RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT (AS PER RE-MODIFIED DP APPROVED)

TOTAL SITE AREA = (19A-09G)	=	77,800.23 Sqm.
KHARAB AREA = (0A-17G)	=	1,719.89 Sqm.
NET SITE AREA = (19A-32G)	=	76,080.34 Sqm.
PROPOSED ROAD AREA (18.00m WIDE ROAD AS PER RMP 2015)	=	1,372.75 Sqm.
AREA FOR PARK & OPEN SPACES REQUIRED	=	7,608.034 Sqm. (10%)
AREA FOR PARK & OPEN SPACES PROVIDED	=	7,688.94 Sqm. (10.11%)
AREA FOR CIVIC AMENITIES REQUIRED	=	3,804.012 Sqm. (5%)
AREA FOR CIVIC AMENITIES PROVIDED	=	3,820.75 Sqm. (5.02%)

AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT (95% OF SITE AREA)

76,080.34 - 3,820.75	=	72,259.59 Sqm. (FOR FAR)
76,080.34 - 1,372.75	=	74,707.59 Sqm. (FOR COVERAGE)

FAR ON 95% OF SITE AREA

FAR ALLOWED = 3.00	2,16,155.50 / 72,259.59	= 2.99 < 3.00
FAR ACHIEVED = 2.99		

COVERAGE

COV. ALLOWED = 50%	9,990.46 / 74,707.59	x 100 = 13.375% < 50%
COV. ACHIEVED = 13.375%		

SETBACK ALROUND	=	16.00 M.
ACHIEVED HEIGHT FOR BUILDING 3	=	95.10 M.
ACHIEVED HEIGHT FOR BUILDING 4	=	122.55 M.
TOTAL NO. OF UNITS		1,305 NOs.
FLATS LESS THAN 50 SQM.	=	87 NOs. = 44 CARS
FLATS MORE THAN 150 SQM.LESS THAN 250 SQM.	=	1177 NOs. = 1177 CARS
FLATS MORE THAN 225 SQM.LESS THAN 337.5 SQM.	=	21 NOs. = 42 CARS
FLATS MORE THAN 337.5 SQM.LESS THAN 506.25 SQM.	=	20 NOs. = 60 CARS
TOTAL	=	1305 NOs. = 1323 CARS
10% VISITORS PARKING	=	133 CARS
AMINITY BLOCK AREA = 2,739.02 / 50 = 55 CARS	=	55 CARS
TOTAL CARS REQUIRED	=	1511 CARS
TOTAL CARS PROVIDED	=	2285 CARS

RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT (AS PER PROPOSED SANCTION)

TOTAL SITE AREA = (19A-09G)	=	77,800.13 Sqm.
KHARAB AREA = (0A-17G)	=	1,719.89 Sqm.
NET SITE AREA = (19A-32G)	=	76,080.24 Sqm.
PROPOSED ROAD AREA (18.00m WIDE ROAD AS PER RMP 2015)	=	1,372.75 Sqm.
NET SITE AREA	=	74,707.51 Sqm.
AREA FOR PARK & OPEN SPACES REQUIRED	=	7,470.75 Sqm. (10%)
AREA FOR PARK & OPEN SPACES PROVIDED	=	7,688.94 Sqm. (10.29%)
AREA FOR CIVIC AMENITIES REQUIRED	=	3,735.38 Sqm. (5%)
AREA FOR CIVIC AMENITIES PROVIDED	=	3,820.75 Sqm. (5.11%)

AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT (95% OF SITE AREA)

76,080.24 - 3,820.75	=	72,259.54 Sqm. (FOR FAR)
76,080.24 - (3,820.75 + 1,372.75)	=	70,886.80 Sqm. (FOR COVERAGE)

FAR ON 95% OF SITE AREA

FAR ALLOWED = 3.00	2,16,382.50 / 72,259.54	= 2.99 < 3.00
FAR ACHIEVED = 2.99		

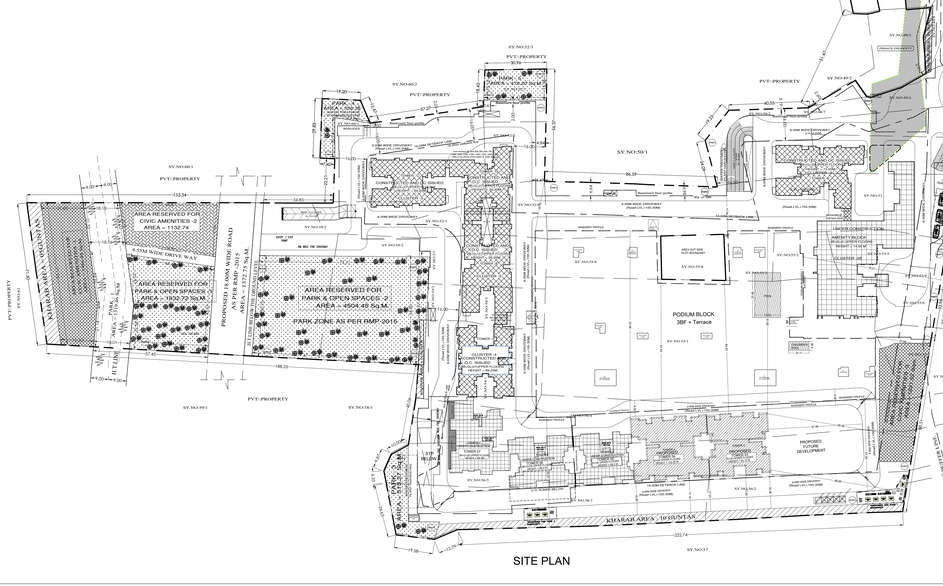
COVERAGE

COV. ALLOWED = 50%	9,990.06 / 70,886.80	x 100 = 14.11% < 50%
COV. ACHIEVED = 14.11%		

SETBACK ALROUND	=	16.00 M
ACHIEVED HEIGHT FOR BUILDING 3	=	95.10 M
ACHIEVED HEIGHT FOR BUILDING 4	=	122.55 M

PARKING DETAILS (FOR PROPOSED TOWER -3 & 4 ONLY)

TOTAL NO. OF UNITS (FOR PROPOSED BUILDINGS ONLY)	=	284 NOs.
FLATS MORE THAN 150 SQM.LESS THAN 250 SQM.	=	284 NOs. = 284 CARS
10% VISITORS PARKING	=	29 CARS
TOTAL CARS REQUIRED	=	313 CARS
TOTAL CARS PROVIDED	=	1117 CARS


SITE PLAN
KHARAB AREA = 0.17 GUNTAS
AREA RESERVED FOR PARK & OPEN SPACES - 2 AREA = 4504.48 Sq.M.
PARK ZONE AS PER RMP-2015
AREA RESERVED FOR PARK & OPEN SPACES - 1 AREA = 3183.46 Sq.M.
AREA RESERVED FOR CIVIC AMENITIES - 2 AREA = 1132.74
PROPOSED 18.00M WIDE ROAD AS PER RMP - AREA = 1372.75 Sq.M.
PODIUM BLOCK 3BF + Terrace
PROPOSED AUTOMATIC DEPOSITION
SANKEY TANK
PVT. PROPERTY
SY.NO.-50/1
SY.NO.-53/1
SY.NO.-54/1
SY.NO.-55/1
SY.NO.-56/1
SY.NO.-57/1
SY.NO.-58/1
SY.NO.-59/1
SY.NO.-60/1
SY.NO.-60/2
SY.NO.-61/1
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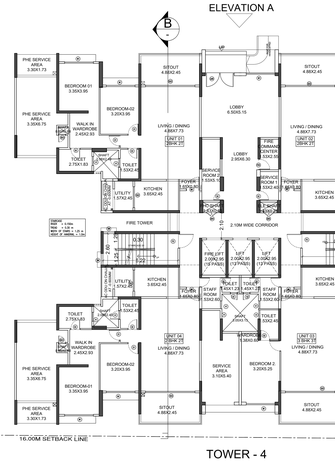
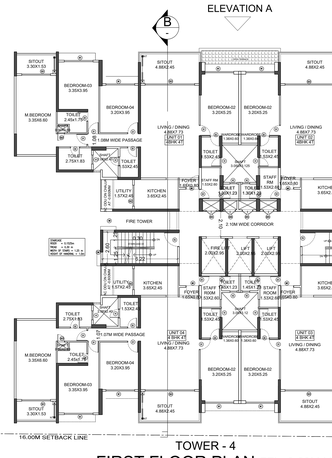


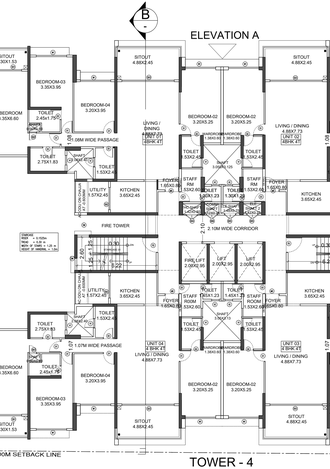
TOWER - 4

GROUND FLOOR PLAN FFL+0.30M LVL.



TOWER - 4

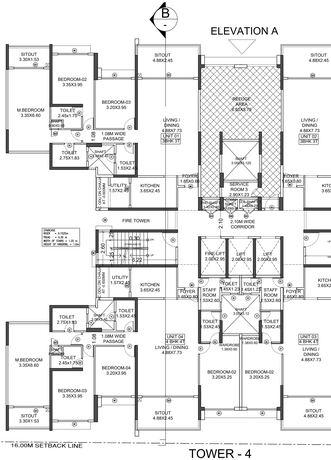
FIRST FLOOR PLAN FFL+3.60M LVL.



TOWER - 4

TYPICAL 2nd to 18th, 20th to 27th, 29th to 35th & 37th to 39th FLOOR PLAN

FFL+6.65M LVL TO FFL+55.45M LVL, FFL+61.55M LVL TO FFL+82.90M LVL,
FFL+89.00M LVL TO FFL+107.30M LVL & FFL+113.40M LVL TO FFL+119.50M LVL.



TOWER - 4

TYPICAL 19th, 28th & 36th FLOOR PLAN

FFL+58.50M LVL & FFL+85.95M LVL & FFL+110.35M LVL.

Block :TOWER 3 (RESIDENTIAL)

Floor Name	Gross Built-Up Area (Sq.m.)	Deductions From Gross Built-Up Area (Sq.m.)		Total Built Up Area (Sq.m.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	61.90	0.00	61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00			
Twentyninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyseventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentysixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyfifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentythird Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentysecond Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyfirst Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentieth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Nineteenth Floor	743.73	39.65	704.08	32.37	17.70	0.00	0.36	40.85	612.80	612.80	04		
Eighteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Seventeenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Sixteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Fifteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Fourteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Thirteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twelth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Eleventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Tenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Ninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Eighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Seventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Sixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Fifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Fourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Third Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Second Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
First Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Ground Floor	764.03	33.47	730.56	32.37	17.70	0.00	0.36	34.75	646.21	646.21	04		
Total :	23138.61	1255.17	21883.44	1042.92	548.70	22.45	45.55	81.70	20142.12	20142.12	124		
Total Number of Same Blocks :	1												

Block :TOWER 4 (RESIDENTIAL)

Floor Name	Gross Built-Up Area (Sq.m.)	Deductions From Gross Built-Up Area (Sq.m.)		Total Built Up Area (Sq.m.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	61.91	0.00	61.91	39.46	0.00	22.45	0.00	0.00	0.00	0.00			
Thirtyninth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtyeighth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtyseventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtysixth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04		
Thirtyfifth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtyfourth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtythird Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtysecond Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtyfirst Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirtieth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04		
Twentyninth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentyeighth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentyseventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentysixth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04		
Twentyfifth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentyfourth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentythird Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentysecond Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentyfirst Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twentieth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Nineteenth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04		
Eighteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Seventeenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Sixteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Fifteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Fourteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Thirteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Twelth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Eleventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Tenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Ninth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Eighth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Seventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Sixth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Fifth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Fourth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Third Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Second Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
First Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04		
Ground Floor	907.74	45.44	862.30	32.37	17.70	0.00	164.35	0.00	682.65	682.65	04		
Total :	36371.51	2070.30	34301.21	1334.26	708.00	22.45	178.86	158.70	31898.94	31898.94	160		
Total Number of Same Blocks :	1												

Existing Block Details

Block PODIUM (BASEMENTS)								
Floor Name	Gross Built-Up Area (Sq.m.)	Deductions From Gross Built-Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.mt.)				
		Cutout		StairCase	Lift	Lift Machine	Ramp	Recreational Space
Terrace Floor	460.88	0.00	460.88	88.60	3.08	81.79	280.37	0.00
Basement Floor	496.08	11.17	479.91	73.53	32.18	0.00	294.37	0.00
Basement Floor	1212.43	77.61	1134.82	73.53	32.18	0.00	450.10	437.40
Basement Floor	1212.34	57.23	1154.11	73.53	32.18	0.00	132.00	326.75
Basement Floor	1020.81	36.12	1016.96	73.53	32.18	0.00	132.00	317.02
Total :	3936.36	182.13	3747.23	376.86	126.13	81.79	1238.83	1081.62
Total Number of Same Blocks :	1							

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExBlockNum CLUSTER-1, TOWER-A, OC ISSUED	37895.05	12583.15
EXBlockNum CLUSTER-1, TOWER-B, OC ISSUED	32707.51	18124.72
EXBlockNum CLUSTER-1, TOWER-C, OC ISSUED	79592.91	62095.36
EXBlockNum CLUSTER-1, TOWER-F, OC ISSUED	24028.49	18391.73
EXBlockNum CLUSTER-3B, AMENITY BLOCK, UNDER CONSTRUCTION	9529.00	2739.02
EXBlockNum TOWER-5, UNDER CONSTRUCTION	15956.96	14501.61
EXBlockNum TOWER-6, UNDER CONSTRUCTION	18125.46	16702.64
EXBlockNum TOWER-7, UNDER CONSTRUCTION	29722.57	19620.75
Total :	231487.91	164258.98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL)	D2	0.88	2.40	176
TOWER 1 (RESIDENTIAL)	D1	0.90	2.40	488
TOWER 1 (RESIDENTIAL)	MD	1.10	2.40	124
TOWER 1 (RESIDENTIAL)	SD2	1.75	2.40	124
TOWER 1 (RESIDENTIAL)	SD1	2.40	2.40	124
TOWER 1 (RESIDENTIAL)	SD4	2.78	2.40	124

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 3 (RESIDENTIAL)	V1	0.75	0.75	160
TOWER 3 (RESIDENTIAL)	W1	2.40	1.20	124

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 4 (RESIDENTIAL)	D2	0.88	2.40	176
TOWER 4 (RESIDENTIAL)	D1	0.90	2.40	597
TOWER 4 (RESIDENTIAL)	MD	1.10	2.40	148
TOWER 4 (RESIDENTIAL)	SD2	1.75	2.40	160
TOWER 4 (RESIDENTIAL)	SD1	2.40	2.40	160
TOWER 4 (RESIDENTIAL)	SD3	4.10	2.40	160

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 4 (RESIDENTIAL)	W1	2.40	1.20	160
TOWER 4 (RESIDENTIAL)	W1	2.40	1.08	160

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.			
PODIUM (BASEMENTS)	1	3936.36	182.13	3821.23	376.95	126.72	81.79	1238.83	1081.62	0.00	32222.89	82.33	82.33	00	17.50
TOWER 1 (RESIDENTIAL)	1	23138.61	1255.17	21883.44	1542.92	548.70	22.45	45.55	0.00	81.70	0.00	20142.12	20142.12	124	0.00
TOWER 3 (RESIDENTIAL)	1	36371.51	2070.30	34301.21	1334.26	708.00	22.45	178.86	0.00	158.70	0.00	31898.94	31898.94	160	0.00
TOWER 4 (RESIDENTIAL)	3	94905.48	3507.60	91397.88	2754.13	1385.42	126.69	1463.34	1081.62	240.40	32222.89	52123.39	52123.39	284.00	17.50
Grand Total :															

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

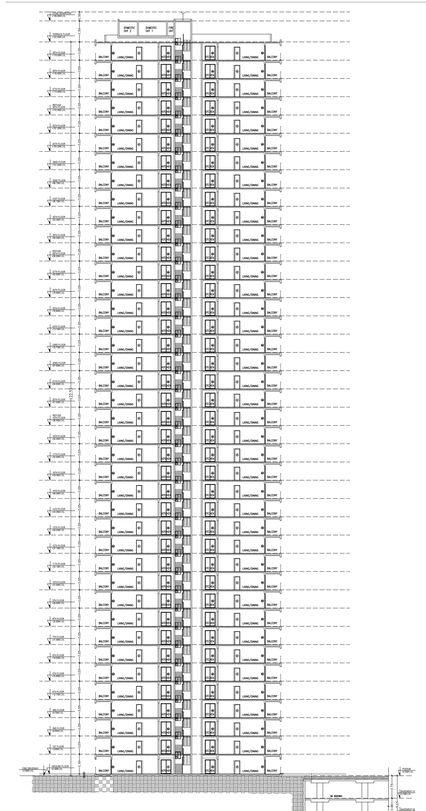
1. The earlier sanctioned Plan vide LP No. BBMP/Addl.Dir/JDNORTH/0028/23-24, dated: 05 - 08 - 2023 and Building Licence stands cancelled automatically.
2. Modified Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT ON KATHA NO. 13/2, SY NO. 47/1(P), 47/2(P), 48/1(P), 48/2(P), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 50/2, 51(P), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(P), 55/6(P), 55/7(P), 55/9(P), 56/1, 56/2(P), 56/3(P), 56/4(P), 58/2, 59/2, 60/1(P) THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 06, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Tower - 03, GF + 30 UF (Thirty upper floor) only
   b) Consisting of Tower - 04, GF + 39 UF (Thirty-nine upper floor) only
   c) Consisting of Podium Block, 3BF + Terrace only.
3. Modified Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
4. Position of Electric Meters and Water Meters shall not be allowed to be converted for any other purpose.
5. Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the apartment owners.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority to stop the work in the building / site under his / her supervision and if the same is repeated for the third time, Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule ‘4’ / IV (Bye-law No. 3.6) under sub section 1V-B (e) to (k).
16. The building shall be constructed under the supervision of a registered structural engineer.
17. 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 371.5sm.
18. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22. The applicant shall ensure that the structural design is sufficient enough to withstand wind pressure as per the 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.
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 887 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide 20, No. 23, 24, 25 & 26 are provided in the building.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required e.g capacity installed at site for its reuse / disposal
(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
30. Sufficient two wheeler parking shall be provided as per requirement.
31. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
32. The applicant shall ensure that during high-rise building shall conduct two mock ‘B’ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33. 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
34. 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 prescribed in Schedule V. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
35. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/W/26/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.
36. The Applicant / Owner / Developer shall provide a boundary wall with barbed/concertina wire fencing on top of the wall except on solid waste management bye-law 2016.
37. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
38. The Applicant / Owner / Developer shall plant one tree for 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.
39. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
40. The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
41. If the Applicant / Owner devate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2E' 2020.
42. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43. The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments
44. The Applicant / Owner / Developer shall pay any arrears in respect of property in question.
45. In case if the documents submitted in respect of the property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46. Applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) company in case of Residential Apartments having 8 Units and above.
47. Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48. 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.
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Residential Apartment vide No. BDA/ADM/ APP/ 2020-21/ 0001 dated: 01 - 02 - 2021 and vide No. BDA/ADM/ APP/ 2020-21/ 0002 dated: 01 - 02 - 2021 for the project should be strictly adhered to
50. If any of the above information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housedaag Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

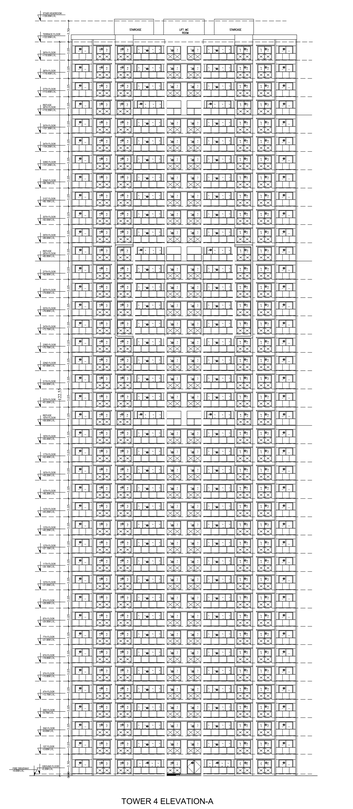
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of obtaining Commencement Certificate to the Labour Department or the Authority empowered by the Government in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children 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.

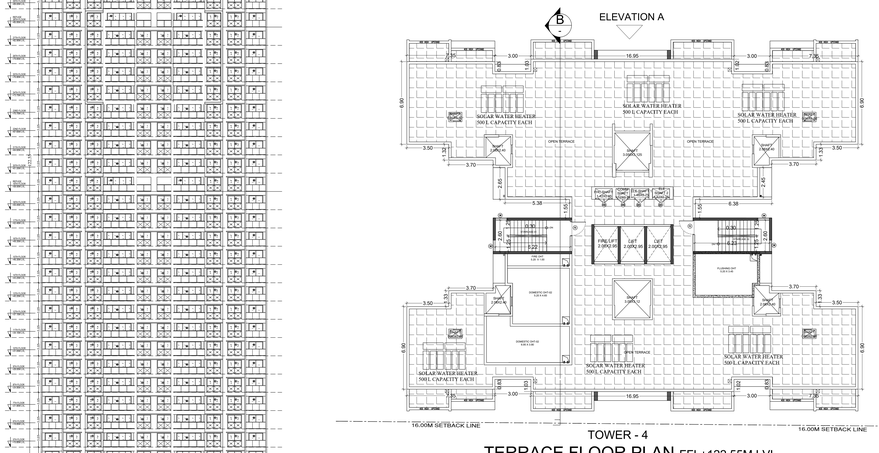
ARA ATTARMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No.: PR/200923/24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 13/2
Nature of Sanction: MODIFY	City Survey No.: SY NO. 47/1(P), 47/2(P), 48/1(P), 48/2(P), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 50/2, 51(P), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(P), 55/6(P), 55/7(P), 55/9(P), 56/1, 56/2(P), 56/3(P), 56/4(P), 58/2, 59/2, 60/1(P) THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 06, BENGALURU EAST TALUK, BENGALURU
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 13/2,
Building Line Specified as per Z.R: Sanctioned Road	PID No. (As per Khata Extract): KATHA NO. 13/2,
Zone: Yelahanka	Locality / Street of the property: KATHA NO. 13/2, THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 06, BENGALURU EAST TALUK,
Ward: Ward-006	
Planning District: 205-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7560.13
Deduction for NetPlot Area	
Corpus Fund / Sinking Fund	1372.75
Corpus Fund / Sinking Fund	1719.89
Road Widening Area	3092.65
NET AREA OF PLOT	(A-Deductions) 7372.51
Deduction for Balance Plot Area	
RIV Area surrendered Free of Cost	1372.75
Amenity Area	3620.75
Amenity Area	1719.89
Total	6713.40
BALANCE AREA OF PLOT	(A-Deductions) 7086.80
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3543.40
Proposed Coverage Area (22.52 %)	1596.40
Existing coverage area (0.00 %)	0.00
Balance coverage area (14.71 %)	1043.00
Balance coverage left (35.48 %)	2544.34
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.50)	21679.63
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.50)	21679.63
Residential FAR (100.00%)	32123.29
Proposed FAR Area	32123.29
Existing FAR Area	164258.98
Achieved Net FAR Area (2.59)	216382.30
Balance FAR Area (0.01)	396.33
BUILT UP AREA CHECK	
Proposed BuiltUp Area	91307.68
Existing BUA Area for Existing Structure	231487.91
Substructure Area Add in BU



TOWER 04, SECTION B



TOWER 4 ELEVATION-A

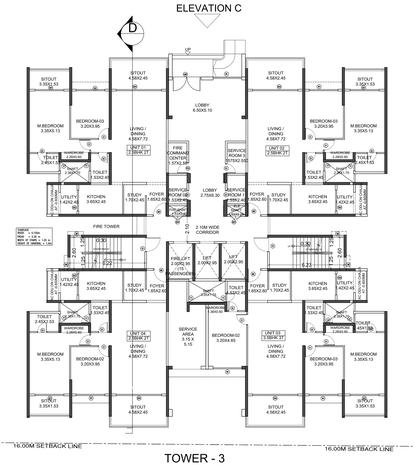


TOWER - 4

TERRACE FLOOR PLAN FFL+122.55M LVL.

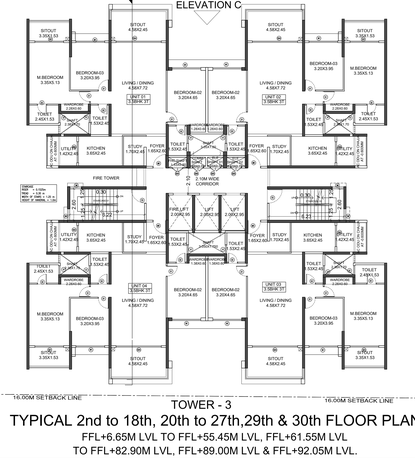
Block :TOWER 3 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Mellage Area			
Terrace Floor	61.90	0.00	61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00	00	
Twentyninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyseventh Floor	743.73	39.65	704.08	32.37	17.70	0.00	0.36	40.85	612.80	612.80	04	
Twentysixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentythird Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentysecond Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfirst Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentytwo Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentythree Floor	743.73	39.65	704.08	32.37	17.70	0.00	0.36	40.85	612.80	612.80	04	
Twentyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentysixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyseventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtieth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyfirst Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtysecond Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtythird Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyfifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtysixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyseventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtieth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyfirst Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtysecond Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtythird Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyfifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtysixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyseventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fifteen



TOWER - 3

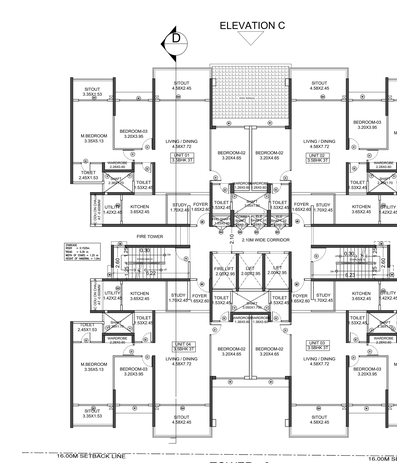
GROUND FLOOR PLAN FFL+0.30M LVL.



TOWER - 3

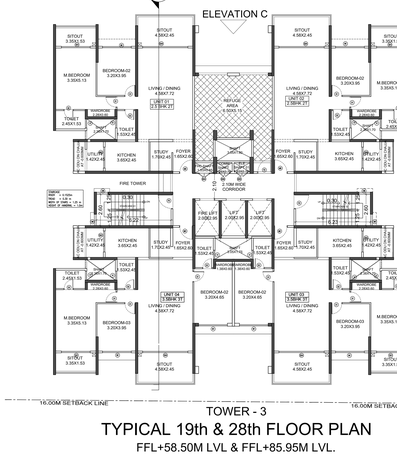
TYPICAL 2nd to 18th, 20th to 27th,29th & 30th FLOOR PLAN

FFL+6.65M LVL TO FFL+55.45M LVL, FFL+61.55M LVL
TO FFL+82.90M LVL, FFL+89.00M LVL & FFL+92.05M LVL.



TOWER - 3

FIRST FLOOR PLAN FFL+3.60M LVL.



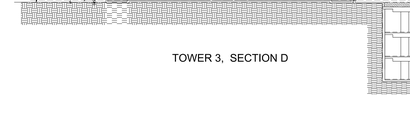
TOWER - 3

TYPICAL 19th & 28th FLOOR PLAN

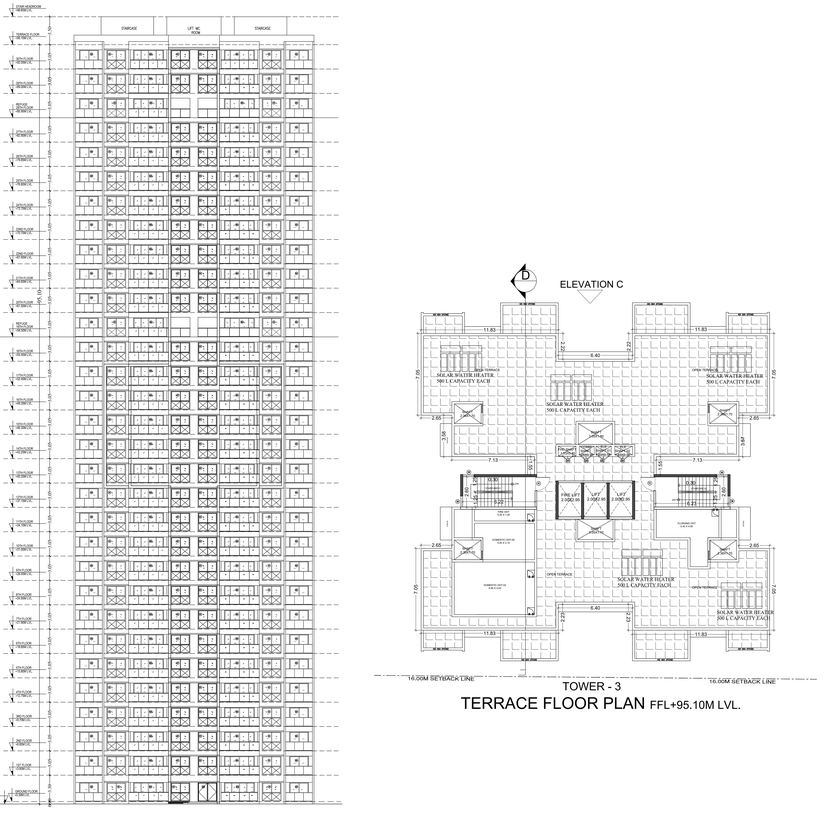
FFL+58.50M LVL & FFL+85.95M LVL.

Block :TOWER 3 (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deduction From Gross BUA(Area Stair Cut)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.				
Terrace Floor	61.90	0.00	61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00	0.00		
Twelfth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04



TOWER 3, SECTION D



TOWER 3 ELEVATION-C

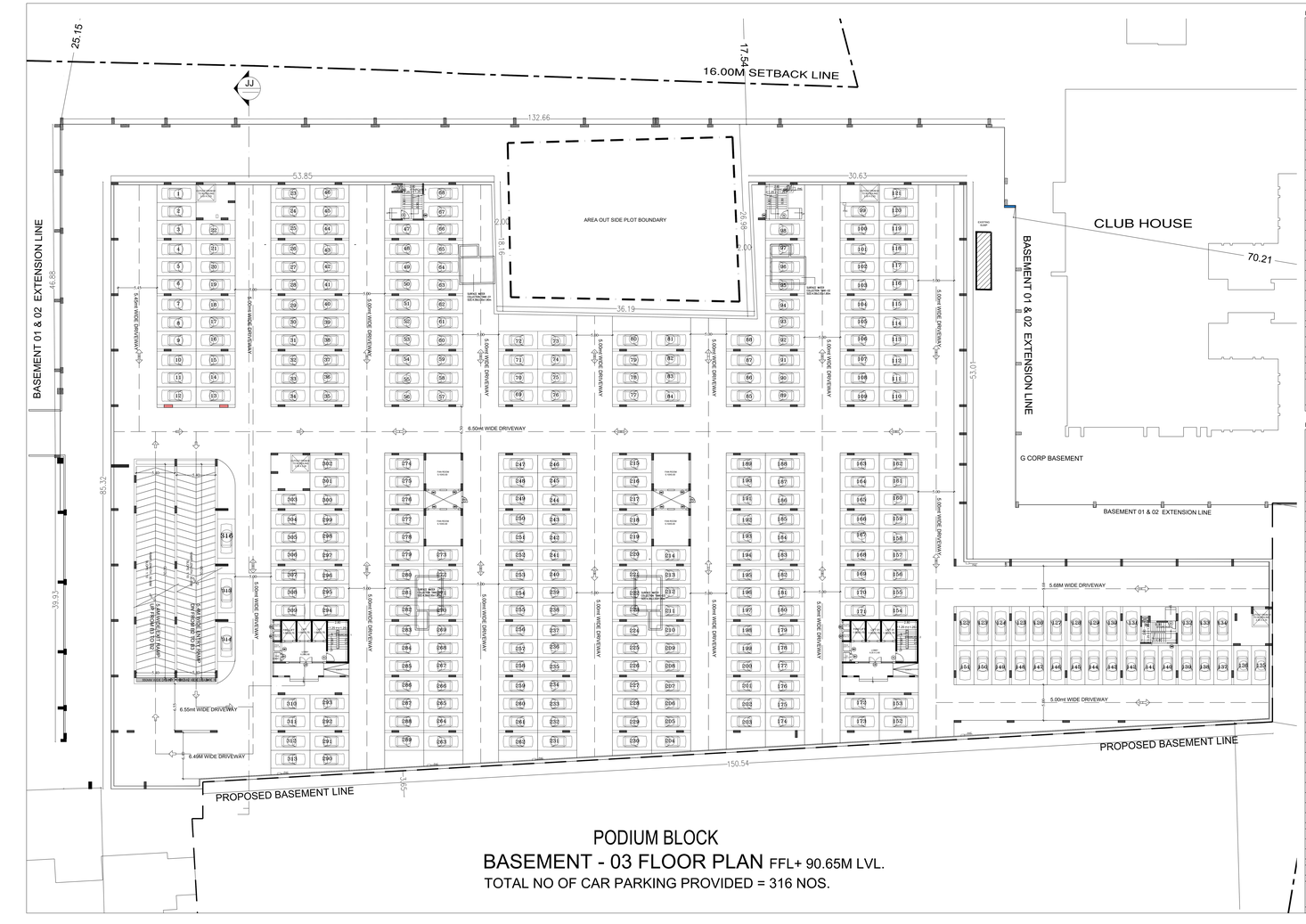
ELEVATION C

TOWER - 3

TERRACE FLOOR PLAN FFL+95.10M LVL.

Block :TOWER 3 (RESIDENTIAL)

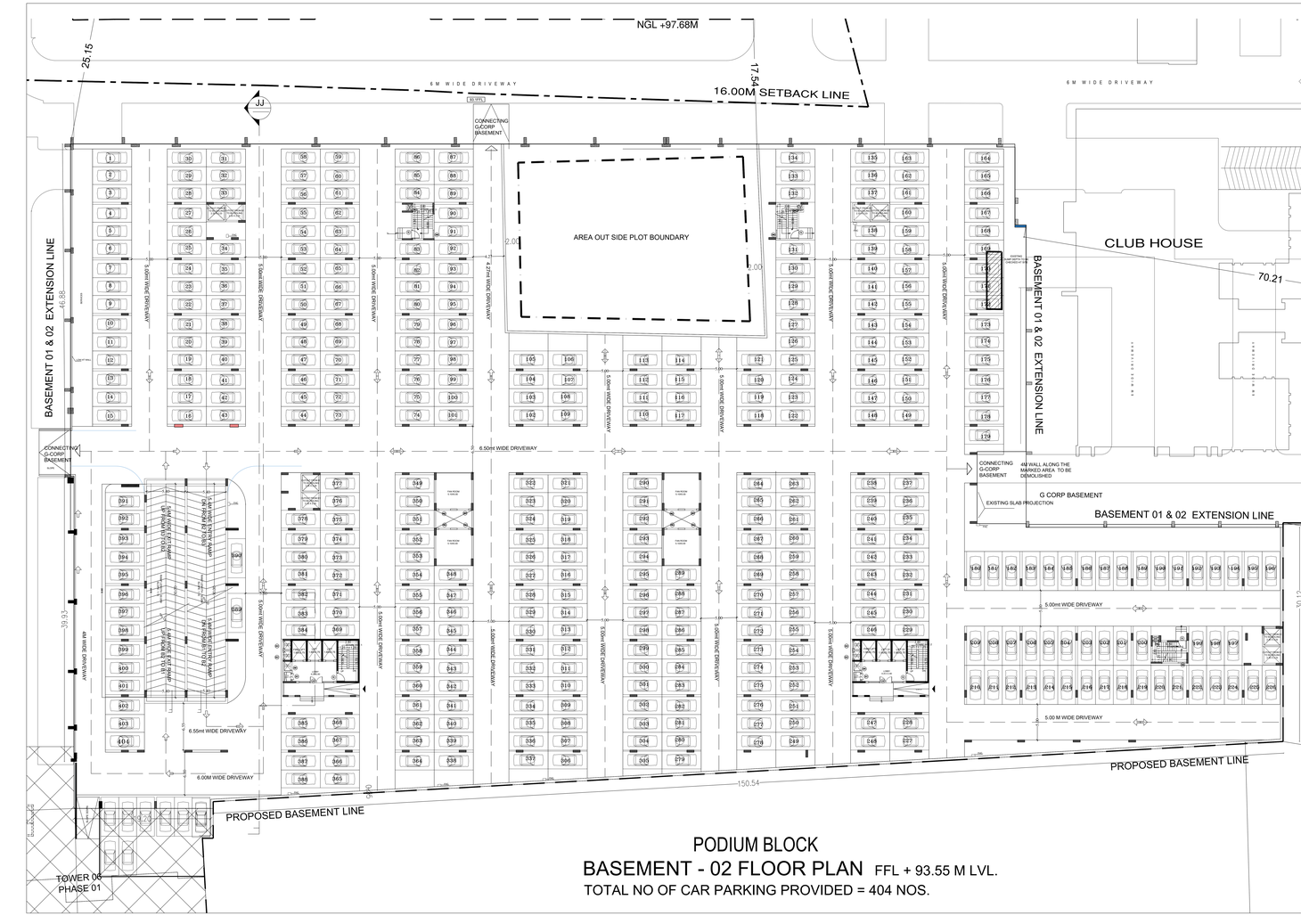
Floor Name	Gross Built-Up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	61.90	0.00	61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00	00		
Typical Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyninth Floor	743.74	39.65	704.08	32.37	17.70	0.00	0.36	40.85	612.80	612.80	04		
Twentieth Floor	743.73	40.80	702.93	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyfirst Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentysecond Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentythird Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyfifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentysixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyseventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentyninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04		
Twentieth Floor	743.74	40.80	702.94



PODIUM BLOCK
BASEMENT - 03 FLOOR PLAN FFL+ 90.65M LVL.
TOTAL NO OF CAR PARKING PROVIDED = 316 NOS.

Block :TOWER 3 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	61.90	0.00	61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00	0.00	
Thirteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyeighth Floor	743.73	39.65	704.08	32.37	17.70	0.00	0.36	40.85	612.80	612.80	04	
Twentysixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyeighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51



PODIUM BLOCK
BASEMENT - 02 FLOOR PLAN FFL + 93.55 M LVL.
TOTAL NO OF CAR PARKING PROVIDED = 404 NOS.

Block :TOWER 3 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA(Area in Sq.m.) Cutout	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Refuge Area	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)
Terrace Floor	61.90	0.00	61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00	00
Thirteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Twelfth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Eleventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Tenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Ninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Eighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Seventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Sixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Fifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Fourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Third Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Second Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
First Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04
Ground Floor	764.03	39.65	724.38	32.37	17.70	0.00	40.85	612.80	612.80	0.00	04
Total :	2313.81	1255.17	21883.44	1042.92	548.70	22.45	49.55	81.70	20142.12	20142.12	124
Total Number of Same Blocks :	1										

Block :TOWER 4 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA(Area in Sq.m.) Cutout	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Refuge Area	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)
Terrace Floor	61.91	0.00	61.91	39.46	0.00	22.45	0.00	0.00	0.00	0.00	00
Thirteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Twelfth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Eleventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Tenth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04
Ninth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Eighth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Seventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Sixth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Fifth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Fourth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Third Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Second Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
First Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Ground Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Total :	8164.33	461.44	7702.89	291.33	158.70	0.00	6.45	52.90	7253.51	7253.51	36
Total Number of Same Blocks :	1										

Block :TOWER 5 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA(Area in Sq.m.) Cutout	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Refuge Area	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)
Terrace Floor	61.91	0.00	61.91	39.46	0.00	22.45	0.00	0.00	0.00	0.00	00
Thirteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Twelfth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Eleventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Tenth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04
Ninth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Eighth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Seventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Sixth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Fifth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Fourth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Third Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Second Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
First Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Ground Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Total :	8164.33	461.44	7702.89	291.33	158.70	0.00	6.45	52.90	7253.51	7253.51	36
Total Number of Same Blocks :	1										

Block :TOWER 6 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA(Area in Sq.m.) Cutout	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Refuge Area	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)
Terrace Floor	61.91	0.00	61.91	39.46	0.00	22.45	0.00	0.00	0.00	0.00	00
Thirteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Twelfth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Eleventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Tenth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04
Ninth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Eighth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Seventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Sixth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Fifth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Fourth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Third Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Second Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
First Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Ground Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04
Total :	8164.33	461.44	7702.89	291.33	158.70	0.00	6.45	52.90	7253.51	7253.51	36
Total Number of Same Blocks :	1										

Block :PODIUM (BASEMENTS)

Floor Name	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA(Area in Sq.m.) Cutout	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)	Carpet Area (other than Tenement)
Terrace Floor	460.88	0.00	460.88	88.60	0.00	81.75	266.37	0.00	0.00	0.00	0.00	0.00	0.00	00	
Basement Floor	496.08	11.17	479.41	73.53	32.18	0.00	266.37	0.00	0.00	83.30	82.33	0.00	0.00	00	
Basement Floor	1212.43	77.61	1134.82	73.53	32.18	0.00	0.00	0.00	450.10	437.40	1151.52	0.00	0.00	00	
Basement Floor	1212.34	57.23	1154.11	73.53	32.18	0.00	0.00	0.00	1102.60	326.75	1102.75	0.00	0.00	00	
Basement Floor	1207.02	36.12	1170.90	73.53	32.18	0.00	0.00	0.00	1102.60	317.02	1640.47	0.00	0.00	00	
Total :	3936.36	182.13	3923.22	376.95	126.72	81.75	1238.93	1081.62	3655.89	82.33	82.33	00	17.50		
Total Number of Same Blocks :	1														
Grand Total :	3936.36	182.13	3923.22	376.95	126.72	81.75	1238.93	1081.62	3655.89	82.33	82.33	00	17.50		

Existing Block Details

Name	Block Use	Type	Structure	Height	Floor No.	FAR Area	BUA Area
EXIstructure CLUSTER-1, TOWER-A, OC ISSUED	Residential	Apartment	Building	Highrise	57.70	18	12683.15	21905.01
EXIstructure CLUSTER-2, TOWER-B, OC ISSUED	Residential	Apartment	Building	Highrise	73.45	23	18124.72	32707.51
EXIstructure CLUSTER-3, TOWER-C, D & E, OC ISSUED	Residential	Apartment	Building	Highrise	89.20	28	62695.36	79592.91
EXIstructure CLUSTER-4, TOWER-F, OC ISSUED	Residential	Apartment	Building	Highrise	89.20	28	16391.73	24028.49
EXIstructure CLUSTER-5B, BLOCK, UNDER CONSTRUCTION	Residential	Apartment	Building	Bldg upto 15.0 mt. Ht.	14.90	3	2739.02	9529.00
EXIstructure TOWER-5, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	14001.61	15956.96
EXIstructure TOWER-6, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	16702.64	18125.46
EXIstructure TOWERS 7, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	19620.75	20102.57
EXIstructure TOWER-8, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	19125.46	19702.64
EXIstructure TOWER-7, UNDER CONSTRUCTION							29102.57	19620.75
Grand Total :							231447.91	164258.98

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
EXIstructure CLUSTER-1, TOWER-A, OC ISSUED	21905.01	12683.15
EXIstructure CLUSTER-2, TOWER-B, OC ISSUED	32707.51	18124.72
EXIstructure CLUSTER-3, TOWER-C, D & E, OC ISSUED	79592.91	62695.36
EXIstructure CLUSTER-4, TOWER-F, OC ISSUED	24028.49	18391.73
EXIstructure CLUSTER-5B, AMENITY BLOCK, UNDER CONSTRUCTION	9529.00	2739.02
EXIstructure TOWER-5, UNDER CONSTRUCTION	15956.96	14001.61
EXIstructure TOWER-6, UNDER CONSTRUCTION	18125.46	16702.64
EXIstructure TOWER-7, UNDER CONSTRUCTION	29102.57	19620.75
	231447.91	164258.98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER-3,RESIDENTIAL)	D2	0.90	2.40	176
TOWER-3,RESIDENTIAL)	D1	0.90	2.40	488
TOWER-3,RESIDENTIAL)	MD	1.10	2.40	124
TOWER-3,RESIDENTIAL)	SD2	1.75	2.40	124
TOWER-3,RESIDENTIAL)	SD1	2.40	2.40	124
TOWER-3,RESIDENTIAL)	SD4	2.78	2.40	124
TOWER-4,RESIDENTIAL)	D2	0.90	2.40	36
TOWER-4,RESIDENTIAL)	V1	0.75	0.75	144
TOWER-4,RESIDENTIAL)	MD	1.10	2.40	144
TOWER-4,RESIDENTIAL)	SD2	1.75	2.40	180
TOWER-4,RESIDENTIAL)	SD1	2.40	2.40	180
TOWER-4,RESIDENTIAL)	SD3	4.10	2.40	180

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER-5,RESIDENTIAL)	V1	0.75	0.75	156
TOWER-5,RESIDENTIAL)	MV	2.40	1.00	156

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PODIUM (BASEMENTS)	MD	1.10	2.40	31

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA(Area in Sq.m.) Cutout	Total Built Up Area (Sq.m.)	StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)	Carpet Area (other than Tenement
PODIUM (BASEMENTS)	1	35395.36	182.13	35213.23	376.95	126.72	81.75	1238.93	1081.62	0.00	32222.89	82.33	82.33	00	17.50	
TOWER - 3 (RESIDENTIAL)	1	23138.81	1255.17	21883.44	1042.92	548.70	22.45	45.55	0.00	81.70	0.00	20142.12	20142.12	124	0.00	
TOWER - 4 (RESIDENTIAL)	1	36371.51	2070.30	34301.21	1334.26	708.00	22.45	178.86	0.00	158.70	0.00	31898.94	31898.94	160	0.00	
TOWER - 5 (RESIDENTIAL)	3	94908.48	3507.60	91397.88	2754.13	1386.42	126.69	1463.34	1081.62	240.40	32222.89	52123.39	52123.39	284.00	17.50	
Grand Total :																

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1. The earlier sanctioned Plan vide LP No. BBMP/Addl.DC/NORTH/0290/21-34, dated: 05 - 08 - 2022 and Building Licence stands cancelled automatically.
2. Modified Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT ON KATHA NO. 13/2, SY NO. 47/1(P), 47/2(P), 48/1(P), 48/2(P), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 50/2, 51(P), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(P), 55/6(P), 55/7(P), 55/9(P), 56/1, 56/2(P), 56/3(P), 56/4(P), 58/2, 59/2, 60/1(P) THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 09, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of "Tower - 03, GF + 30 UF (Thirty-upper floor) only
   b) Consisting of "Tower - 04, GF + 30 UF (Thirty-upper floor) only
   c) Consisting of "Podium Block, 3BF + Terrace only.
3. Modified Sanction is accorded for residential apartment (all units). The use of the building shall not be deviated to any other use.
4. Position of electric transformer/substation/DG set/ water pump shall not be converted for any other purpose.
5. Necessary ducts for running telephone cables, cuticles at ground floor level and sufficient space for storing garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to verify dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the apartment owners.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room (preferably 4.00 x 3.00 m) in the basement for telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Bruhat Bengaluru Mahanagara Palike to cancel the building licence and the work carried out the same is repeated for the first time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 4(IV (B)are-law No. 3.6) under sub section 1V-B (e) to (k) .
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns,"COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
22. The applicant shall ensure that the structural safety of buildings/structures shall be ensured as per the 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.
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 887 311) of Building bye-laws 2003 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 man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required is p.capacity installed at site for its re-use / disposal
(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting barricades.
30. Sufficient two wheeler parking shall be provided as per requirement.
31. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
32. The Applicant / Developer / Owner of high-rise building shall conduct two mock ⋕" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33. 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 widen 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.
34. 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 11. Further, the Owner / Developer shall give intimation of completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
35. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/N/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
36. The Applicant / Owner / Developer shall provide 5% of the total parking space for accommodating the parking space for solid waste management bye-law 2016.
37. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles
38. The Applicant / Owner / Developer shall plant one tree for 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.
39. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
40. The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
41. If the Applicant / Owner devate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2E' 2020.
42. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43. The applicant / Owner / Architect should abide by the conditions imposed in the NOC⋕"⋕ obtained from different departments
44. The Owner / Builder / Developer shall not do any act that may arise in respect of property in question.
45. In case if the documents submitted in respect of the property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46. The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
47. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48. 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.
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the layout/ Development plan vide No. BDA/ADM/ LP/ 1/ 2012-13 Dated: 01 - 02 - 2013 and Dated: 01 - 02 - 2013, for the project should be strictly adhered to
50. In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ACCIDENDUM (Housedaag Hoodike) Letter No. LD95LET2013, dated: 01-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of seeking Building Licence / Plan Sanction / Plan Modification / Revised Plan / Extension of Building Licence Plan in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time Not Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No.: PR/200823/-24	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 13/2
Nature of Sanction: MODIFY	City Survey No.: SY NO. 47/1(P), 47/2(P), 48/1(P), 48/2(P), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 50/2, 51(P), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(P), 55/6(P), 55/7(P), 55/9(P), 56/1, 56/2(P), 56/3(P), 56/4(P), 58/2, 59/2, 60/1(P) THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 09, BENGALURU EAST TALUK, BENGALURU
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 13/2,
Building Line Specified as per Z.R: Sarvage Road	PID No. (As per Khata Extract): KATHA NO. 13/2,
Zone: Yelahanka	Locality / Street of the property: KATHA NO. 13/2, THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 09, BENGALURU EAST TALUK,
Ward: Ward-006	
Planning District: 309-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 71960.13
Deduction for NetPlot Area	
Surrender Free of Cost	13172.75
Khandaland Area	1719.89
Total	3002.65
NET AREA OF PLOT	(A-Deductions) 74707.51
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	13172.75
Amenity Area	3620.75
Khandaland Area	1719.89
Total	6913.40
BALANCE AREA OF PLOT	(A-Deductions) 70866.80
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	35433.40
Proposed Coverage Area (22.54 %)	17790.40
Existing coverage area	8213.66
Total Coverage area (44.71 %)	25904.06
Balance coverage area left (35.88 %)	25464.34
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.50)	2167419.53
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.50)	2167419.53
Residential FAR (100.00%)	32123.29
Proposed FAR Area	32123.29
Existing FAR Area	164258.98
Achieved Net FAR Area (2.58)	216382.30
Balance FAR Area (0.01)	356.33
BUILT UP AREA CHECK	
Proposed BuiltUp Area	91307.88
Existing BUA Area for Existing Structure	231447.91
Substructure Area Add in BUA (Layout Let)	15.00
Achieved BuiltUp Area	322770.79

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

Block USE/SUBUSE Details

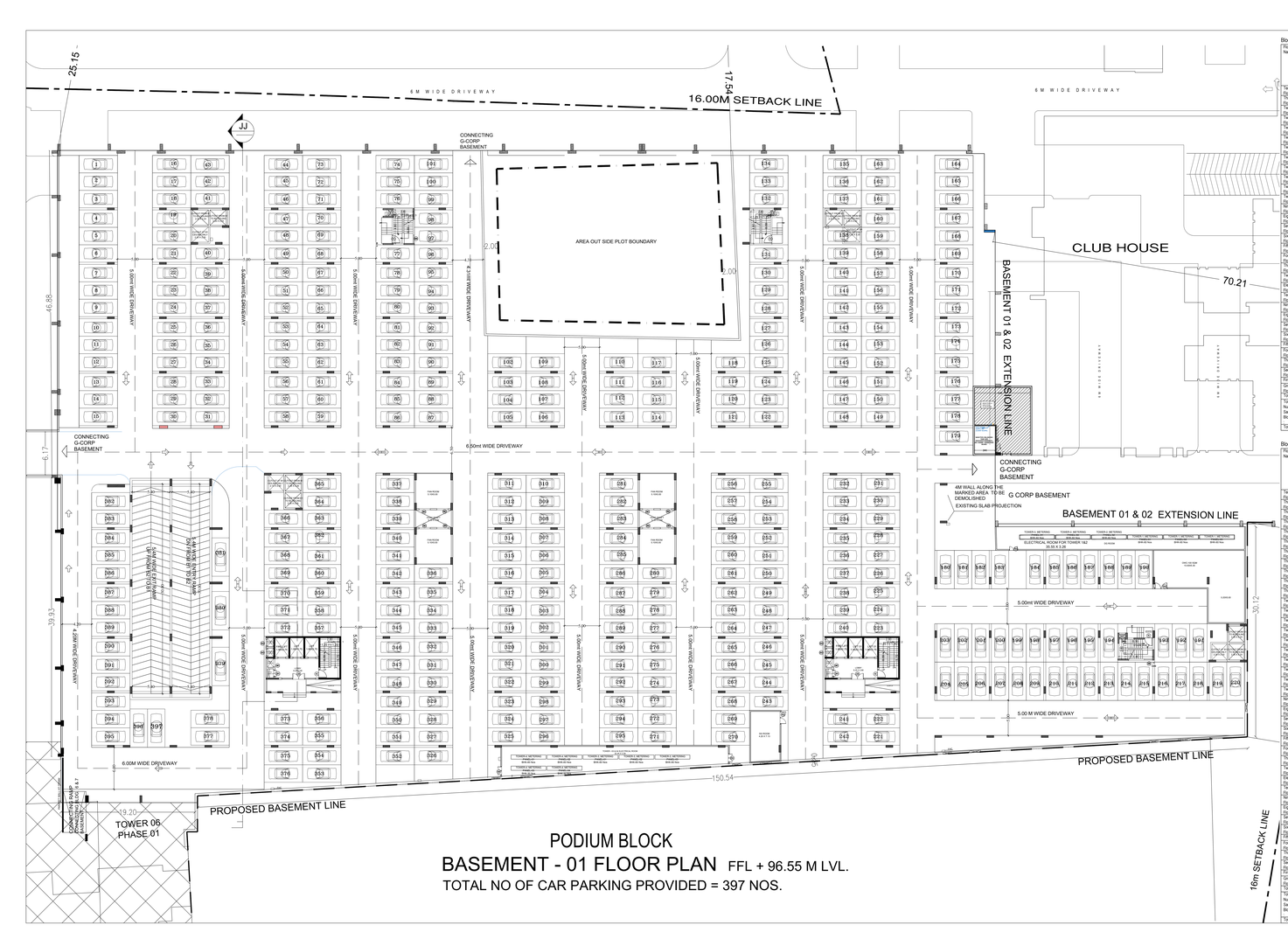
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PODIUM (BASEMENTS)	Residential	Apartment	Highrise	R
TOWER - 3 (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER - 4 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
TOWER - 3 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	124
			225 - 1000	1	-	1	160
	Total :		-	-	-	284	1117
TOWER - 4 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	160
	Total :		-	-	-	284	1117

Parking Check (Table 7b)

| Vehicle Type | Reqd. No. | Reqd. Area (Sq.mt.) |



PODIUM BLOCK
BASEMENT - 01 FLOOR PLAN

FFL + 96.55 M LVL.

TOTAL NO OF CAR PARKING PROVIDED = 397 NOS.

Block :TOWER 3 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	61.90	0.00	61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00	0.00	
Thirteenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twelfth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Eleventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Tenth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Ninth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Eighth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Seventh Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Sixth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fifth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourth Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Third Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Second Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
First Floor	743.74	40.80	702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Total	7434.35	407.47	7026.88	323.70	177.00	22.45	3.58	0.00	6518.88	6518.88	40	
Total Number of Same Blocks	1											
Total	23138.61	1255.17	21883.44	1042.92	548.70	22.45	43.55	81.70	20142.12	20142.12	124	

Block :TOWER 4 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	61.91	0.00	61.91	39.46	0.00	22.45	0.00	0.00	0.00	0.00	0.00	
Thirteenth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Twelfth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Eleventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Tenth Floor	907.74	51.06	856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04	
Ninth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Eighth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Seventh Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Sixth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fifth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourth Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Third Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Second Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
First Floor	907.74	52.13	855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Total	7844.91	447.47	7397.44	279.76	153.00	22.45	3.09	52.90	6935.54	6935.54	36	
Total Number of Same Blocks	1											
Total	23138.61	1255.17	21883.44	1042.92	548.70	22.45	43.55	81.70	20142.12	20142.12	124	

Block :PODIUM (BASEMENTS)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (other than Tenement)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Lower Basement Floor	460.88	0.00	460.88	88.60	0.00	81.75	290.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upper Basement Floor	496.08	11.17	479.91	73.53	32.18	0.00	290.37	0.00	0.00	83.30	82.33	17.50		
TOWER 1 (RESIDENTIAL)	12121.43	77.61	12043.82	73.53	32.18	0.00	0.00	0.00	450.10	437.40	11051.02	0.00	0.00	0.00
TOWER 2 (RESIDENTIAL)	12121.34	57.23	12064.11	73.53	32.18	0.00	0.00	0.00	102.00	326.70	11530.70	0.00	0.00	0.00
TOWER 3 (RESIDENTIAL)	10201.02	36.12	10164.90	73.53	32.18	0.00	0.00	0.00	102.00	317.52	9840.67	0.00	0.00	0.00
TOWER 4 (RESIDENTIAL)	23138.61	1255.17	21883.44	1042.92	548.70	22.45	43.55	0.00	81.70	0.00	20142.12	20142.12	124	0.00
Total	36371.51	2070.30	34301.21	1334.26	708.00	22.45	178.86	158.70	31898.94	31898.94	160	0.00		
Grand Total:	3	94906.48	3507.60	91398.88	2794.13	1395.40	126.69	1463.34	1081.62	240.40	32222.89	52123.39	284.00	17.50

Existing Block Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PODIUM (BASEMENTS)	Residential	Apartment	Building	R
TOWER 1 (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Name	Type	SubUse	Block Use	Block SubUse	Block Structure	Block Land Use Category	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)	Net Area (Sq.Mt.)	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
EdiInclusive CLUSTER-1, TOWER-A, OC ISSUED	Residential	Apartment	Building	Highrise	57.70	18	12083.15	21609.31	9526.16		12083.15	
EdiInclusive CLUSTER-2, TOWER-B, OC ISSUED	Residential	Apartment	Building	Highrise	73.45	23	18124.72	32707.51	14582.79		18124.72	
EdiInclusive CLUSTER-3, TOWER-C, OC ISSUED	Residential	Apartment	Building	Highrise	89.20	28	62695.36	79592.91	16897.55		62695.36	
EdiInclusive CLUSTER-4, TOWER-F, OC ISSUED	Residential	Apartment	Building	Highrise	89.20	28	16391.73	24028.49	7636.76		16391.73	
EdiInclusive CLUSTER-5B, AMENITY BLOCK, UNDER CONSTRUCTION	Residential	Apartment	Bldg upto 15.0 mt. Ht.		14.90	3	2739.02	9529.00	6789.98		2739.02	
EdiInclusive TOWER-A, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	14021.61	15956.96	1935.35		14021.61	
EdiInclusive TOWER-B, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	16702.64	18125.46	1422.82		16702.64	
EdiInclusive TOWER-C, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	19620.75	20152.57	531.82		19620.75	
EdiInclusive TOWER-F, UNDER CONSTRUCTION							29102.57		14439.98		29102.57	
							231447.91		164258.98		231447.91	

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
EdiInclusive CLUSTER-1, TOWER-A, OC ISSUED	21609.31	12083.15
EdiInclusive CLUSTER-2, TOWER-B, OC ISSUED	32707.51	18124.72
EdiInclusive CLUSTER-3, TOWER-C, D & E, OC ISSUED	79592.91	62695.36
EdiInclusive CLUSTER-4, TOWER-F, OC ISSUED	24028.49	18391.73
EdiInclusive CLUSTER-3B, AMENITY BLOCK, UNDER CONSTRUCTION	9529.00	2739.02
EdiInclusive TOWER-A, UNDER CONSTRUCTION	15956.96	14021.61
EdiInclusive TOWER-B, UNDER CONSTRUCTION	18125.46	16702.64
EdiInclusive TOWER-F, UNDER CONSTRUCTION	29102.57	19620.75
	231447.91	164258.98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
TOWER 1 (RESIDENTIAL)	D2	0.90	2.40	179
TOWER 1 (RESIDENTIAL)	D1	0.90	2.40	489
TOWER 1 (RESIDENTIAL)	MD	1.10	2.40	124
TOWER 1 (RESIDENTIAL)	SD2	1.75	2.40	124
TOWER 1 (RESIDENTIAL)	SD1	2.40	2.40	124
TOWER 1 (RESIDENTIAL)	SD4	2.78	2.40	124

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
TOWER 1 (RESIDENTIAL)	V1	0.75	0.75	124
TOWER 1 (RESIDENTIAL)	W1	2.40	1.50	124

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
TOWER 2 (RESIDENTIAL)	D2	0.90	2.40	179
TOWER 2 (RESIDENTIAL)	D1	0.90	2.40	597
TOWER 2 (RESIDENTIAL)	MD	1.10	2.40	148
TOWER 2 (RESIDENTIAL)	SD2	1.75	2.40	148
TOWER 2 (RESIDENTIAL)	SD1	2.40	2.40	148
TOWER 2 (RESIDENTIAL)	SD3	4.10	2.40	148

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
TOWER 3 (RESIDENTIAL)	V1	0.75	0.75	160
TOWER 3 (RESIDENTIAL)	W1	2.40	1.50	160

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
TOWER 4 (RESIDENTIAL)	D2	0.90	2.40	179
TOWER 4 (RESIDENTIAL)	D1	0.90	2.40	597
TOWER 4 (RESIDENTIAL)	MD	1.10	2.40	148
TOWER 4 (RESIDENTIAL)	SD2	1.75	2.40	148
TOWER 4 (RESIDENTIAL)	SD1	2.40	2.40	148
TOWER 4 (RESIDENTIAL)	SD3	4.10	2.40	148

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
TOWER 4 (RESIDENTIAL)	V1	0.75	0.75	148
TOWER 4 (RESIDENTIAL)	W1	2.40	1.50	148

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
PODIUM (BASEMENTS)	MD	1.10	2.40	31

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (other than Tenement)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
PODIUM (BASEMENTS)	1	36395.36	182.13	36213.23	376.95	128.72	81.75	1238.93	1081.62	0.00	32222.89	82.33	82.33	00	17.50
TOWER 1 (RESIDENTIAL)	1	23138.61	1255.17	21883.44	1042.92	548.70	22.45	45.55	0.00	81.70	0.00	20142.12	20142.12	124	0.00
TOWER 2 (RESIDENTIAL)	1	36371.51	2070.30	34301.21	1334.26	708.00	22.45	178.86	0.00	158.70	0.00	31898.94	31898.94	160	0.00
Grand Total:	3	94906.48	3507.60	91398.88	2794.13	1395.40	126.69	1463.34	1081.62	240.40	32222.89	52123.39	52123.39	284.00	17.50

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

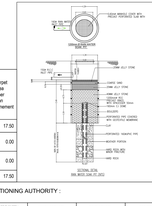
1. The earlier sanctioned Plan vide LP No. BBMP/West/BH2DNORTH/0019/21-22, dated: 05 - 08 - 2023 and Building Licence stands cancelled automatically.
2. Modified Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT ON KATHA NO. 13/2, SY NO. 47/1(P), 47/2(P), 48/1(P), 48/2(P), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 50/2, 51/1(P), 52/1, 52/2, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(P), 55/6(P), 55/7(P), 55/9(P), 56/1, 56/2(P), 56/3(P), 56/4(P), 58/2, 59/2, 60/1(P) THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 06, BENGALURU EAST TALUK, BENGALURU

   a) Consisting of Tower - 03, GF + 30 UF (Thirty-upper floor) only
   b) Consisting of Tower - 04, GF + 36 UF (Thirty-nine upper floor) only
   c) Consisting of Podium Block, 3BF + Terrace only
3. Modified Sanction is accorded for residential apartment use only. The use of the building shall not be deviated to any other use.
4. Podium Block/Basement Floor/ Stilt Floor/ Open Parking Space shall not be converted for any other purpose.
5. Necessary ducts for running telephone cables, cuticles at ground level for providing telephone and postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the apartment owners.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Bulk DI code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Bruhat Bengaluru Mahanagara Palike to cancel the building licence and the work carried out at the same is repeated for the first time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 4(IV (Bye-law No. 3.6) under sub section 1V-D (e) to (k) .
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns,"COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22. The applicant shall ensure that the materials used for construction of the proposed building are of the quality specified in the Indian Codes and in the Schedule to the Karnataka Building Rules for Earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards mainly the building resistant to earthquake.
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 887 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required is typically installed at site for its use / disposal
(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30. Sufficient two wheeler parking shall be provided as per requirement.
31. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
32. The Owner / Developer of proposed high-rise building shall conduct two mock ⋕" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33. 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 owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
34. 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-11. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
35. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/N/35/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
36. The Applicant / Owner / Developer shall install solar photovoltaic power generating systems as per solar wind management bye-law 2016.
37. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
38. The Applicant / Owner / Developer shall plant one tree for 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 set of least Two Trees for single unit.
39. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KCECBC) 2018
40. The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan.
41. If the Applicant / Owner decide building construction against the sanctioned plan the action will be initiated according to BBMP Act 2020.
42. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43. The applicant / Owner / Architect should abide by the conditions imposed in the NOC⋕ "s obtained from different departments
44. The Owner / Developer / Architect / Engineer / Structural engineer shall not take any deviation in respect of property in question.
45. In case if the documents submitted in respect of the property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46. The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
47. Owner / builder/ CPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
48. 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.
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA/ADM/ SANCTION/ 2020-21 / 0001 Dated: 01 - 01 - 2021 and Dated: 01 - 02 - 2021 for the project should be strictly adhered to
50. In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housedaag Hoodike) Letter No. LD95LET2013, dated 01-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of seeking Building License and thereafter, the list of the workers in the building or construction site should be updated from time to time in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children 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.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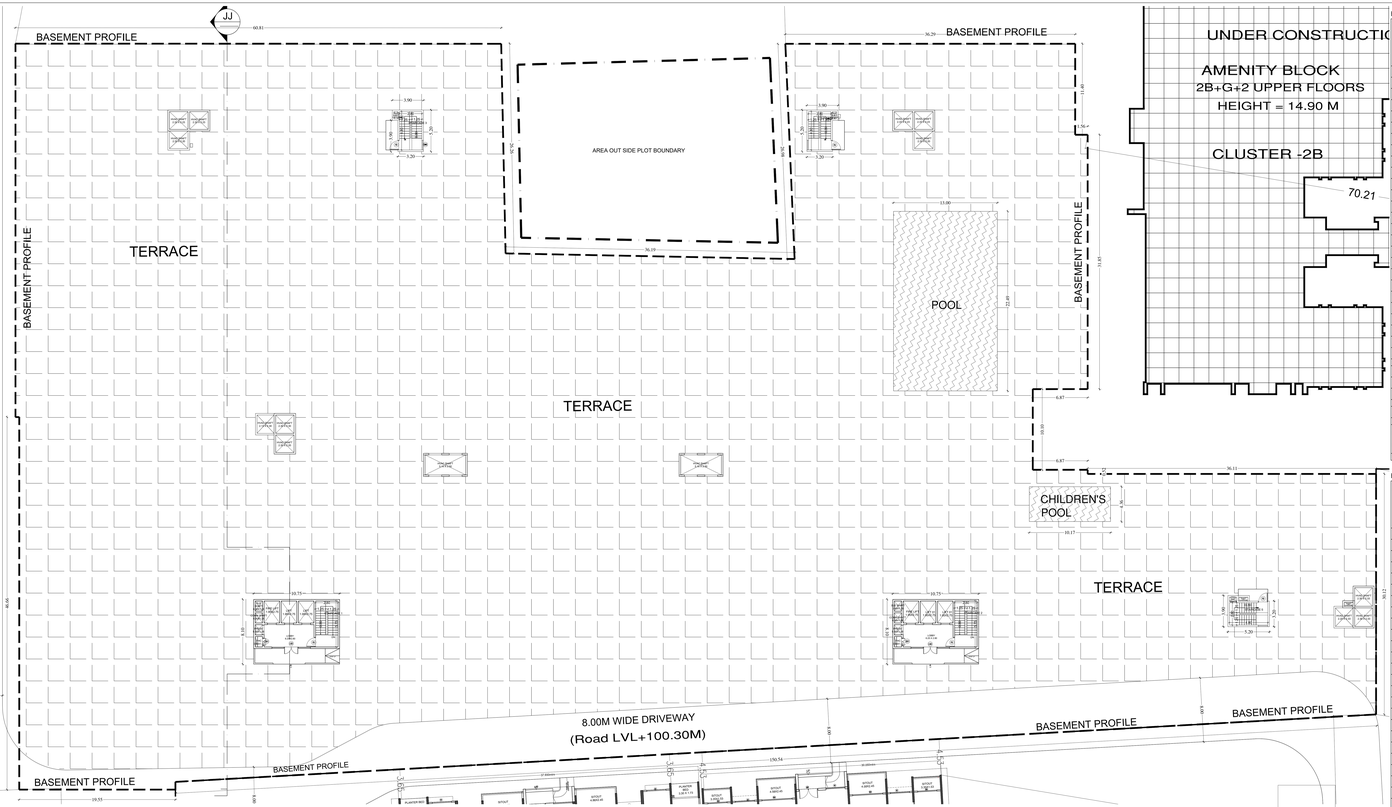
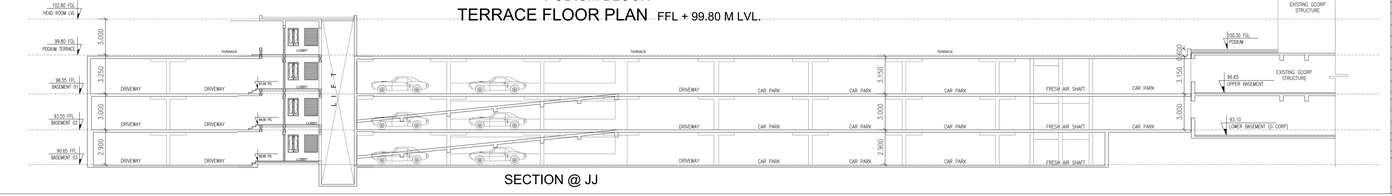


PODIUM BLOCK
TERRACE FLOOR PLAN FFL + 99.80 M LVL.



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Block :TOWER 3 (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Mellage Area	Resi.			
Terrace Floor	61.90	0.00		61.90	39.45	0.00	22.45	0.00	0.00	0.00	0.00	00	
First Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfirth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfourth Floor	743.73	39.65		704.08	32.37	17.70	0.00	0.36	40.85	612.80	612.80	04	
Twentysecond Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentythird Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfourth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyfifth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentysixth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyseventh Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyeighth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Twentyninth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtieth Floor	743.73	39.65		704.08	32.37	17.70	0.00	0.36	40.85	612.80	612.80	04	
Thirtyfirst Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtysecond Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtythird Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyfourth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyfifth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtysixth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyseventh Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyeighth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Thirtyninth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtieth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyfirst Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtysecond Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtythird Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyfourth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyfifth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtysixth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyseventh Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyeighth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourtyninth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fifth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Fourth Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
First Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Second Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
First Floor	743.74	40.80		702.94	32.37	17.70	0.00	0.36	0.00	652.51	652.51	04	
Ground Floor	764.03	33.47		731.56	32.37	17.70	0.00	0.36	34.75	646.24	646.24	04	
Total	23138.61	1255.17		21883.44	1042.92	548.70	22.45	45.55	81.70	20142.12	20142.12	124	
Total Number of Same Blocks	1												
Total:	23138.61	1255.17		21883.44	1042.92	548.70	22.45	45.55	81.70	20142.12	20142.12	124	

Block :TOWER 4 (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Mellage Area	Resi.			
Terrace Floor	61.91	0.00		61.91	39.46	0.00	22.45	0.00	0.00	0.00	0.00	00	
First Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Twentyfirth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Twentyfourth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Twentyfifth Floor	907.74	51.06		856.68	32.37	17.70	0.00	3.85	52.90	749.86	749.86	04	
Twentysixth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Twentyseventh Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Twentyeighth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Twentyninth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtieth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtyfirst Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtysecond Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtythird Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtyfourth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtyfifth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtysixth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtyseventh Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtyeighth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Thirtyninth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtieth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtyfirst Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtysecond Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtythird Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtyfourth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtyfifth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtysixth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtyseventh Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtyeighth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourtyninth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fifth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Fourth Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
First Floor	907.74	52.13		855.61	32.37	17.70	0.00	0.36	0.00	805.18	805.18	04	
Ground Floor	907.74	45.44		867.30	32.37	17.70	0.00	164.35	0.00	682.85	682.85	04	
Total	36371.51	2070.30		34301.21	1334.26	708.00	22.45	178.86	158.70	31898.94	31898.94	160	
Total Number of Same Blocks	1												
Total:	36371.51	2070.30		34301.21	1334.26	708.00	22.45	178.86	158.70	31898.94	31898.94	160	

Block :PODIUM (BASEMENTS)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (other than Tenement)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.		
Basement Floor	460.88	0.00	460.88	86.83	0.00	81.75	266.37	0.00	0.00	0.00	32222.89	82.33	82.33	00
Basement Floor	496.08	11.17	479.41	73.53	32.18	0.00	266.37	0.00	0.00	83.30	82.33	17.50		
Basement Floor	12121.43	77.61	12043.82	73.53	32.18	0.00	450.10	437.40	1151.02	0.00	0.00	0.00		
Basement Floor	12121.34	57.23	12064.11	73.53	32.18	0.00	102.00	326.75	1100.75	0.00	0.00	0.00		
Total Number of Same Blocks	10201.02	36.12	10164.90	73.53	32.18	0.00	102.00	317.02	9640.67	0.00	0.00	0.00		
Total:	35356.36	182.13	35213.23	376.95	128.72	81.75	1238.93	1081.62	10892.44	83.30	82.33	17.50		
Total Number of Same Blocks	1								Total	0.00	0.00	0.00		
Total:	35356.36	182.13	35213.23	376.95	128.72	81.75	1238.93	1081.62	10892.44	83.30	82.33	17.50		

Existing Block Details

Name	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
ExBlockure CLUSTER-1, TOWER-A, OC ISSUED	Residential	Apartment	Building	Highrise	57.70	18	12083.15	21605.01
EXBlockure CLUSTER-2, TOWER-B, OC ISSUED	Residential	Apartment	Building	Highrise	73.45	23	18124.72	32707.51
EXBlockure CLUSTER-3, TOWER-C, D & E, OC ISSUED	Residential	Apartment	Building	Highrise	89.20	28	62695.36	79592.91
EXBlockure CLUSTER-4, TOWER-F, OC ISSUED	Residential	Apartment	Building	Highrise	89.20	28	16391.73	24028.49
EXBlockure CLUSTER-5B, AMENITY BLOCK, UNDER CONSTRUCTION	Residential	Apartment	Building	Bldg upto 15.0 mt. Ht.	14.90	3	2739.02	9529.00
EXBlockure TOWER-G, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	14501.61	15956.96
EXBlockure TOWER-E, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	16702.64	18125.46
EXBlockure TOWER-I, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	89.00	29	19620.75	20102.57
Total:							231447.91	164298.98

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
EXBlockure CLUSTER-1, TOWER-A, OC ISSUED	21605.01	12083.15
EXBlockure CLUSTER-2, TOWER-B, OC ISSUED	32707.51	18124.72
EXBlockure CLUSTER-3, TOWER-C, D & E, OC ISSUED	79592.91	62695.36
EXBlockure CLUSTER-4, TOWER-F, OC ISSUED	24028.49	18391.73
EXBlockure CLUSTER-5B, AMENITY BLOCK, UNDER CONSTRUCTION	9529.00	2739.02
EXBlockure TOWER-G, UNDER CONSTRUCTION	15956.96	14501.61
EXBlockure TOWER-E, UNDER CONSTRUCTION	18125.46	16702.64
EXBlockure TOWER-I, UNDER CONSTRUCTION	20102.57	19620.75
Total:	231447.91	164298.98

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 3 (RESIDENTIAL)	D2	0.85	2.40	36
TOWER 3 (RESIDENTIAL)	D1	0.90	2.40	488
TOWER 3 (RESIDENTIAL)	MD	1.10	2.40	124
TOWER 3 (RESIDENTIAL)	SD2	1.75	2.40	124
TOWER 3 (RESIDENTIAL)	SD1	2.40	2.40	124
TOWER 3 (RESIDENTIAL)	SD4	2.78	2.40	124

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 4 (RESIDENTIAL)	V1	0.75	3.75	160
TOWER 4 (RESIDENTIAL)	W1	2.40	1.20	124

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PODIUM (BASEMENTS)	MD	1.10	2.40	31

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 4 (RESIDENTIAL)	D2	0.85	2.40	176
TOWER 4 (RESIDENTIAL)	D1	0.90	2.40	597
TOWER 4 (RESIDENTIAL)	MD	1.10	2.40	148
TOWER 4 (RESIDENTIAL)	SD2	1.75	2.40	160
TOWER 4 (RESIDENTIAL)	SD1	2.40	2.40	160
TOWER 4 (RESIDENTIAL)	SD3	4.10	2.40	160

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 4 (RESIDENTIAL)	V1	0.75	3.75	160
TOWER 4 (RESIDENTIAL)	W1	2.40	1.20	124

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	Recreational Space	Parking	Resi.			
PODIUM (BASEMENTS)	1	35356.36	182.13	35213.23	376.95	128.72	81.75	1238.93	1081.62	0.00	32222.89	82.33	82.33	00	17.50
TOWER 3 (RESIDENTIAL)	1	23138.61	1255.17	21883.44	1042.92	548.70	22.45	45.55	0.00	81.70	0.00	20142.12	20142.12	124	0.00
TOWER 4 (RESIDENTIAL)	1	36371.51	2070.30	34301.21	1334.26	708.00	22.45	178.86	0.00	158.70	0.00	31898.94	31898.94	160	0.00
Grand Total:	3	94866.48	3507.60	91397.88	2754.13	1385.42	126.65	1463.34	1081.62	240.40	32222.89	52123.39	52123.39	284.00	17.50

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1) The earlier sanctioned Plan vide LP No. BBMP/Ward/RJ/EAST/0070/21-22, dated: 05 - 08 - 2021 and Building Licence stands cancelled automatically.
2) Modified Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT ON KATHA NO. 13/2, SY NO. 47/1(P), 47/2(P), 48/1(P), 48/2(P), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 50/2, 51(P), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(P), 55/6(P), 55/7(P), 55/9(P), 56/1, 56/2(P), 56/3(P), 56/4(P), 58/2, 59/2, 60/1(P) THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 06, BENGALURU EAST TALUK, BENGALURU

a) Consisting of "Tower - 03, G/F + 30 UF (Thirty-upper floor) only
b) Consisting of "Tower - 04, G/F + 30 UF (Thirty-upper floor) only
c) Consisting of "Podium Block, 3BF + Terrace only
3) Modified Sanction is accorded for Residential apartment use only. The use of the building shall not be deviated to any other use.
4. Podium Portion Basement floor area shall not be used for parking and shall be converted for any other purpose.
5) Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the apartment owners.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority to stop the work forthwith and if the same is repeated for the second time, the licence of the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 4(IV (Bye-law No. 3.6) under sub section 1V-B (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5pm.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good order for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22. The structure of the building or structures shall be designed and constructed in accordance with the 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.
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 887 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit (Required e.g capacity installed at site for its re-use / disposal
(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29. The structures with basements shall be designed for structural stability and safety to ensure for actual installation during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
30. Sufficient two wheeler parking shall be provided as per requirement.
31) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
32) The Apartment / Owner / Developer of high-rise building shall conduct two mock 8" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33) 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
34) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
35) The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
36) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit (Required e.g capacity installed at site for its re-use / disposal
(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
37) The structures with basements shall be designed for structural stability and safety to ensure for actual installation during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
38) Sufficient two wheeler parking shall be provided as per requirement.
39) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
40) The Apartment / Owner / Developer of high-rise building shall conduct two mock 8" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
41) 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
42) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
43) The applicant / owner / developer shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
44) In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
45) The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
46) Owner / builder/ GPA holder / developer shall take all precautionary measures 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.
48) All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development plan vide No. BDA/ADM/ LP/ 0070/ 2021-22, dated: 05 - 08 - 2021 and vide No. BDA/ADM/ LP/ 0070/ 2021-22, dated: 05 - 08 - 2021 for the project should be strictly adhered to
49. In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ACCIDENDUM (Housedaag 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 seeking Building Licence / Building Permit. The Applicant / Builder / Owner / Contractor should also submit the details of cess paid in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children 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 prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

ARA ATTARMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/2563/21-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 13/2
Nature of Sanction: MODIFY	City Survey No.: SY NO. 47/1(P), 47/2(P), 48/1(P), 48/2(P), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 50/2, 51(P), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(P), 55/6(P), 55/7(P), 55/9(P), 56/1, 56/2(P), 56/3(P), 56/4(P), 58/2, 59/2, 60/1(P) THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 06, BENGALURU EAST TALUK, BENGALURU
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 13/2,
Building Line Specified as per Z.R: Sarvajna Road	PID No. (As per Khata Extract): KATHA NO. 13/2,
Zone: Yelahanka	Locality / Street of the property: KATHA NO. 13/2, THANISANDRA VILLAGE, THANISANDRA, K R PURAM HOBLI, WARD NO. 06, BENGALURU EAST TALUK,
Ward: Ward-006	
Planning District: 309-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7560.13
Deduction for NetPlot Area	
Surrender Free of Cost	1372.75
Kharabland Area	1719.89
Total	3092.65
NET AREA OF PLOT	(A-Deductions) 4467.51
Deduction for Balance Plot Area	
RVI Area surrendered Free of Cost	1372.75
Amenity Area	3820.75
Kharabland Area	1719.89
Total	6913.40
BALANCE AREA OF PLOT	(A-Deductions) 7086.80
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3543.40
Proposed Coverage Area (21.54 %)	1790.40
Existing coverage area (0.00 %)	8213.06
Total coverage area (21.54 %)	10003.46
Balance coverage area left (28.46 %)	2544.34
FAR CHECK	