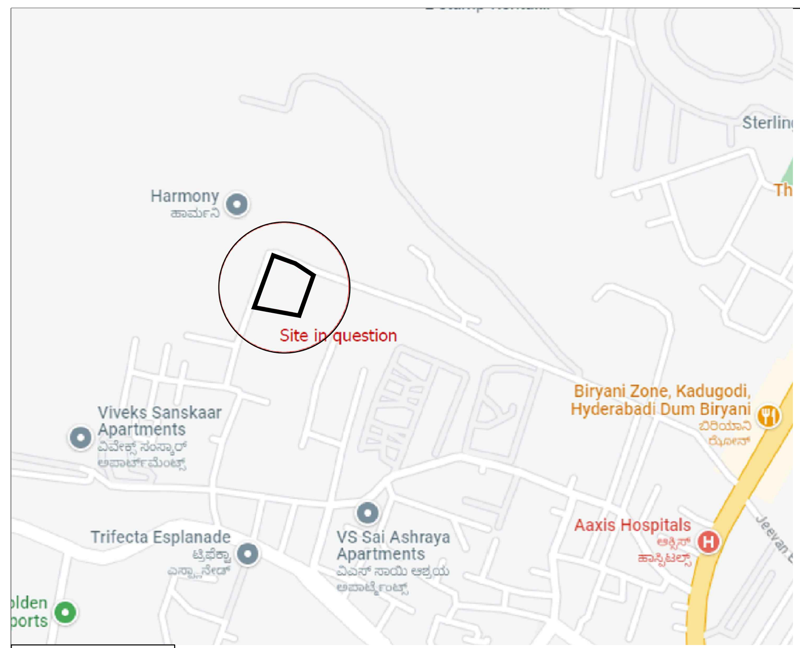
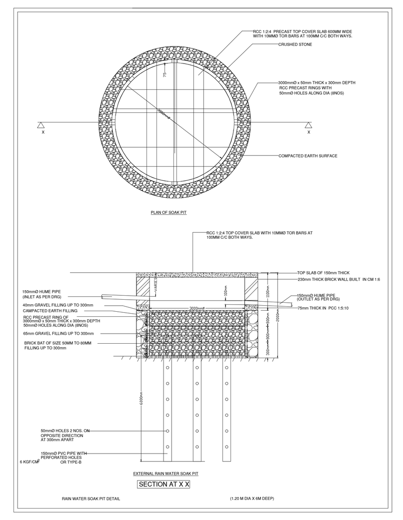
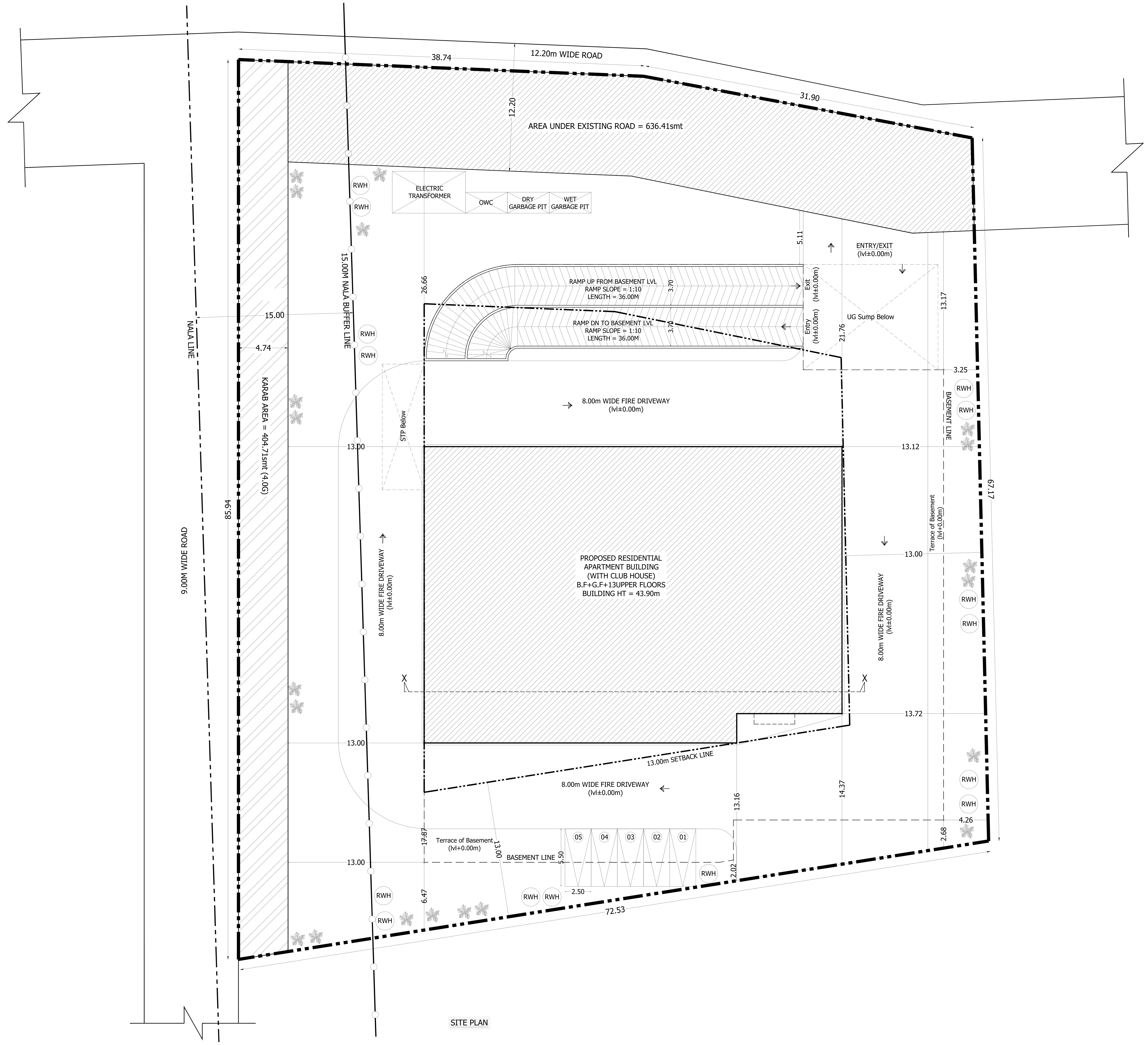


LOCATION MAP





SITE PLAN

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1188 , Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

a).Consist of 1Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.3370.61 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 the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building 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 (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws 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 â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed 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 Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed 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 workman 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.
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.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk 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.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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

N

SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14	
	VERSION DATE: 04/05/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3480/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1188	
Nature of Sanction: NEW	City Survey No.: 81 (81A,81B) & 78 (old 78A & 78B)	
Location: RING-III	Khata No. (As per Khata Extract): 1188	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk	
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 312-Avalahalli		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5513.67
Deduction for NetPlot Area		
Surrender Free of Cost		636.41
Kharabland Area		404.71
Total		1041.13
NET AREA OF PLOT	(A-Deductions)	4472.54
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2236.27
Proposed Coverage Area (24.55 %)		1097.94
Achieved Net coverage area (24.55 %)		1097.94
Balance coverage area left (25.45 %)		1138.33
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		11495.15
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		11495.15
Residential FAR (100.00%)		11491.01
Proposed FAR Area		11491.01
Achieved Net FAR Area (2.25)		11491.02
Balance FAR Area (0.00)		4.13
BUILT UP AREA CHECK		
Proposed BuiltUp Area		15802.64
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		15817.64

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	98	-
	Total :		-	-	-	-	98	108

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	98	1347.50	108	1485.00
Visitor's Car Parking	10	137.50	0	0.00
Total Car	108	1485.00	108	1485.00
TwoWheeler	-	137.50	0	0.00
Other Parking	-	-	-	1885.61
Total		1622.50		3370.61

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total:	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98.00	182.33

(StairCase, Lift, Lift Machine, SubStructure, Ramp, Parking: Deductions (Area in Sq.mt.))

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00
Twelfth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eleventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Tenth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Ninth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eighth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Seventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Sixth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fifth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fourth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Third Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Second Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
First Floor	1002.24	46.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33
Ground Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	1051.17	0.00	0.00	00	0.00
Basement Floor	2549.67	0.00	2549.67	37.62	9.16	0.00	0.00	254.74	2248.15	0.00	0.00	00	0.00
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Total Number of Same Blocks :	1												
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182

(StairCase, Lift, Lift Machine, Substructure, Ramp, Parking: Deductions (Area in Sq.mt.))

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	98
A (RESIDENTIAL)	D1	0.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	99

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	98
A (RESIDENTIAL)	W	1.83	2.10	303

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85
	1.00 X 3.65 X 1 X 11	40.15	
Total	-	-	168.85

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SARANYA BUILDERS REP BY MANAGING PARTNER Y. MADHU #60, Saranya Paradise, Green Garden Layout, Munnekolala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE :
SITE PLAN

SHEET NO : 01 OF 05

SANCTIONING AUTHORITY :

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

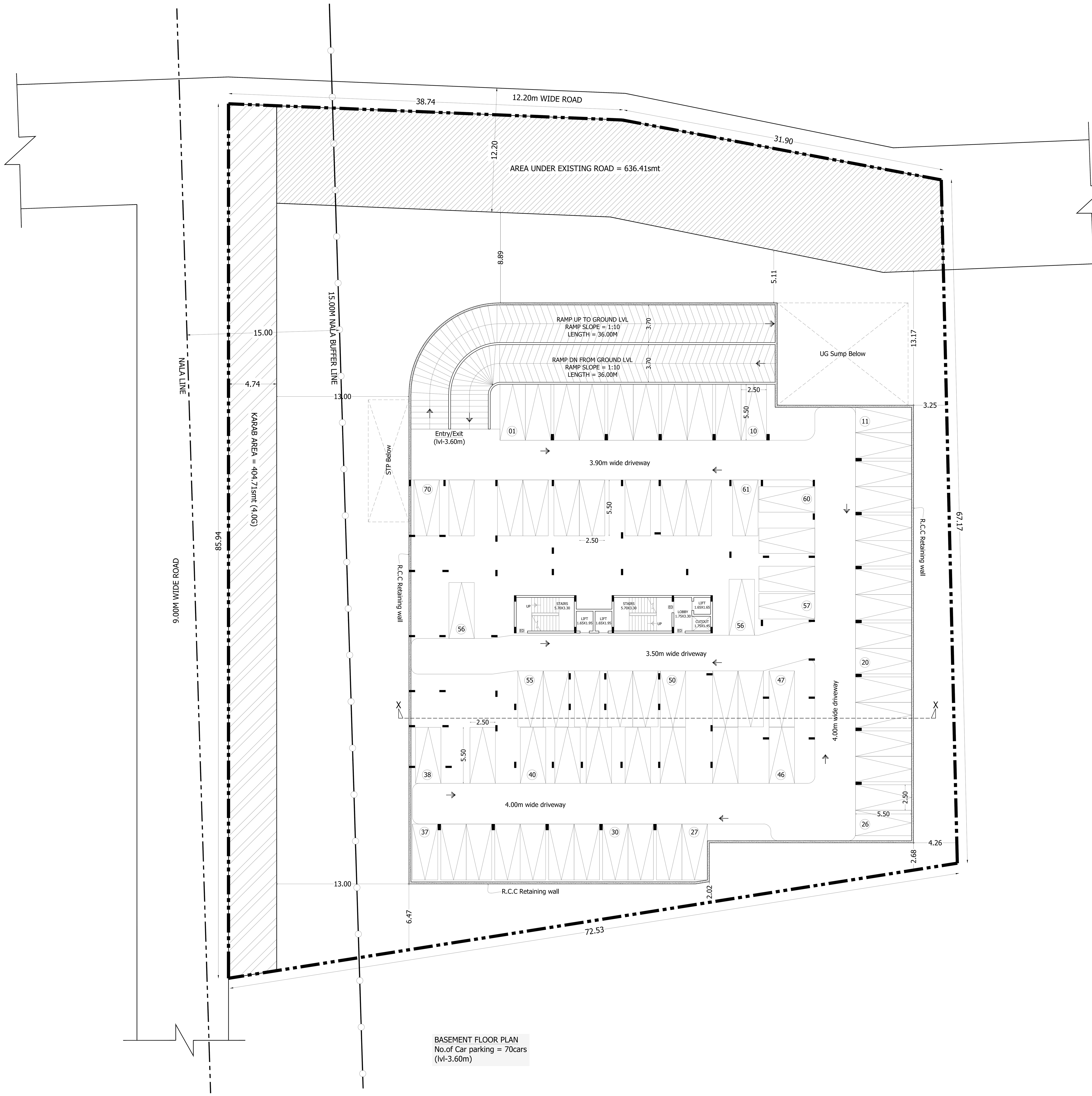
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Bruhat Bengaluru Mahanagara Palike NORTH

Digitally signed by V RAKESH KUMAR
Date: 13 Feb 2024 12:48:28
Project No.:PRJ/3480/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0029/23-24

UserDefinedMetric (1300.00 x 900.00MM)_1

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



Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1188 , Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

a).Consist of 1Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.3370.61 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 obtaine d 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 the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building 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 (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws 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 â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed 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 Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed 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 workman 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.
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.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk 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.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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

N
SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14	
		VERSION DATE: 04/05/2023	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Project No: PRJ/3480/23-24		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 1188	
Nature of Sanction: NEW		City Survey No.: 81 (81A,81B) & 78 (old 78A & 78B)	
Location: RING-III		Khata No. (As per Khata Extract): 1188	
Building Line Specified as per Z.R: NA		Locality / Street of the property: Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk	
Zone: Mahadevapura			
Ward: Ward-054			
Planning District: 312-Avalahalli			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)		(A)	5513.67
Deduction for NetPlot Area			
	Surrender Free of Cost		636.41
	Kharabland Area		404.71
	Total		1041.13
NET AREA OF PLOT		(A-Deductions)	4472.54
COVERAGE CHECK			
	Permissible Coverage area (50.00 %)		2236.27
	Proposed Coverage Area (24.55 %)		1097.94
	Achieved Net coverage area (24.55 %)		1097.94
	Balance coverage area left (25.45 %)		1138.33
FAR CHECK			
	Permissible F.A.R. as per zoning regulation 2015 (2.25)		11495.15
	Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
	Allowable TDR Area (60% of Perm.FAR)		0.00
	Premium FAR for Plot within Impact Zone (-)		0.00
	Total Perm. FAR area (2.25)		11495.15
	Residential FAR (100.00%)		11491.01
	Proposed FAR Area		11491.01
	Achieved Net FAR Area (2.25)		11491.02
	Balance FAR Area (0.00)		4.13
BUILT UP AREA CHECK			
	Proposed BuiltUp Area		15802.64
	Substructure Area Add in BUA (Layout Lvl)		15.00
	Achieved BuiltUp Area		15817.64

Block USE/SUBUSE Details

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

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	98	-
	Total :		-	-	-	-	98	108

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	98	1347.50	108	1485.00
Visitor's Car Parking	10	137.50	0	0.00
Total Car	108	1485.00	108	1485.00
TwoWheeler	-	137.50	0	0.00
Other Parking	-	-	-	1885.61
Total		1622.50		3370.61

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total:	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98.00	182.33

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 other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00
Twelfth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eleventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Tenth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Ninth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eighth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Seventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Sixth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fifth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fourth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Third Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Second Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
First Floor	1002.24	46.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33
Ground Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	1051.17	0.00	0.00	00	0.00
Basement Floor	2549.67	0.00	2549.67	37.62	9.16	0.00	0.00	254.74	2248.15	0.00	0.00	00	0.00
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Total Number of Same Blocks :	1												
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	98
A (RESIDENTIAL)	D1	0.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	99

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	98
A (RESIDENTIAL)	W	1.83	2.10	303

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85
	1.00 X 3.65 X 1 X 11	40.15	
Total	-	-	168.85

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SARANYA BUILDERS REP BY MANAGING PARTNER Y. MADHU #60, Saranya Paradise, Green Garden Layout, Munnekolala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE :
BASEMENT FLOOR PLAN

SHEET NO : 02 OF 05

SANCTIONING AUTHORITY :

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

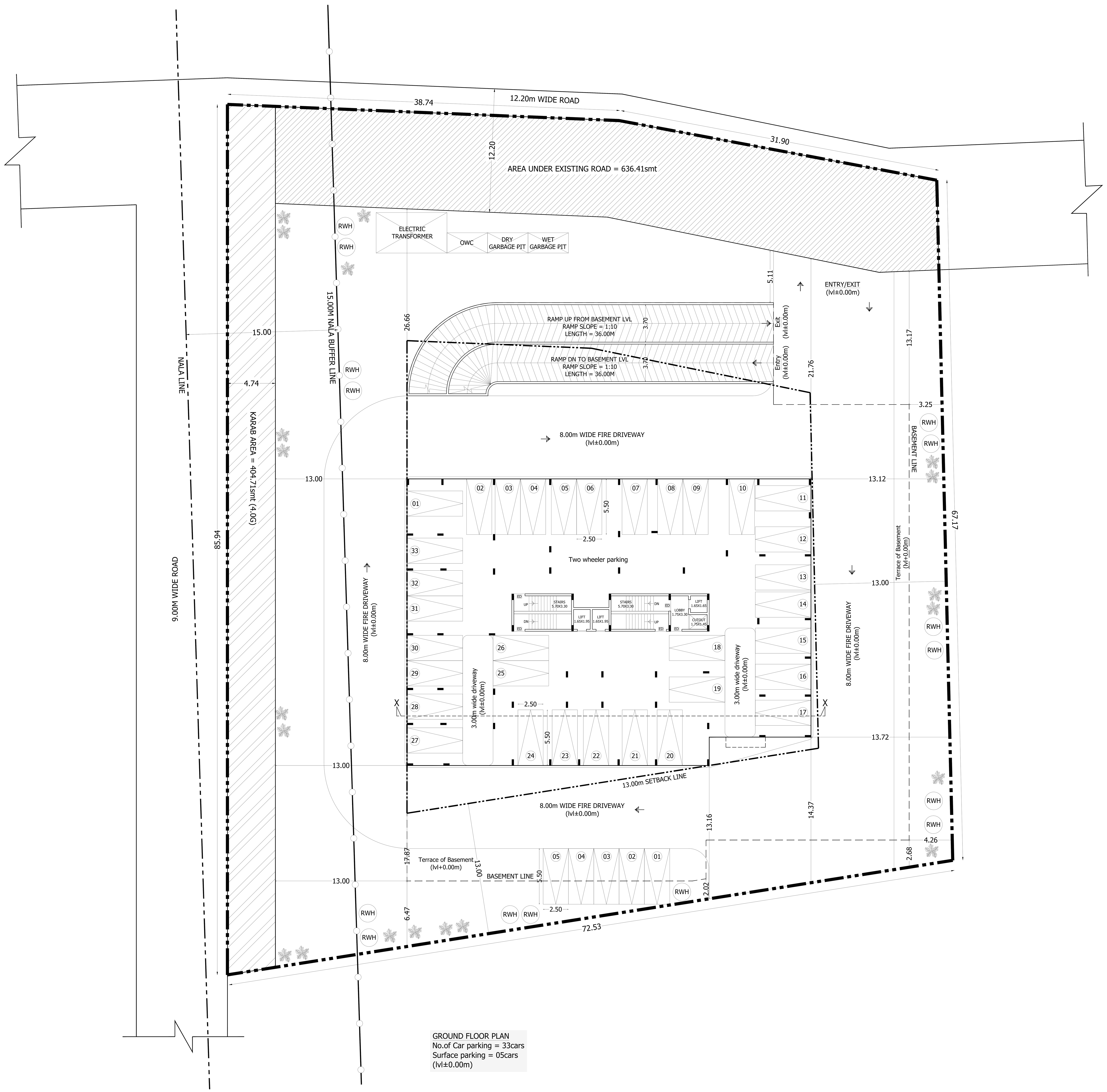
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 13 Feb 2024 12:48:28
Project No.:PRJ/3480/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0029/23-24

UserDefinedMetric (1300.00 x 900.00MM)_1

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



GROUND FLOOR PLAN
No.of Car parking = 33cars
Surface parking = 05cars
(lvl±0.00m)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1188 , Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

a).Consist of 1Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.3370.61 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 the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building 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 (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws 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 â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed 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 Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed 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 workman 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.
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.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk 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.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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

N
SCALE : 1:150

Color Notes

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ/3480/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 1188
Nature of Sanction: NEW		City Survey No.: 81 (81A,81B) & 78 (old 78A & 78B)
Location: RING-III		Khata No. (As per Khata Extract): 1188
Building Line Specified as per Z.R: NA		Locality / Street of the property: Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 312-Avalahalli		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5513.67
Deduction for NetPlot Area		
Surrender Free of Cost		636.41
Kharabland Area		404.71
Total		1041.13
NET AREA OF PLOT	(A-Deductions)	4472.54
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2236.27
Proposed Coverage Area (24.55 %)		1097.94
Achieved Net coverage area (24.55 %)		1097.94
Balance coverage area left (25.45 %)		1138.33
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		11495.15
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		11495.15
Residential FAR (100.00%)		11491.01
Proposed FAR Area		11491.01
Achieved Net FAR Area (2.25)		11491.02
Balance FAR Area (0.00)		4.13
BUILT UP AREA CHECK		
Proposed BuiltUp Area		15802.64
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		15817.64

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	98	-
	Total :		-	-	-	-	98	108

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	98	1347.50	108	1485.00
Visitor's Car Parking	10	137.50	0	0.00
Total Car	108	1485.00	108	1485.00
TwoWheeler	-	137.50	0	0.00
Other Parking	-	-	-	1885.61
Total		1622.50		3370.61

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total:	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98.00	182.33

(StairCase, Lift, Lift Machine, SubStructure, Ramp, Parking: Deductions (Area in Sq.mt.))

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00
Twelfth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eleventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Tenth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Ninth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eighth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Seventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Sixth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fifth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fourth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Third Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Second Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
First Floor	1002.24	46.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33
Ground Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	1051.17	0.00	0.00	00	0.00
Basement Floor	2549.67	0.00	2549.67	37.62	9.16	0.00	0.00	254.74	2248.15	0.00	0.00	00	0.00
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Total Number of Same Blocks :	1												
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182

(StairCase, Lift, Lift Machine, Substructure, Ramp, Parking: Deductions (Area in Sq.mt.))

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	98
A (RESIDENTIAL)	D1	0.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	99

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	98
A (RESIDENTIAL)	W	1.83	2.10	303

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85
	1.00 X 3.65 X 1 X 11	40.15	
Total	-	-	168.85

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SARANYA BUILDERS REP BY MANAGING PARTNER Y. MADHU #60, Saranya Paradise, Green Garden Layout, Munnekolala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE :
GROUND FLOOR PLAN

SHEET NO : 03 OF 05

SANCTIONING AUTHORITY :

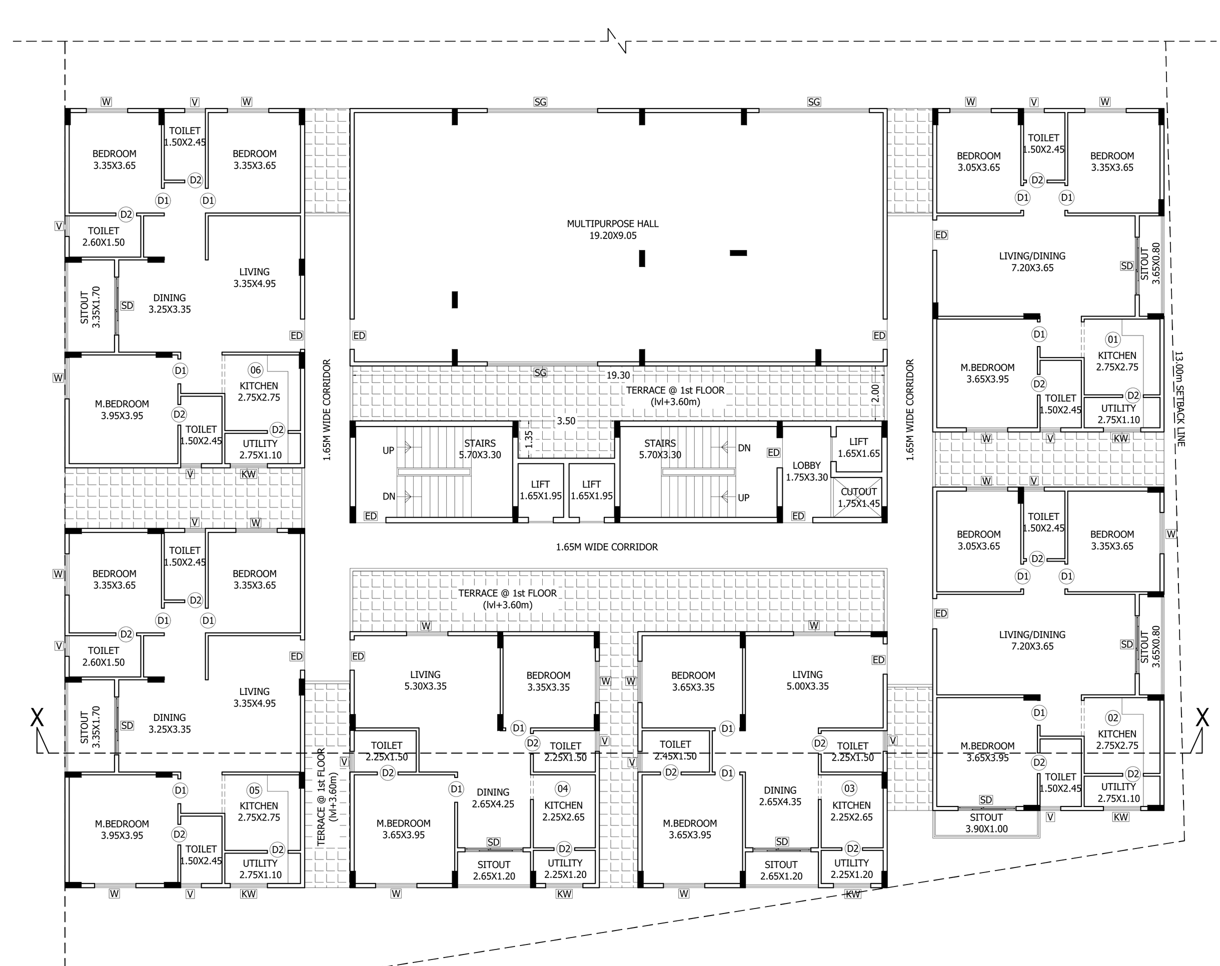
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

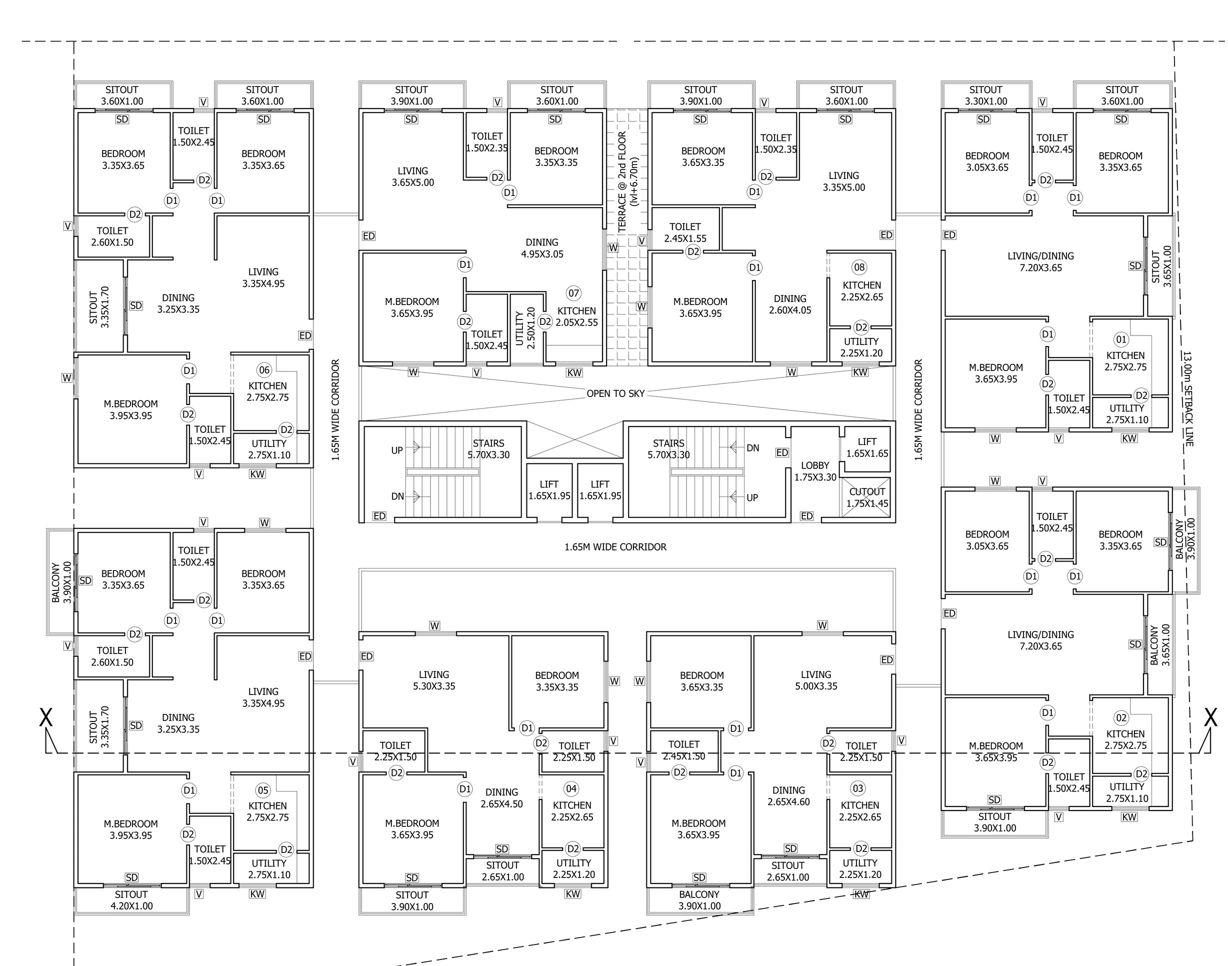
NORTH

Digitally signed by V RAKESH KUMAR
Date: 13 Feb 2024 12:48:28
Project No.:PRJ/3480/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0029/23-24

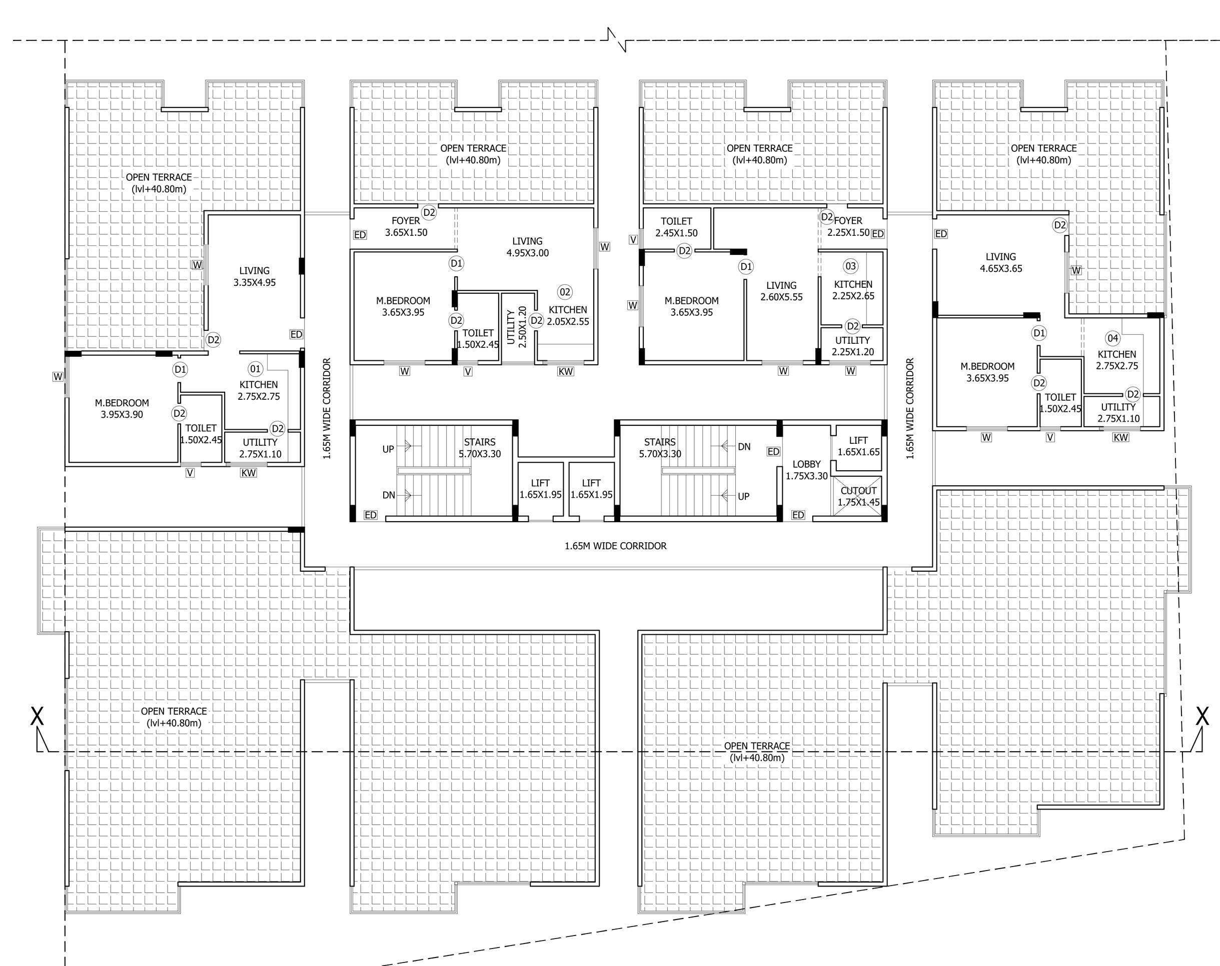
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



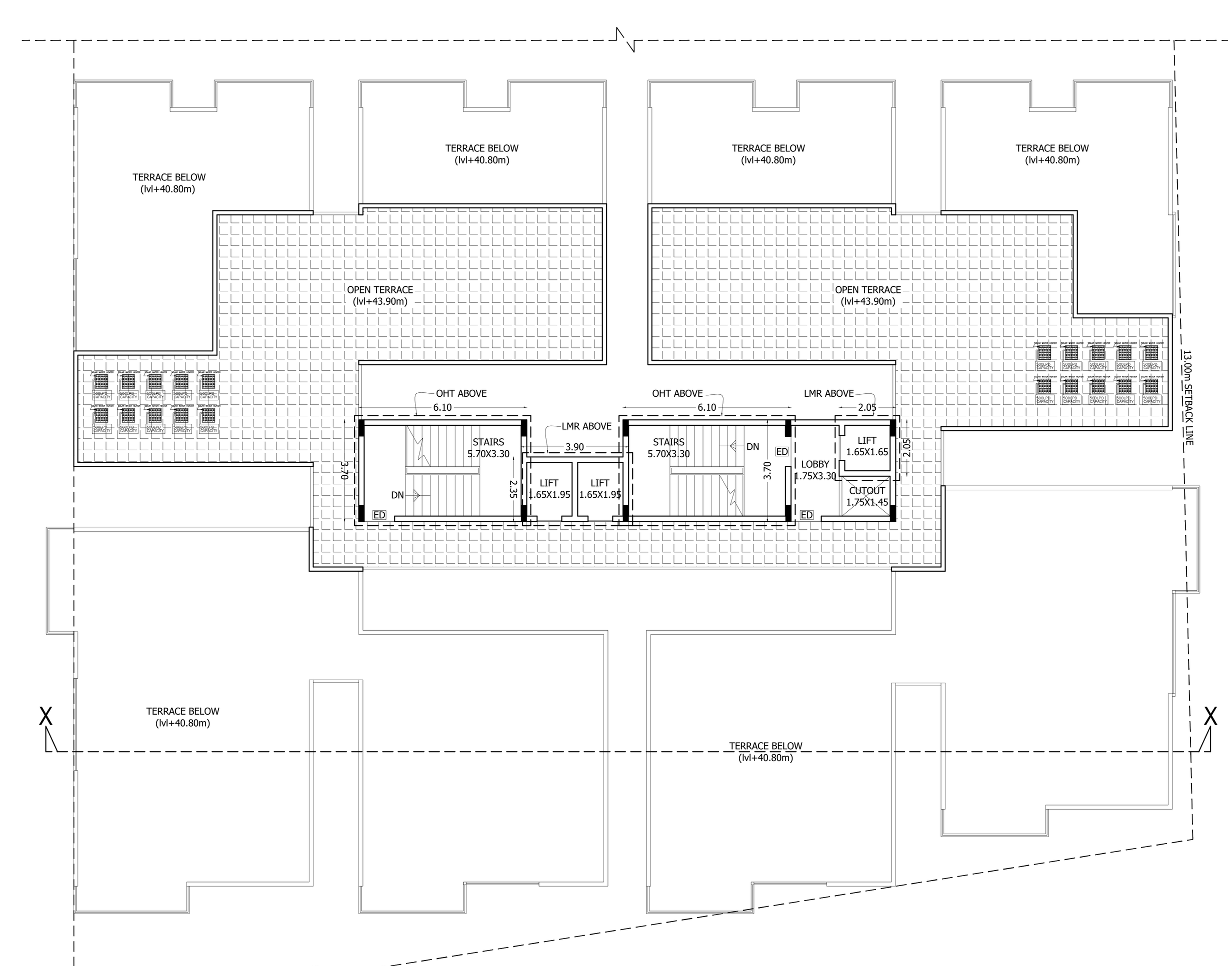
1st FLOOR PLAN
No.of units = 06units
(lvl+3.60m)



TYPICAL 2nd to 12th FLOOR PLAN
No.of units (08x11) = 88units
(lvl+6.70m) to (lvl+37.70m)



13th FLOOR PLAN
No.of units = 04units
(lvl+40.80m)



TERRACE FLOOR PLAN
(lvl+43.90m)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1188 , Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

a).Consist of 1Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.3370.61 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 the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building 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 (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws 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 â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed 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 Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed 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 workman 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.
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.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk 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.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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

N

SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ/3480/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 1188
Nature of Sanction: NEW		City Survey No.: 81 (81A,81B) & 78 (old 78A & 78B)
Location: RING-III		Khata No. (As per Khata Extract): 1188
Building Line Specified as per Z.R: NA		Locality / Street of the property: Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 312-Avalahalli		

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5513.67
Deduction for NetPlot Area		
Surrender Free of Cost		636.41
Kharabland Area		404.71
Total		1041.13
NET AREA OF PLOT	(A-Deductions)	4472.54
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2236.27
Proposed Coverage Area (24.55 %)		1097.94
Achieved Net coverage area (24.55 %)		1097.94
Balance coverage area left (25.45 %)		1138.33
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		11495.15
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		11495.15
Residential FAR (100.00%)		11491.01
Proposed FAR Area		11491.01
Achieved Net FAR Area (2.25)		11491.02
Balance FAR Area (0.00)		4.13
BUILT UP AREA CHECK		
Proposed BuiltUp Area		15802.64
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		15817.64

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	98	-
	Total :		-	-	-	-	98	108

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	98	1347.50	108	1485.00
Visitor's Car Parking	10	137.50	0	0.00
Total Car	108	1485.00	108	1485.00
TwoWheeler	-	137.50	0	0.00
Other Parking	-	-	-	1885.61
Total		1622.50		3370.61

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total:	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98.00	182.33

(StairCase to Parking: Deductions (Area in Sq.mt.))

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00
Twelfth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eleventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Tenth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Ninth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eighth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Seventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Sixth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fifth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fourth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Third Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Second Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
First Floor	1002.24	46.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33
Ground Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	1051.17	0.00	0.00	00	0.00
Basement Floor	2549.67	0.00	2549.67	37.62	9.16	0.00	0.00	254.74	2248.15	0.00	0.00	00	0.00
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Total Number of Same Blocks :	1												
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182

(StairCase to Parking: Deductions (Area in Sq.mt.))

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	98
A (RESIDENTIAL)	D1	0.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	99

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	98
A (RESIDENTIAL)	W	1.83	2.10	303

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85
	1.00 X 3.65 X 1 X 11	40.15	
Total	-	-	168.85

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SARANYA BUILDERS REP BY MANAGING PARTNER Y. MADHU #60, Saranya Paradise, Green Garden Layout, Munnekolala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE :
1ST FLOOR PLAN,
2ND TO 12TH FLOOR PLAN,
13TH FLOOR PLAN,
& TERRACE FLOOR PLAN

SHEET NO : 04 OF 05

SANCTIONING AUTHORITY :

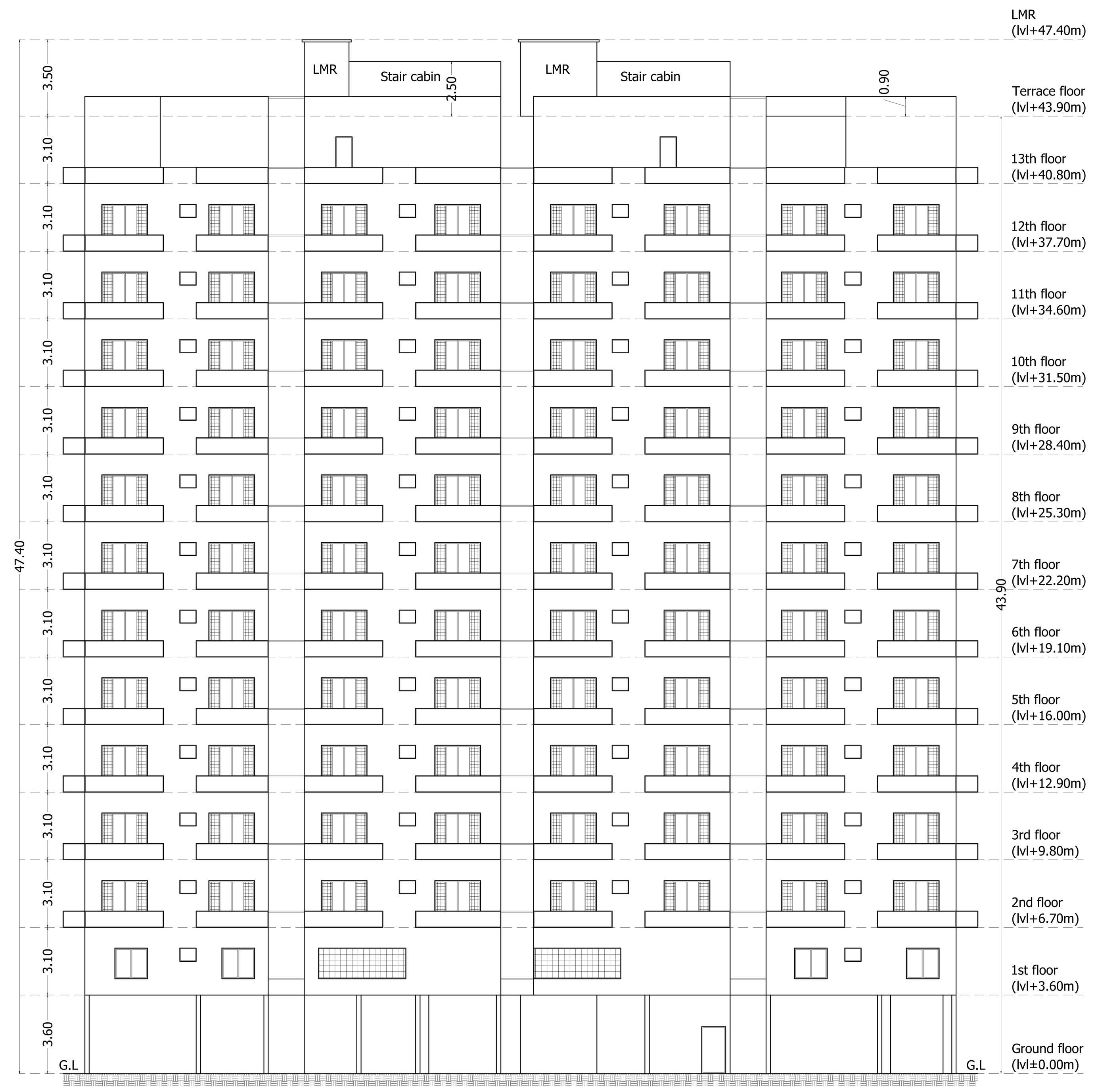
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

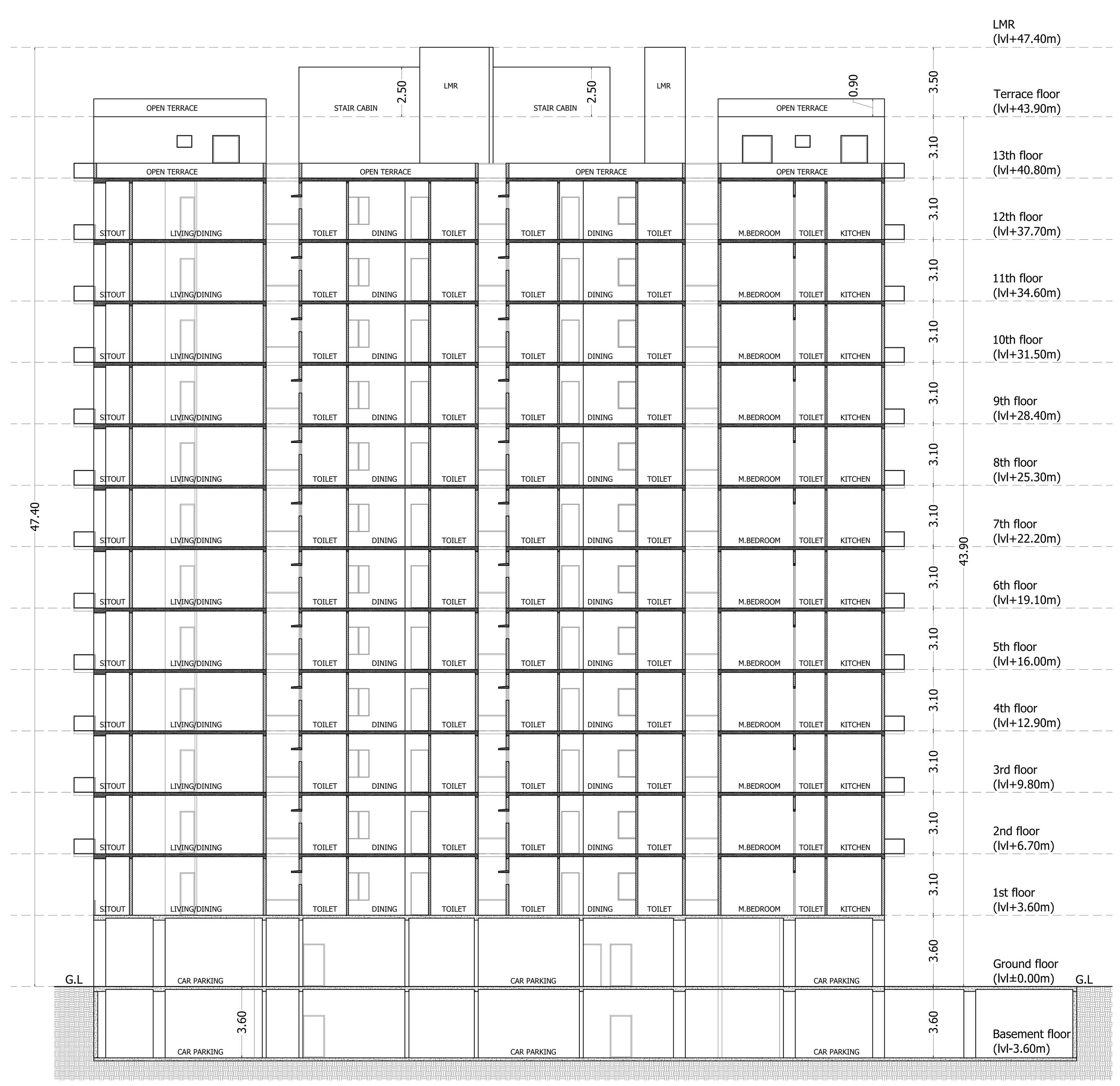
NORTH

Digitally signed by V RAKESH KUMAR
Date: 13 Feb 2024 12:48:28
Project No.:PRJ/3480/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0029/23-24

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



NORTH SIDE ELEVATION



SECTION @ 'X-X'

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1188 , Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

a).Consist of 1Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.3370.61 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 the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building 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 (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws 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 â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed 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 Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed 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 workman 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.
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.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk 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.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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

N
SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14	
	VERSION DATE: 04/05/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3480/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1188	
Nature of Sanction: NEW	City Survey No.: 81 (81A,81B) & 78 (old 78A & 78B)	
Location: RING-III	Khata No. (As per Khata Extract): 1188	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk	
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 312-Avalahalli		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5513.67
Deduction for NetPlot Area		
Surrender Free of Cost		636.41
Kharabland Area		404.71
Total		1041.13
NET AREA OF PLOT	(A-Deductions)	4472.54
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2236.27
Proposed Coverage Area (24.55 %)		1097.94
Achieved Net coverage area (24.55 %)		1097.94
Balance coverage area left (25.45 %)		1138.33
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		11495.15
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		11495.15
Residential FAR (100.00%)		11491.01
Proposed FAR Area		11491.01
Achieved Net FAR Area (2.25)		11491.02
Balance FAR Area (0.00)		4.13
BUILT UP AREA CHECK		
Proposed BuiltUp Area		15802.64
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		15817.64

Block USE/SUBUSE Details

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

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	98	-
	Total :		-	-	-	-	98	108

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	98	1347.50	108	1485.00
Visitor's Car Parking	10	137.50	0	0.00
Total Car	108	1485.00	108	1485.00
TwoWheeler	-	137.50	0	0.00
Other Parking	-	-	-	1885.61
Total		1622.50		3370.61

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total:	1	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98.00	182.33

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 other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00
Twelfth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eleventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Tenth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Ninth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Eighth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Seventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Sixth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fifth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Fourth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Third Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Second Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
First Floor	1002.24	46.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33
Ground Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	1051.17	0.00	0.00	00	0.00
Basement Floor	2549.67	0.00	2549.67	37.62	9.16	0.00	0.00	254.74	2248.15	0.00	0.00	00	0.00
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Total Number of Same Blocks :	1												
Total:	15881.72	79.08	15802.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	98
A (RESIDENTIAL)	D1	0.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	99

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	98
A (RESIDENTIAL)	W	1.83	2.10	303

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85
	1.00 X 3.65 X 1 X 11	40.15	
Total	-	-	168.85

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SARANYA BUILDERS REP BY MANAGING PARTNER Y. MADHU #60, Saranya Paradise, Green Garden Layout, Munnekolala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.1188, SY.NO. 81 (81A,81B) & 78 (old 78A & 78B), KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE :
ELEVATION & SECTION

SHEET NO : 05 OF 05

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 13 Feb 2024 12:48:28
Project No.:PRJ/3480/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0029/23-24

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