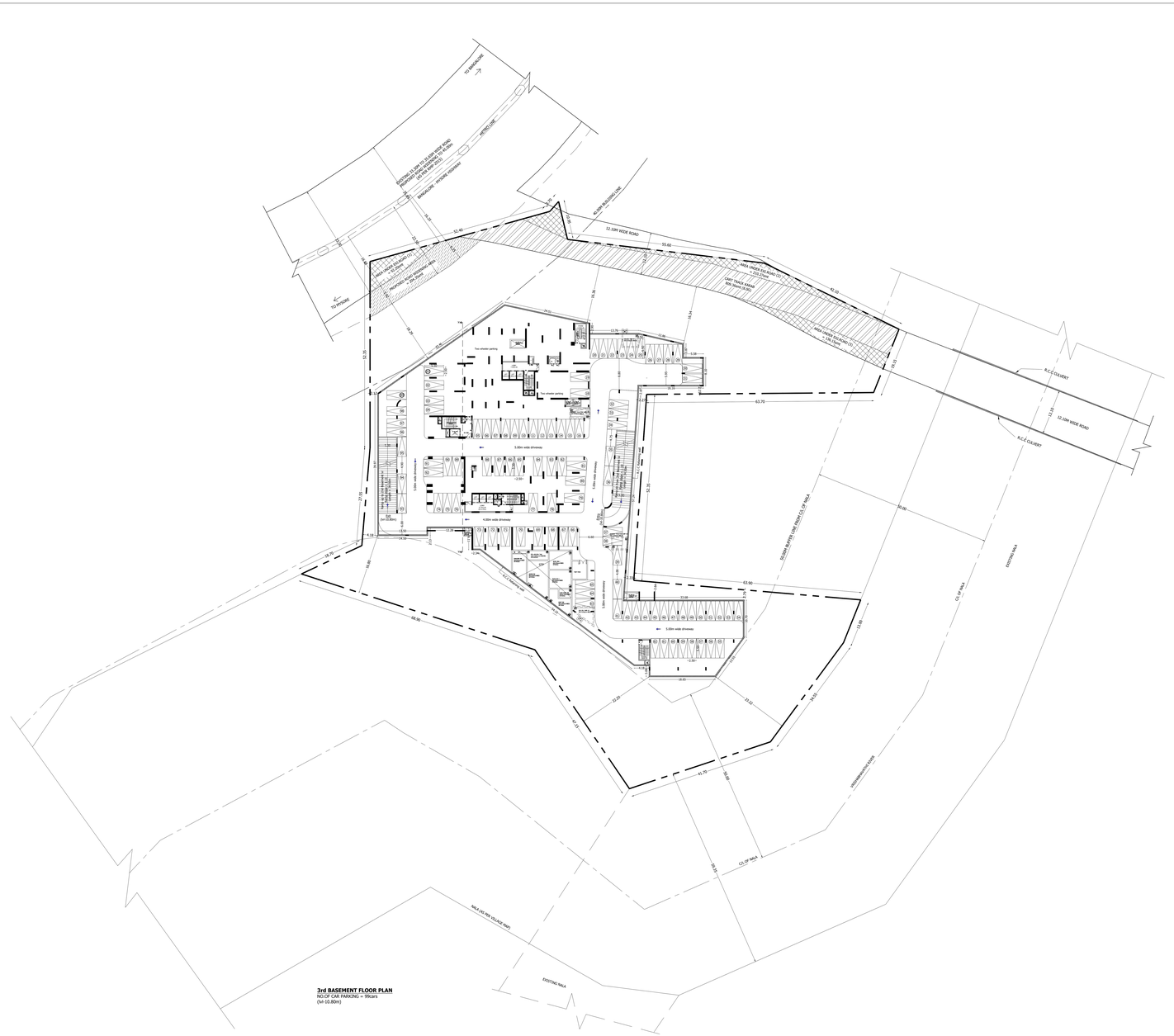


3rd BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 99cars
(h=10.80m)

Block :A (RESIDENTIAL)

Floor Name	Gross BuiltUp Area	Deductions From Gross (BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inter than Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	103.33	0.00	103.33	73.90	25.47	3.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyeighth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyseventh Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentysixth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfifth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfourth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentythird Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentysecond Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfirst Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentieth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Nineteenth Floor	1702.38	67.61	1634.77	50.44	29.43	0.00	86.78	0.13	0.00	0.00	0.00	1467.99	1467.99	11	0.00
Eighteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Seventeenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Sixteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fifteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fourteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Thirteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twelfth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Eleventh Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Tenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Ninth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Eighth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Seventh Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Sixth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fifth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fourth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
First Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Second Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
First Floor	2422.52	246.93	2175.59	50.44	29.43	0.00	565.54	0.13	0.00	0.00	0.00	1530.05	1530.05	00	1580.63
Ground Floor	2480.51	0.00	2480.51	61.57	29.43	0.00	34.94	0.00	0.00	0.00	1885.50	469.07	469.07	00	469.07
Basement First Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Basement Second Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Basement Third Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Total :	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63
Total Number of Same Blocks	1														
Total:	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2291

FAR &Tanement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross (BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inter than Tenament
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63
Grand Total:	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297.00	2290.63

SINGLE PLOT APPROVED NO:
SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL-73/2430/2024-25,Dated:26/12/2024,
AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

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 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE at Kathe no:731, Sy.no: 25, 26/1A1, 26/1B1 & 26/2B OF Kenchenahalli Village, Kengeri Hobli, Ward no-180, Bangalore South Taluk.
A).Consist of [Block- A & B] 3Basement + Ground + 28 UF (Upper floors) only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.Three Basement,Ground floor & surface parking area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esdk 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 accordance with
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule –IV (Bye-law No. 3.6) under sub section IV-B (xi) to (xi).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India "Earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws –Ã" 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 use of physically handicapped persons/wheelchair with the stepped entry.
26.The applicant shall ensure that the construction activities shall not cause any inconvenience to persons in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal.(Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority. It shall be the responsibility of the owner also to see that the work executed is in conformity of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWS/BA/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated, the sanction shall be deemed cancelled without prejudice to action that may be taken against the sanctioned plan stands cancelled as per the conveniences 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 measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP 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 Karnataka vide ADDENDUM (Hosadaage Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO:731, SY.NO: 25, 26/1A1, 26/1B1 & 26/2B OF KENCHENAHALLI VILLAGE,
KENGERI HOBLI, WARD NO-160,
BANGALORE SOUTH TALUK.

SCALE = 1:350

N

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7335/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 731	
Nature of Sanction: NEW	City Survey No.: 26/2B/25/26/1B1/26/1A1	
Location: RING-III	Khata No. (As per Khata Extract): 731	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore.	
Zone: Rajarajeshwarinagar		
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13961.54
Deduction for NetPlot Area		
Khanabandi Area		809.36
Site area considered for FAR		13152.18
Surrender Free of Cost		642.97
NET AREA OF PLOT	(A-Deductions)	12509.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6254.60
Proposed Coverage Area (19.83 %)		2480.51
Achieved Net coverage area (19.83 %)		2480.51
Balance coverage area left (30.17 %)		3774.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		42744.58
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 (3.25)		42744.58
Residential FAR (100.00%)		42723.16
Proposed FAR Area		42723.16
Achieved Net FAR Area (3.25)		42723.16
Balance FAR Area (0.00)		21.42
BUILT UP AREA CHECK		
Proposed BuiltUp Area		64659.77
Substructure Area Add in BUA (Layout Lvl)		129.13
Achieved BuiltUp Area		64788.91

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	297	-
	Total :		-	-	-	-	297	341

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	297	4083.75	341	4688.75
Visitor's Car Parking	30	412.50	0	0.00
Total Car	327	4496.25	341	4688.75
Two3Wheeler	-	412.50	0	0.00
Other Parking	-		-	13468.38
Total		4908.75		18157.13

Block USE/SUBUSE Details

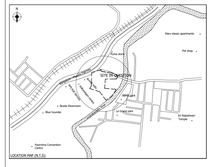
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

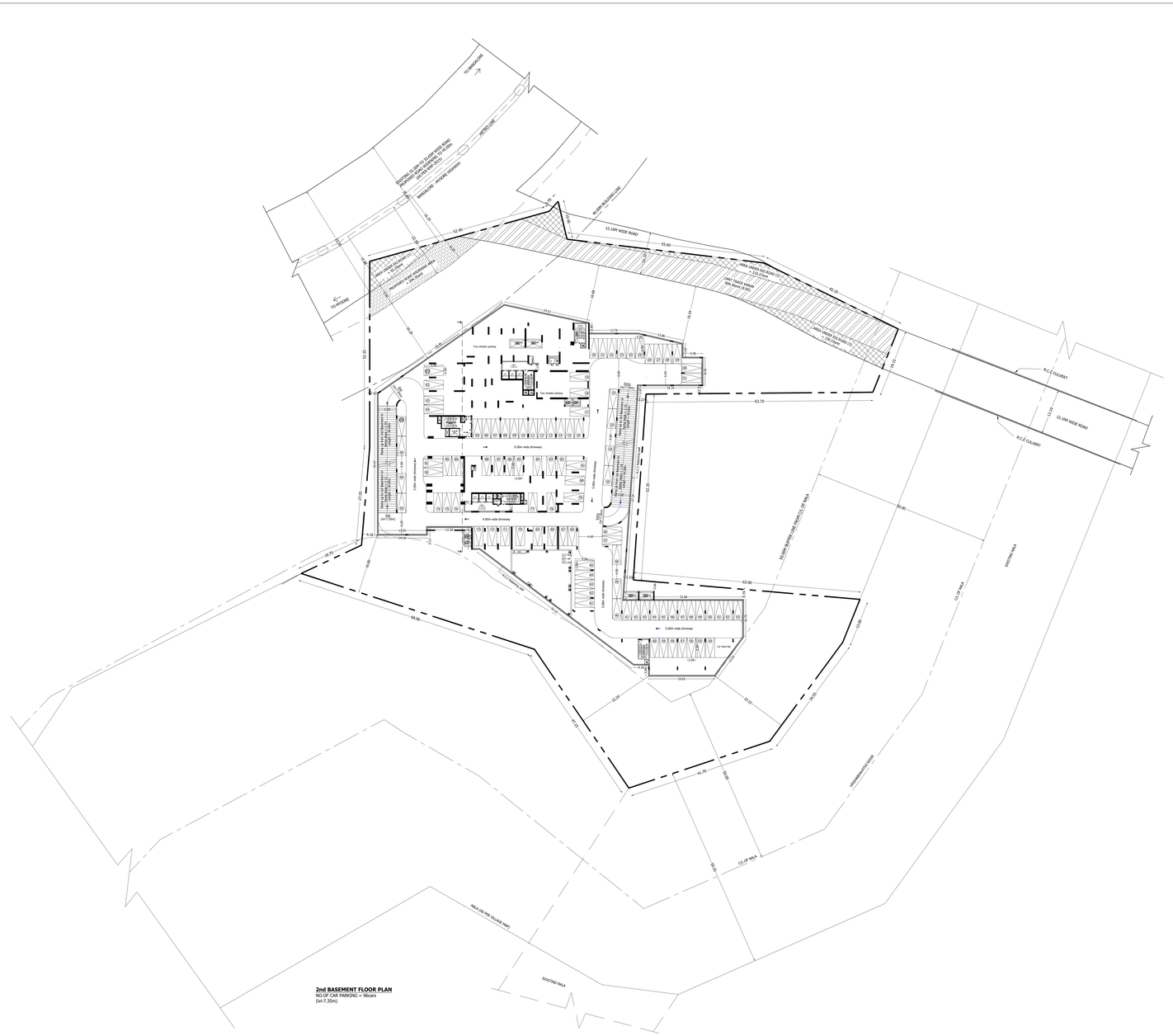
SCHEDULE OF JOINERY:

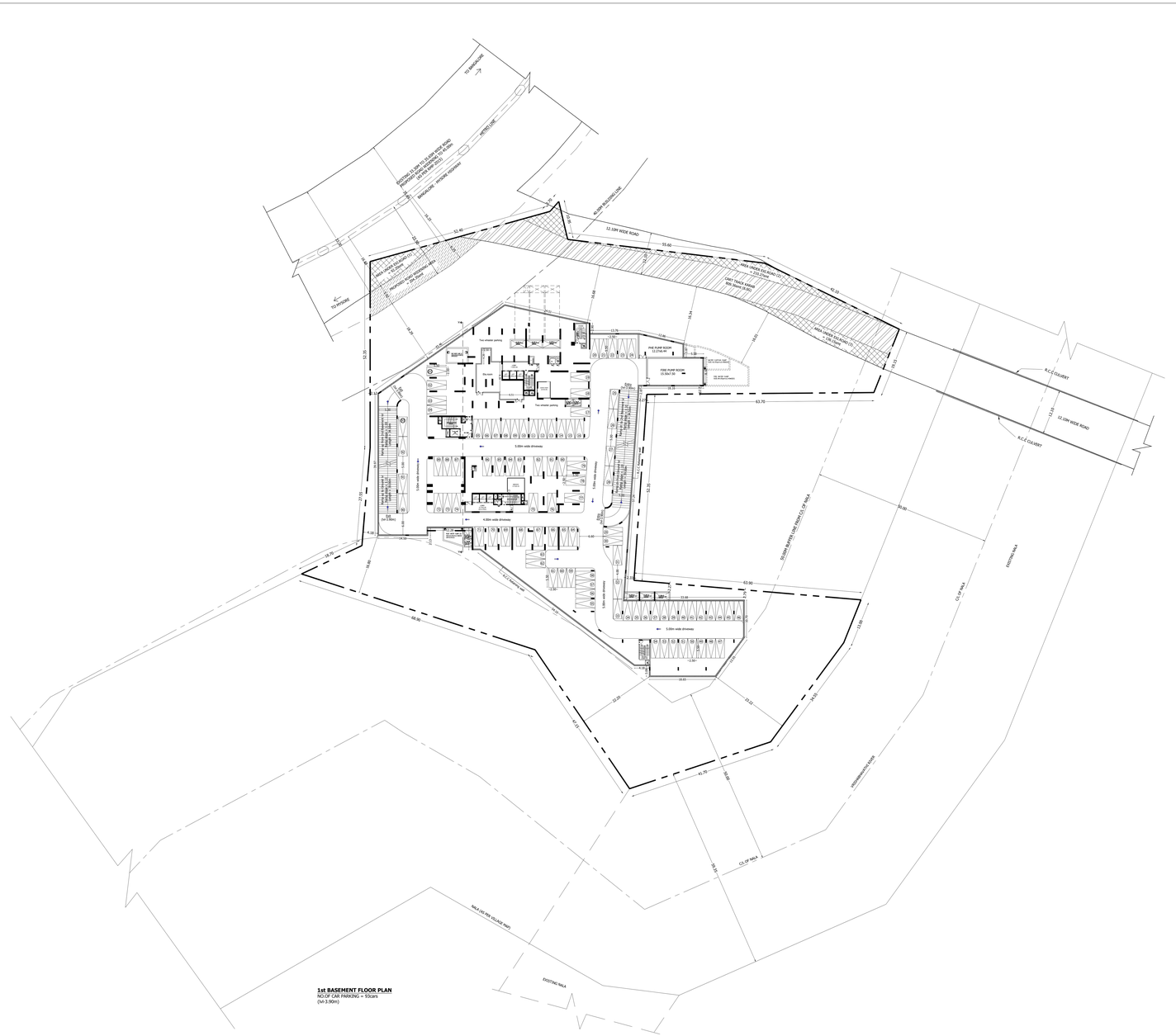
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.90	2.10	309

SCHEDULE OF JOINERY:

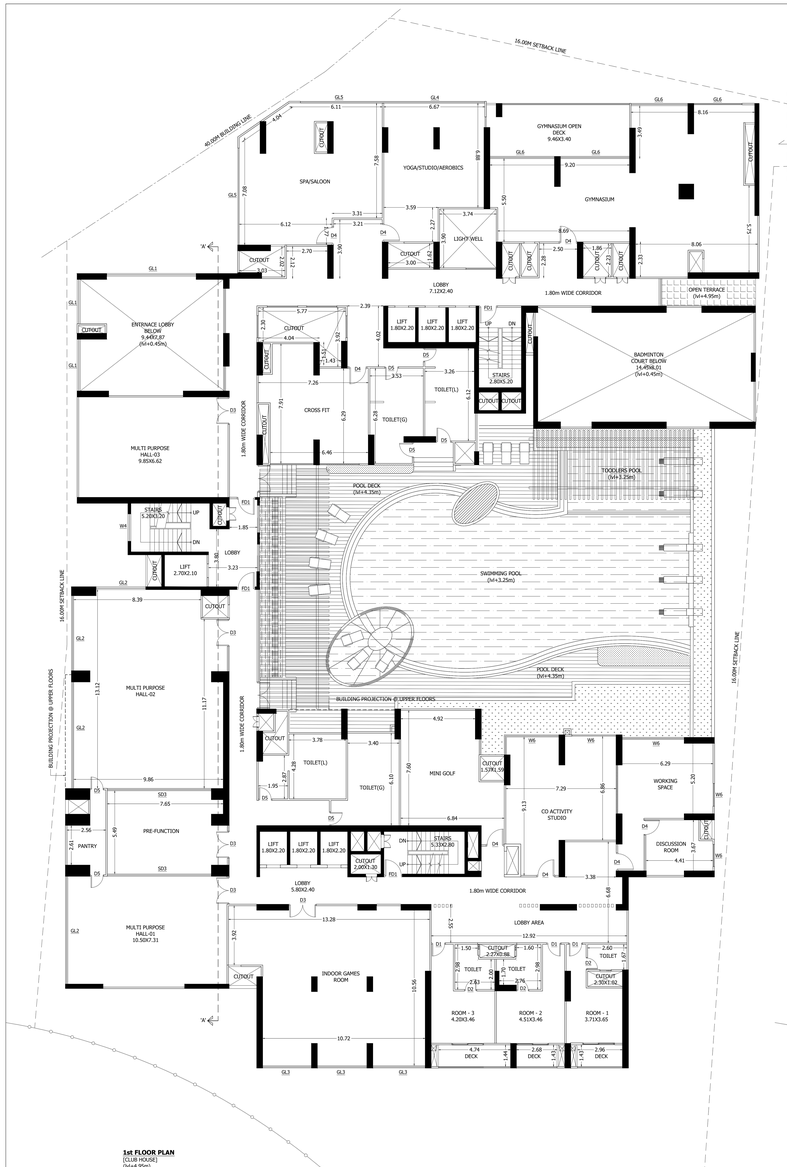
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	M	2.00	2.10	337


Pass class apartments
Club House
Club House
Pool deck
Swimming Pool
Water Tank
Water Tank
Sewage Treatment Plant
Rain water harvesting pit
Rain water harvesting pit
Rain water harvesting pit

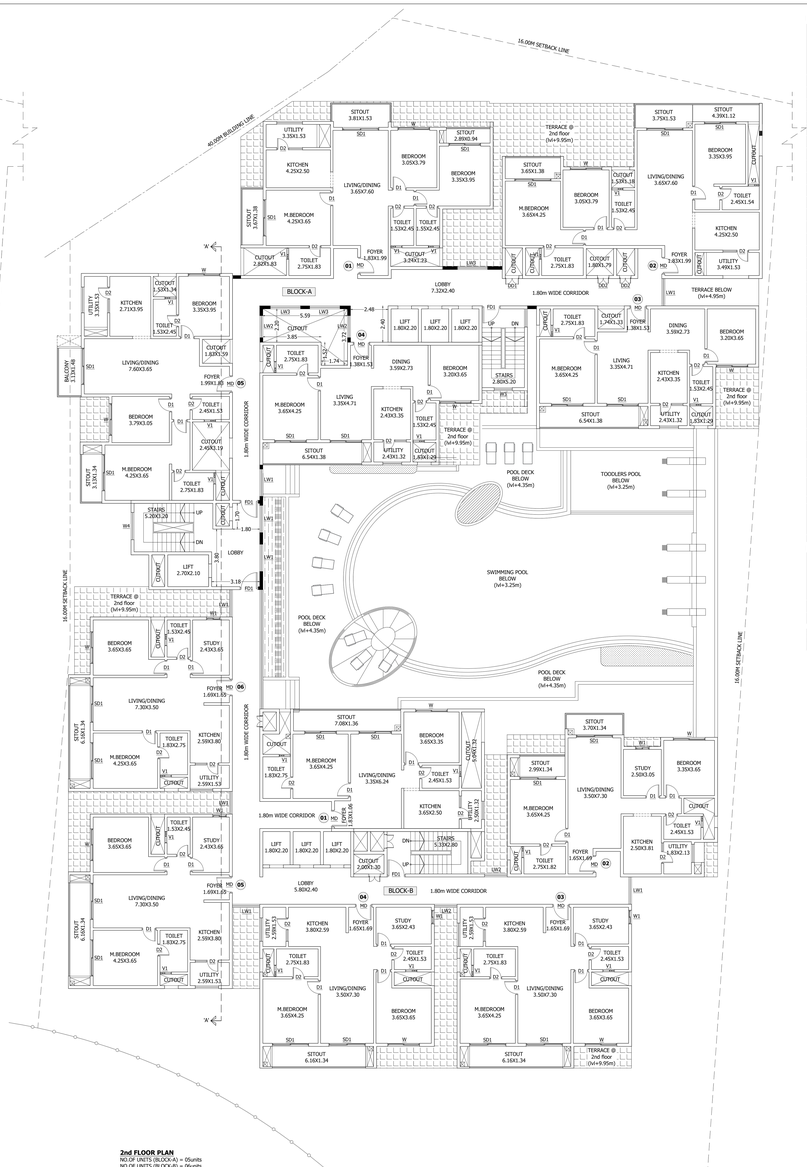

TO BANGALORE
BANGALORE - OUTER (SUBURB)
ACCESS 12.19M TO 18.25M WIDE ROAD (PROPOSED - VIA PROPOSED SITE 17.25M WIDE ROAD)
RETAIL LINE
ALLOW BUILDING LINE
12.19M WIDE ROAD
AREA UNDER ACCESS (12 - 2.25) 9.75M
DIRECT TRAFFIC ENTRIES ONLY
AREA UNDER ACCESS (12 - 2.25) 9.75M
TO AIRPORT
R.C.C COLLAPSIBLE GATE
Two wheeler parking
Two wheeler parking
Car Parking
Lift
Lift
Lift


TO BANGALORE
ACCESS TO TWO 12.0M WIDE ROAD
BYPASS - VIA PORAMBOKE SITE
BANGALORE - PUNDIKA HIGHWAY
HATTI LINE
TO KANAKAPURA
ALIGN BUILDING LINE
12.10M WIDE ROAD
AREA UNDER SLAB ABOVE 1.20m (1)
= 2.20m (2)
AREA UNDER SLAB BELOW 1.20m
= 1.20m (2)
DEPARTMENT PLANT HOUSE - 9.45m
DEPARTMENT PLANT HOUSE - 9.45m
FIRE PUMP ROOM
12.27M x 4M
FIRE PUMP ROOM
15.15m X 3M
WATER CURTAIN AREA
(TO BE PROVIDED)
Two wheeler parking
Ramp
Up ramp
Down ramp
Lift
Lift
Lift

TO BANGALORE
ACCESS 18.75M TO 24.00M WIDE ROAD BETWEEN SY.NO.25 & 26/1A1 TO 26/1B1 AND SY.NO.26/2B
BANGALORE - SYDENHAM - RAILWAY
METRO LINE
12.10M WIDE ROAD
40.00M BUILDING LINE
Transformer Yard
DG yard
UG SUMP BELOW
Ten of Basement (h=0.00m)
Ramp (h=1.00m)
Ramp (h=1.00m)
Ramp (h=1



1st FLOOR PLAN
(CLUB HOUSE)
(lvl+4.95m)



2nd FLOOR PLAN
NO.OF UNITS (BLOCK-A) = 05units
NO.OF UNITS (BLOCK-B) = 06units
TOTAL = 11units
(lvl+9.95m)

Block :A (RESIDENTIAL)

Floor Name	Gross BuilUp Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inter than Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	103.33	0.00	103.33	73.90	25.47	3.96	0.00	0.00	0.13	0.00	0.00	0.00	0.00	00	0.00
Twentyeighth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyseventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentysixth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfifth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfourth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentythird Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentysecond Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfirst Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentieth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Nineteenth Floor	1702.38	67.61	1634.77	92.44	29.43	0.00	86.78	0.13	0.00	0.00	0.00	1447.99	1447.99	11	0.00
Eighteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Seventeenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Sixteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fifteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fourteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Thirteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twelfth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Eleventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Tenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Ninth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Eighth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Seventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Sixth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fifth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fourth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Third Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Second Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
First Floor	2422.52	246.93	2175.59	92.44	29.43	0.00	0.00	565.54	0.13	0.00	0.00	1530.05	1530.05	00	1580.63
Ground Floor	2480.51	0.00	2480.51	61.57	29.43	0.00	0.00	34.94	0.00	0.00	0.00	1885.50	469.07	00	469.07
Stilt Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
First Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Basement Second Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Basement Third Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Total	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63	
Total Number of Same Blocks	1														
Grand Total	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2291	

FAR &Tenament Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inter than Tenament
			Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63
Grand Total	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297.00	2290.63

SINGLE PLOT APPROVED NO:
SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL-73/4430/2024-25,Dated:26/12/2024.
3.60X3.65
AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

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 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE at Kathe no:731, Sy.no: 25, 26/1A1, 26/1B1 & 26/2B OF Kenchenahalli Village, Kengeri Hobli, Ward no-160, Bangalore South Taluk.
A).Consist of [Block- A & B] 3Basement + Ground + 28 UF (Upper floors) only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Three Basement,Ground floor & parking area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esb C) 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 accordance therewith.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule –IV (Bye-law No. 3.6) under sub section IV-B (c) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & "Earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Rev laws –Ã¢ 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 use of physically handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience shall be caused to the adjoining premises in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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 –Ã¢" 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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Competent Authority. In the event of any such deviation from or violation of conditions of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A(W)/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act –Ã¢" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated, the Owner / Developer / Architect shall be prosecuted in accordance with law and sanctioned plan stands cancelled. As per the conveniences 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 measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP 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 (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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 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.

PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO:731, SY.NO: 25, 26/1A1, 26/1B1 & 26/2B OF KENCHENAHALLI VILLAGE, KENGERI HOBLI, WARD NO-160, BANGALORE SOUTH TALUK.

SCALE = 1:100

N

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ7335/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Commercial (MutationCorridor)
Proposal Type: Building Permission		Plot/Sub Plot No.: 731
Nature of Sanction: NEW		City Survey No.: 26/2B/25/26/1B1/26/1A1
Location: RING-III		Khata No. (As per Khata Extract): 731
Building Line Specified as per Z.R: NA		Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore.
Zone: Rajarajeshwarinagar		
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13961.54
Deduction for NetPlot Area		
Khanabandi Area		809.36
Site area considered for FAR		13152.18
Surrender Free of Cost		642.97
NET AREA OF PLOT	(A-Deductions)	12509.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6254.60
Proposed Coverage Area (19.83 %)		2480.51
Achieved Net coverage area (19.83 %)		2480.51
Balance coverage area left (30.17 %)		3774.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		42744.58
Additional F.A.R within Ring I and II (for analgamated 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 (3.25)		42744.58
Residential FAR (100.00%)		42723.16
Proposed FAR Area		42723.16
Achieved Net FAR Area (3.25)		42723.16
Balance FAR Area (0.00)		21.42
BUILT UP AREA CHECK		
Proposed BuiltUp Area		64659.77
Substructure Area Add in BUA (Layout Lvl)		129.13
Achieved BuiltUp Area		64788.91

Required Parking(Table 7a)

Block Name	Type	SubUse	Units		Car		
			Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	297	
	Total :		-	-	-	-	297	341

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	297	4083.75	341	4688.75
Visitor's Car Parking	30	412.50	0	0.00
Total Car	327	4496.25	341	4688.75
Two Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	13468.38
Total		4908.75		18157.13

Block USE/SUBUSE Details

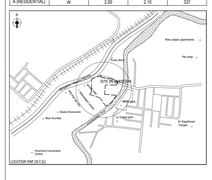
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

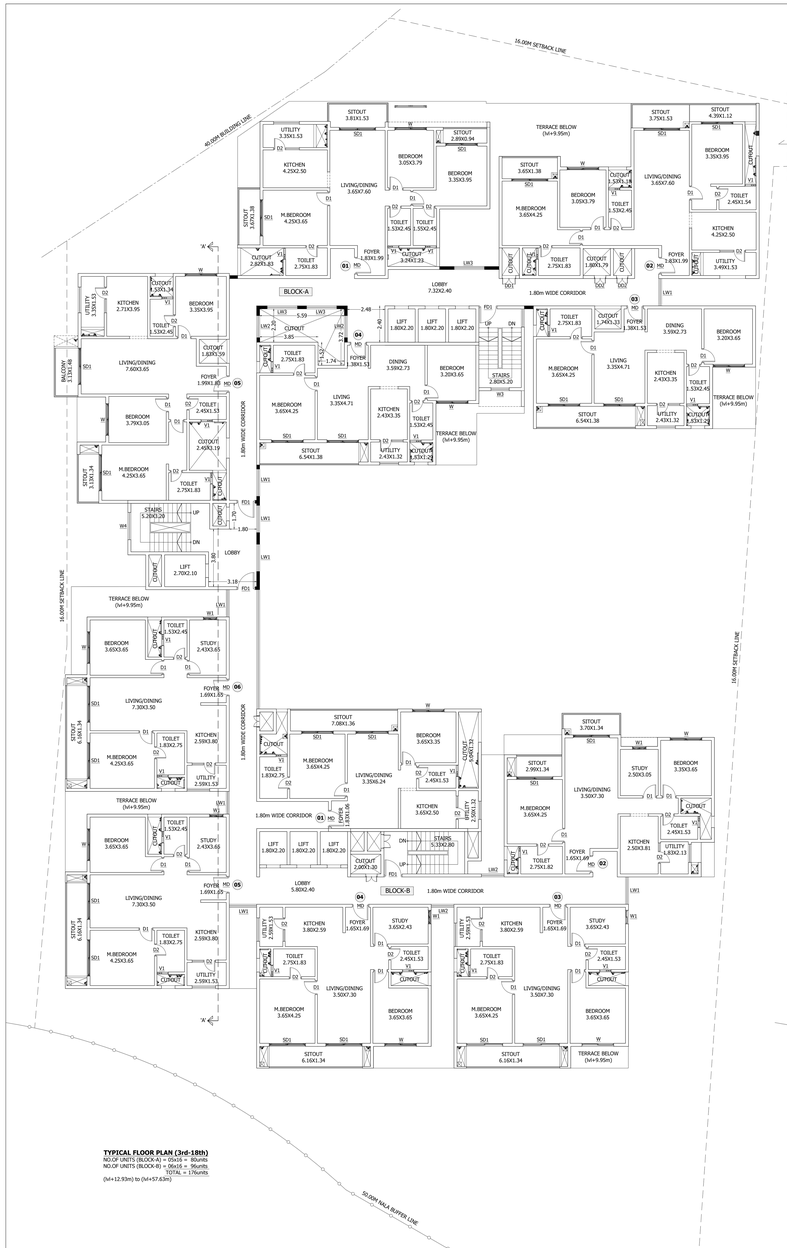
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.90	2.10	309

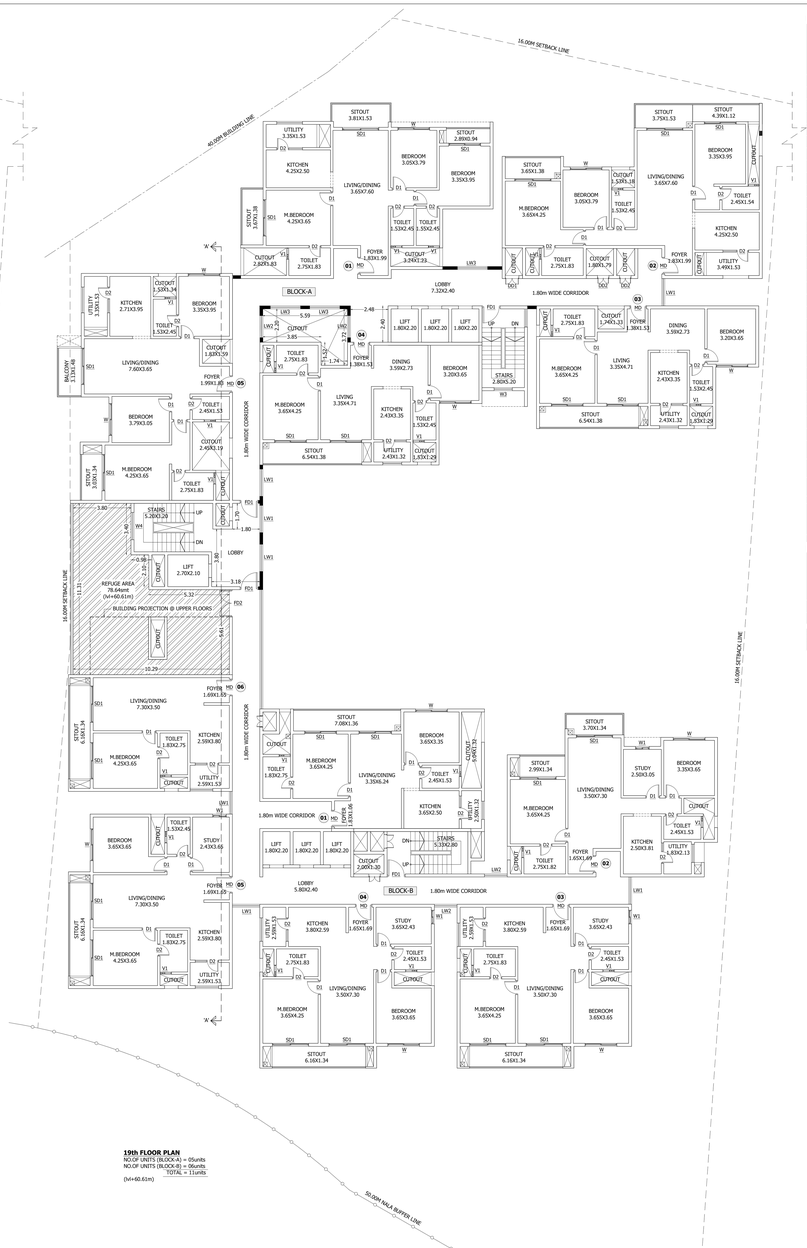
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W	2.00	2.10	107


Pass Open yard
Tot drop
Tot drop
Tot drop



TYPICAL FLOOR PLAN (3rd-18th)
NO.OF UNITS (BLOCK-A) = 05x16 = 80units
NO.OF UNITS (BLOCK-B) = 06x16 = 96units
TOTAL = 176units
(Mv+12.93m) to (Mv+57.63m)



19th FLOOR PLAN
NO.OF UNITS (BLOCK-A) = 05units
NO.OF UNITS (BLOCK-B) = 06units
TOTAL = 11units
(Mv+60.61m)

Block :A (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after than Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	103.33	0.00	103.33	73.90	25.47	3.96	0.00	0.00	0.13	0.00	0.00	0.00	0.00	00	0.00
Twentyeighth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyseventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentysixth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfifth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfourth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentythird Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentysecond Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfirst Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentieth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Nineteenth Floor	1702.38	67.61	1634.77	92.44	29.43	0.00	86.78	0.13	0.00	0.00	0.00	1467.99	1467.99	11	0.00
Eighteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Seventeenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Sixteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fifteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fourteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Thirteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twelth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Eleventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Tenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Ninth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Eighth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Seventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Sixth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fifth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fourth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Third Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Second Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
First Floor	2422.52	246.93	2175.59	92.44	29.43	0.00	565.54	0.13	0.00	0.00	0.00	1530.05	1530.05	00	1580.63
Ground Floor	2480.51	0.00	2480.51	61.57	29.43	0.00	34.94	0.00	0.00	0.00	1885.50	469.07	469.07	00	469.07
Stilt Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31	
First Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31	
Basement Second Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31	
Basement Third Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31	
Grand Total	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63	
Total Number of Same Blocks	1														
Total	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2291	

FAR &Tenament Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after than Tenament
			Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63
Grand Total	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297.00	2290.63

SINGLE PLOT APPROVED NO:
SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL-73/2430/2024-25,Dated:26/12/2024,
AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

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 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE at Kathe no:731, Sy.no: 25, 26/1A1, 26/1B1 & 26/2B of Kenchenahalli Village, Kengeri Hobli, Ward no-160, Bangalore South Taluk.
A).Consist of [Block- A & B] 3Basement + Ground + 28 UF (Upper floors) only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Three Basement,Ground floor & surface parking area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Estb.C) 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 accordance with KCR act.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and 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 –IV (Bye-law No. 3.6) under sub section IV-8 (c) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & the earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Rev laws –Ã¢" 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 use of physically handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience shall be caused to the adjoining premises in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The structures with basement(s)shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement(s) with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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 â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority. They shall inform to the Owner about the need to involve themselves in compliance of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The applicant shall follow the instruction of BWSSB specified in the DO letter No. BWSSB/A(W)CE/29-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or frivolous or misleading or contains false or misleading statements/ suppression of facts the sanctioned plan stands cancelled as per the conditions/rules 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 measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP 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 (Hosadaage Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO:731, SY.NO: 25, 26/1A1, 26/1B1 & 26/2B OF KENCHENAHALLI VILLAGE,
KENGERI HOBLI, WARD NO-160,
BANGALORE SOUTH TALUK.

SCALE = 1:100

N

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ7335/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Commercial (MutationCorridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 731
Nature of Sanction: NEW	City Survey No.: 26/2B/25/26/1B1/26/1A1
Location: RING-III	Khata No. (As per Khata Extract): 731
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore.
Zone: Rajarajeshwarinagar	
Ward: Ward-160	
Planning District: 301-Kengeri	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13961.54
Deduction for NetPlot Area		
Khanabandi Area		809.36
Site area considered for FAR		13152.18
Surrender Free of Cost		642.97
NET AREA OF PLOT	(A-Deductions)	12509.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6254.60
Proposed Coverage Area (19.83 %)		2480.51
Achieved Net coverage area (19.83 %)		2480.51
Balance coverage area left (30.17 %)		3774.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		42744.58
Additional F.A.R within Ring I and II (for analgamated 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 (3.25)		42744.58
Residential FAR (100.00%)		42723.16
Proposed FAR Area		42723.16
Achieved Net FAR Area (3.25)		42723.16
Balance FAR Area (0.00)		21.42
BUILT UP AREA CHECK		
Proposed BuiltUp Area		64659.77
Substructure Area Add in BUA (Layout Lvl)		129.13
Achieved BuiltUp Area		64788.91

Required Parking(Table 7a)

Block Name	Type	SubUse	Units		Car	
			Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	297	-
	Total :	-	-	-	-	297	341

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	297	4083.75	341	4688.75
Visitor's Car Parking	30	412.50	0	0.00
Total Car	327	4496.25	341	4688.75
Two3Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	13468.38
Total		4908.75		18157.13

Block USE/SUBUSE Details

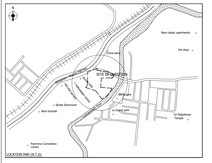
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.90	2.10	309

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W	2.00	2.10	107


Pass Upper apartments
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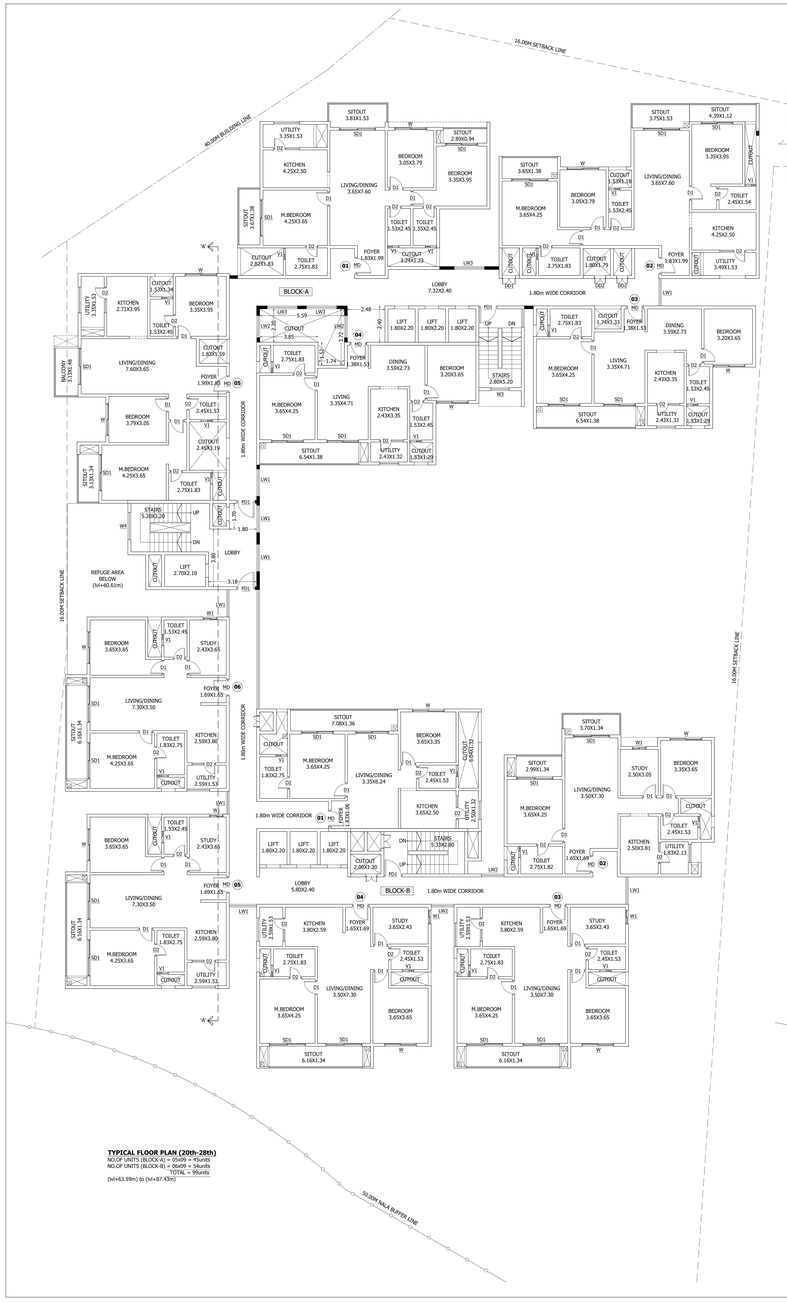
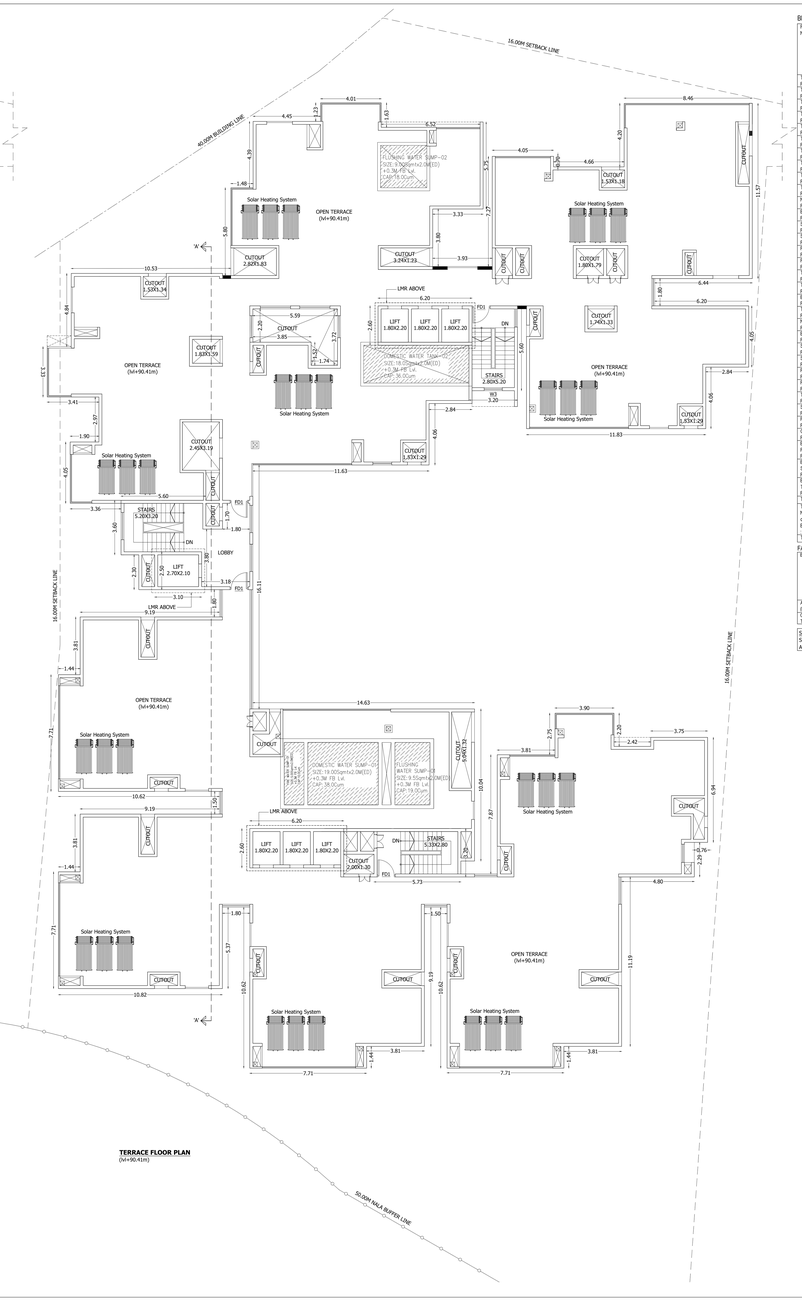


TYPICAL FLOOR PLAN (20th-28th)
NO.OF UNITS (BLOCK-A) = 05x09 = 45units
NO.OF UNITS (BLOCK-B) = 06x09 = 54units
TOTAL = 99units
(M+63.59m) to (M+87.45m)



TERRACE FLOOR PLAN
(M+90.41m)

Block :A (RESIDENTIAL)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after than Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	103.33	0.00	103.33	73.92	25.47	3.96	0.00	0.00	0.13	0.00	0.00	0.00	0.00	00	0.00
Twentyeighth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyseventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentysixth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfifth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfourth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentythird Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentysecond Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfirst Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twentieth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Nineteenth Floor	1702.38	67.61	1634.77	92.44	29.43	0.00	86.78	0.13	0.00	0.00	0.00	1467.99	1467.99	11	0.00
Eighteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Seventeenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Sixteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fifteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fourteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Thirteenth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Twelth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Second Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
First Floor	2422.52	246.93	2175.59	92.44	29.43	0.00	565.54	0.13	0.00	0.00	0.00	1530.05	1530.05	00	1580.63
Ground Floor	2480.51	0.00	2480.51	61.57	29.43	0.00	34.94	0.00	0.00	0.00	0.00	1885.50	469.07	00	469.07
Stilt Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
First Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Fourth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Fifth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Seventh Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Sixth Floor	1648.19	67.61	1580.58	92.44	29.43	0.00	0.00	0.13	0.00	0.00	0.00	1500.58	1500.58	11	0.00
Third Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Basement Second Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Basement Third Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31
Total	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63	
Total Number of Same Blocks	1														
Total	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2291	

FAR &Tanement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after than Tenament
			Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63
Grand Total:	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297.00	2290.63

SINGLE PLOT APPROVED NO:
SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL-73/2430/2024-25,Dated:26/12/2024,
AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

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 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE at Kathe no:731, Sy.no: 25, 26/1A1, 26/1B1 & 26/2B of Kenchenahalli Village, Kengeri Hobli, Ward no-160, Bangalore South Taluk.
A).Consist of [Block- A & B] 3Basement + Ground + 28 UF (Upper floors) only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Three Basement,Ground floor & surface parking area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esb C) 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 accordance with rule 297.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder violates the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule –IV (Bye-law No. 3.6) under sub section IV-B (vi) to (ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & other relevant codes applicable for earthquake resistant design as per IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws –" 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 use of physically handicapped persons together with the stepped entry.
26.The applicant shall ensure that the construction activity in the premises will not cause any nuisance in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The structures with basement(s) shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement(s) with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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 –" drills 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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Competent Authority. It is the owner about the owner's responsibility to ensure the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
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33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A(36)2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act –" 2020.
39.The Applicant / Owner / Architect/ Consultant 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.
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42.In case if the documents submitted in respect of property in question is found to be false or fabricated, the sanction shall be deemed cancelled without prejudice to action that may be taken against the sanctioned plan stands cancelled under the 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 measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP 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 (Hosadaage Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.No any owner of time he 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.

PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO:731, SY.NO: 25, 26/1A1, 26/1B1 & 26/2B OF KENCHENAHALLI VILLAGE,
KENGERI HOBLI, WARD NO-160,
BANGALORE SOUTH TALUK.

SCALE = 1:100

N

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ7335/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	PlotSub Plot No.: 731	
Nature of Sanction: NEW	City Survey No.: 26/28/29/26/1B1/26/1A1	
Location: RING-III	Khata No. (As per Khata Extract): 731	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore.	
Zone: Rajarajeshwarinagar		
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13961.54
Deduction for NetPlot Area		
Khanabandi Area		809.36
Site area considered for FAR		13152.18
Surrender Free of Cost		642.97
NET AREA OF PLOT	(A-Deductions)	12509.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6254.60
Proposed Coverage Area (19.83 %)		2480.51
Achieved Net coverage area (19.83 %)		2480.51
Balance coverage area left (30.17 %)		3774.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		42744.58
Additional F.A.R within Ring I and II (for analgamated 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 (3.25)		42744.58
Residential FAR (100.00%)		42723.16
Proposed FAR Area		42723.16
Achieved Net FAR Area (3.25)		42723.16
Balance FAR Area (0.00)		21.42
BUILT UP AREA CHECK		
Proposed BuiltUp Area		64659.77
Substructure Area Add in BUA (Layout Lvl)		129.13
Achieved BuiltUp Area		64788.91

Required Parking(Table 7a)

Block Name	Type	SubUse	Units		Car		
			Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	297	-
	Total :		-	-	-	-	297	341

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	297	4083.75	341	4688.75
Visitor's Car Parking	30	412.50	0	0.00
Total Car	327	4496.25	341	4688.75
Two Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	13468.38
Total		4908.75		18157.13

Block USE/SUBUSE Details

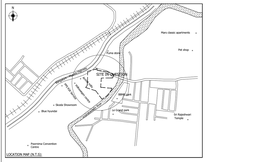
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

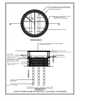
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.90	2.10	309

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	M	2.00	2.10	337





OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SUMADHURA INFRACON PVT LTD
REP BY AUTHORISED SIGNATORY
BHARAT KUMAR KANDUKURI
GPA HOLDER FOR N NAGARAJA
sy no. 108/2, millenia Building , 1st Main MGR Layout, Munnekollala village, Marathahalli,outer ring road, Bangalore.

R_SIGN

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Munuswi K
Flat No: 402,
park view apartment, ITI layout,
MGR Nagar, Bangalore.
E-38112013-14

SIGN

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO:731, SY.NO: 25, 26/1A1, 26/1B1 & 26/2B OF KENCHENAHALLI VILLAGE,
KENGERI HOBLI, WARD NO-160,
BANGALORE SOUTH TALUK.

DRAWING TITLE:
TYPICAL 20TH TO 28TH & TERRACE FLOOR PLAN

SHEET NO : 08 of 09

SANCTIONING AUTHORITY :

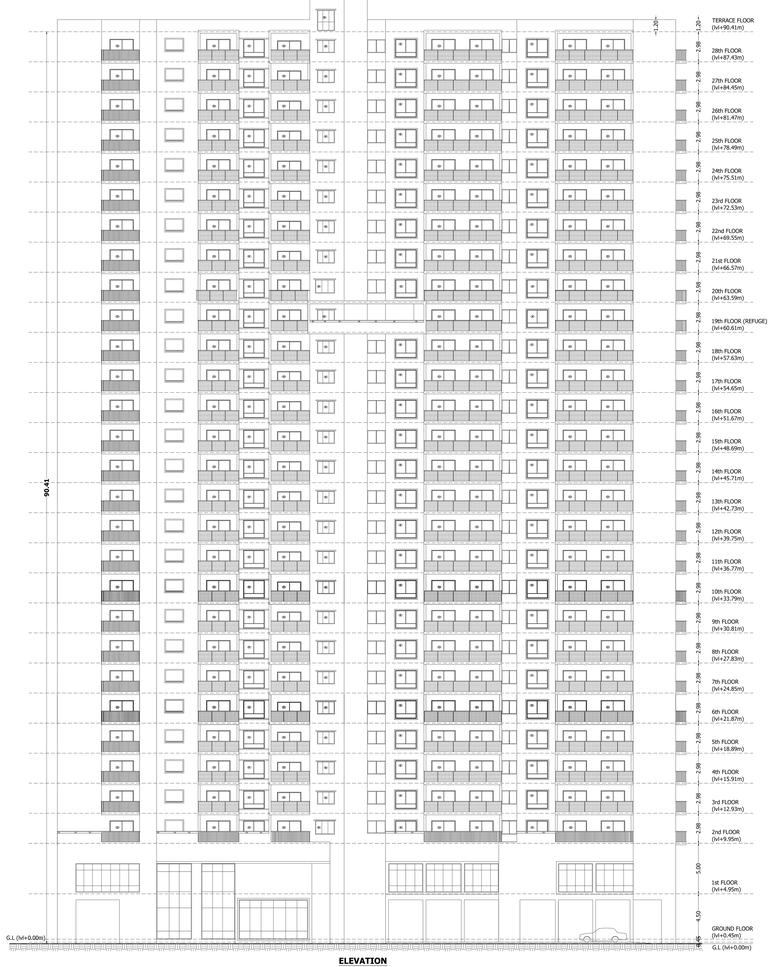
ASSISTANT / JUNIOR ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

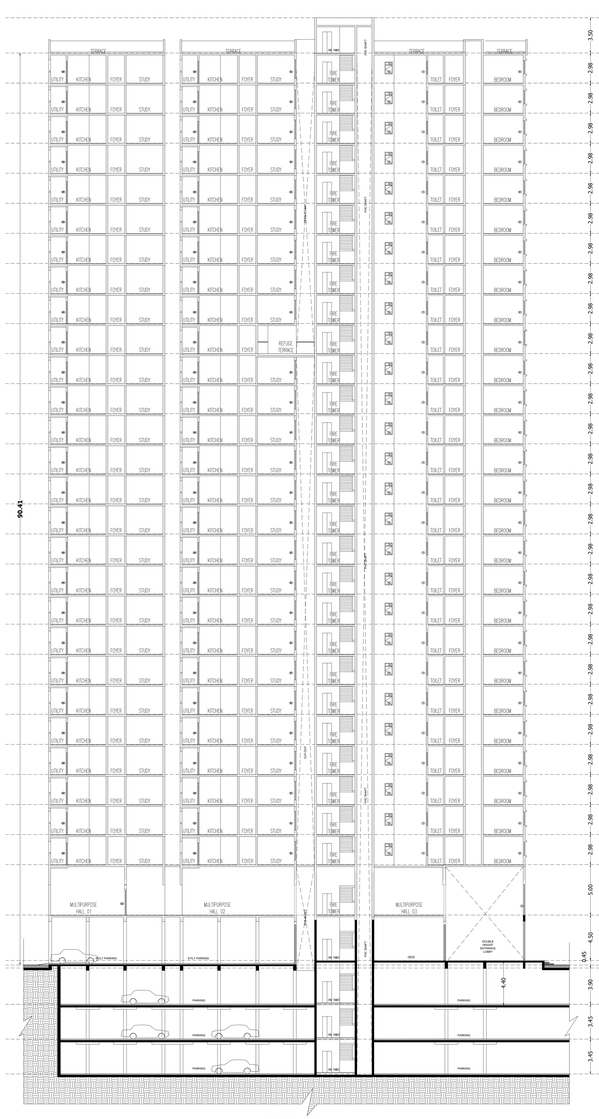
HO - SOUTH

Digitally signed by PRIYANKA M
Date: 2024.12.26 17:09:11 IST
Reason: SelfAttested
Location: Project Scrutiny Section, Planning (JD PS), Bangalore
Approved on 26-12-2024 17:09:11

QR CODE



ELEVATION



SECTION @ 'A'-'A'

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross (BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inter than Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	103.33	0.00	103.33	73.90	25.47	3.96	0.00	0.00	0.13	0.00	0.00	0.00	0.00	00	0.00
Twentyeighth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyseventh Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentysixth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfifth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfourth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentythird Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentysecond Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentyfirst Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twentieth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Nineteenth Floor	1702.38	67.61	1634.77	50.44	29.43	0.00	86.78	0.13	0.00	0.00	0.00	1467.99	1467.99	11	0.00
Eighteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Seventeenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Sixteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fifteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fourteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Thirteenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Twelth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Eleventh Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Tenth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Ninth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Eighth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Seventh Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Sixth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fifth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Fourth Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Third Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
Second Floor	1648.19	67.61	1580.58	50.44	29.43	0.00	0.00	0.00	0.13	0.00	0.00	1500.58	1500.58	11	0.00
First Floor	2422.52	246.93	2175.59	50.44	29.43	0.00	565.54	0.13	0.00	0.00	0.00	1530.05	1530.05	00	1580.63
Ground Floor	2480.51	0.00	2480.51	61.57	29.43	0.00	34.94	0.00	0.00	0.00	1885.50	469.07	469.07	00	469.07
Stilt Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31	0.00
Basement Second Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31	0.00
Basement Third Floor	5723.50	0.00	5723.50	76.97	29.43	0.00	0.00	0.00	172.50	5364.29	80.31	80.31	00	80.31	0.00
Total :	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63	
Total Number of Same Blocks	1														
Total:	66732.17	2072.40	64659.77	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2291	

FAR &Tanement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross (BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inter than Tenament
			Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297	2290.63
Grand Total:	1	66732.18	2072.40	64659.78	1778.70	967.23	3.96	687.26	3.64	517.50	17978.37	42723.12	42723.12	297.00	2290.63

SINGLE PLOT APPROVED NO:
SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL-73/2430/2024-25,Dated:26/12/2024,
AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

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 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE at Kathe no:731, Sy.no: 25, 26/1A1, 26/1B1 & 26/2B OF Kenchenahalli Village, Kengeri Hobli, Ward no-160, Bangalore South Taluk.
A).Consist of [Block- A & B] 3Basement + Ground + 28 UF (Upper floors) only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.Three Basement,Ground floor & surface parking area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esb C) 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 accordance with
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule JK" IV (Bye-law No. 3.6) under sub section IV-8 (c) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India "Earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons together with the stepped entry.
26.The owner / builder shall ensure that no construction activity shall take place in the premises in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The structures with basement(s) shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement(s) with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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 â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, and in case proposal of the owner/builder to make changes to the owner about the violations involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated, the permission shall be withdrawn/cancelled without prejudice and the work if any sanctioned plan stands is deemed to be unauthorised 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 measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP 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 (Hosadaage Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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 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.

PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO:731, SY.NO: 25, 26/1A1, 26/1B1 & 26/2B OF KENCHENAHALLI VILLAGE,
KENGERI HOBLI, WARD NO-160,
BANGALORE SOUTH TALUK.

SCALE = 1:150

N

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ7335/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Commercial (MutationCombor)
Proposal Type: Building Permission		Plot/Sub Plot No.: 731
Nature of Sanction: NEW		City Survey No.: 26/28/25/26/1B1/26/1A1
Location: RING-III		Khata No. (As per Khata Extract): 731
Building Line Specified as per Z.R: NA		Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore.
Zone: Rajarajeshwarinagar		
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13961.54
Deduction for NetPlot Area		
Khanaboard Area		809.36
Site area considered for FAR		13152.18
Surrender Free of Cost		642.97
NET AREA OF PLOT	(A-Deductions)	12509.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6254.60
Proposed Coverage Area (19.83 %)		2480.51
Achieved Net coverage area (19.83 %)		2480.51
Balance coverage area left (30.17 %)		3774.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		42744.58
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 (3.25)		42744.58
Residential FAR (100.00%)		42723.16
Proposed FAR Area		42723.16
Achieved Net FAR Area (3.25)		42723.16
Balance FAR Area (0.00)		21.42
BUILT UP AREA CHECK		
Proposed BuiltUp Area		64659.77
Substructure Area Add in BUA (Layout Lvl)		129.13
Achieved BuiltUp Area		64788.91

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	297	-
	Total :		-	-	-	-	297	341

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	297	4083.75	341	4688.75
Visitor's Car Parking	30	412.50	0	0.00
Total Car	327	4496.25	341	4688.75
Two Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	13468.38
Total		4908.75		18157.13

Block USE/SUBUSE Details

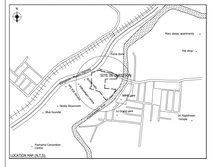
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.90	2.10	309

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	M	2.00	2.10	337


Ram Glass apartments
Tot shop
Kathe road
Site
Kathe road
Sri Kalikambal temple
Sri Kalikambal temple
Sri Kalikambal temple