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SCALE : 1:100

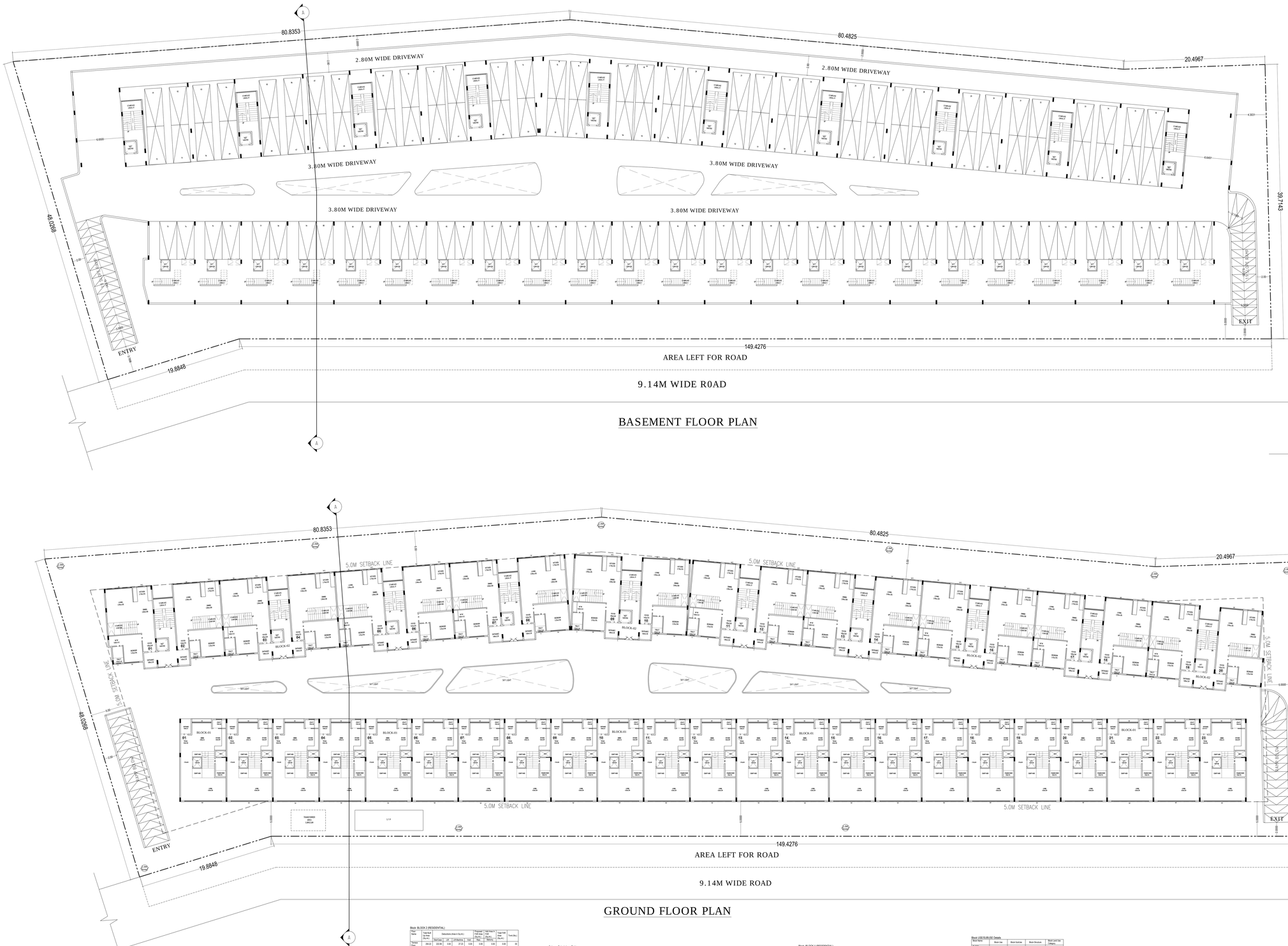
Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No.: PR/220422/4-25	Plot SubUse: Villa	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 54	
Nature of Sanction: NEW	City Survey No.: 00	
Location: RING-III	Khata No. (As per Khata Extract): 702/54	
Building Line Specified as per Z.R: NA	Locality / Street of the property: THUBARAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE	
Zone: Mahadevapura		
Ward: Ward-085		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7539.13
NET AREA OF PLOT	(A-Deductions)	7539.13
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3769.56
Proposed Coverage Area (47.74 %)		3598.52
Achieved Net coverage area (47.74 %)		3598.52
Balance coverage area left (2.26 %)		170.54
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		13193.47
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 (1.75)		13193.47
Residential FAR (58.96%)		11072.84
Proposed FAR Area		11077.42
Achieved Net FAR Area (1.55)		11077.42
Balance FAR Area (0.20)		1516.05
BULT UP AREA CHECK		
Proposed BuiltUp Area		20396.84
Substructure Area Add in BUA (Layout Lvl)		24.76
Achieved BuiltUp Area		20421.60

Approval Date :



Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for:
A).Ground+ 07 Block - BLOCK-1 (RESIDENTIAL) Wing - BLOCK-1 (RESIDENTIAL) Consisting 1 Residential Villa units. B).Ground+ 03 Block - BLOCK-2 (RESIDENTIAL) Wing - BLOCK-2 (RESIDENTIAL) Consisting 20 Villa units.
2.The sanction is accorded for Villa BLOCK-1 (RESIDENTIAL) and Villa BLOCK-2 (RESIDENTIAL) Consisting 21 Residential units only.
3.Car Parking area(not to be plotted) should not be converted for any other purpose.
4.Provision of Fire fighting shall be made as per the capacity of water supply, tankfire and power mains.
5.Height of the building shall not exceed the permissible height prescribed by the competent authority.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of the work.
7.The applicant shall ENSURE all workmen employed on the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall ensure that the building materials shall not be stockpiled on any roads or on drains. The debris shall be removed and transported to nearby dump yard.
9.The applicant shall ensure that the Electrical Wires and Electrical Poles are shifted from the construction activity zones, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide adequate Fire Fighting and Fire Protection arrangements & associated equipment as per KCFR & GMC-B-Code-Annexure-D1-Vol. from the building within the premises.
11.The applicant shall provide a separate room preferably in ER + 1 ER or in the basement for accommodation of sewer disposal which also to make provisions for effluent treatment plant as per CPHEEO Manual.

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 accordance with the safety norms.
13.Permission shall be obtained from forest department for cutting trees before the commencement of work.
14.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on a board and shall be kept in a place of easy accessibility for inspection.
15.If any once / builder contravenes the provisions of Building Bye-laws (in case no-3 to those, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and subsequently his/her/their licence will be suspended / cancelled if he/she/they persist.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per the Karnataka Municipal Corporations Building Bye-laws 2003.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.The owner/builder/developer shall not commence the construction of any building until the plans of structural structural details envisaging the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activities (for this purpose bore well should be used).
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition. Failure to maintain the Rain Water Harvesting Structure in good condition shall attract a fine/ levying a minimum water cess/ penalty mentioned in the Bye-laws 2003.
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India, Indian Standard Specifications and Recommendations of Bureau of Indian Standards (BIS) published by the Bureau of Indian Standards covering the building subject to earthquake.
24.The applicant should provide solar water heaters as per bye- laws.
25.Not Applicable.
26.Facilities for physically handicapped persons prescribed in schedule-III Bye-laws - 21 of Building Bye-laws 2003 shall be provided.
27.The applicant shall provide at least one common toilet in the ground floor for the use of the Security Personnel / Watchmen / Attendants employed in the apartments/ Residential Buildings.
28.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 21,22,23,24,25,26 & 27 are fulfilled to the satisfaction.
29.The applicant shall ensure that no nuisance/smell is caused to the neighbors in the vicinity of construction and that the construction activities shall strictly adhere STIPULATIONS laid down in the "Karnataka Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Rules 2006".

30.Garbage segregating Solid Wastes(Wet, Dry & Sanitary) generated in the premises of the building shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit – if it is placed in premises or shall be given to the Municipal Corporation authorized agencies as per the provisions of 2000 bye-laws and division level as given for Commercial buildings.
31.The structures with basements shall be designed for structural stability and safety to ensure to withstand the pressure of water when the basements are filled with water from the ground level and open structures for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32.Sufficient two wheeler parking shall be provided as per requirement.
33.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise buildings / Residential layouts / Apartments / Commercial Buildings / Institutions.
35.The Owner / Association of high-rise building shall obtain clearance certificate from the Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire safety equipment's and Fire fighting equipment's installed in the premises and shall get the renewal of fire permission issued annual or Two years.
36.The Owner / Association of high-rise building shall get the building inspected by empanelled Structural Engineer every Two years with due inspection regarding structural safety of the building and submit a good and workable condition, and an affidavit to that effect shall be submitted to the concerned authority for renewal of the building licence.
38.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspector every Two years with due inspection regarding working condition of Electrical equipment's and Electrical installation in Bye-Laws. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
39.The Owner / Association of high-rise building shall ensure to conducted Mock Drill – drills in the building once before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
40.The Owner / Developer / Contractor / Professional responsible for supervision of work shall and shall not materially and structurally deviate the construction from the sanctioned plan, without previous permission of the Authority. Any such deviation is liable for action/s as may be taken by the Authority under the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders in force from time to time.
41.The commencement or recommencement of a building shall be recommenced 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 the Authority for inspection of the building for the purpose of ensuring the stability of the building. Violation A. 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. 42.Development charges / Betterment charges / Betterment charges payable to the Authority shall be paid/adjusted and reserve as per Development Plan issued by the Bangalore Development Authority. Development charges / Betterment charges payable to the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
43.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
44.The Applicant / Owner / Developer shall abide by the sustainable construction and demolition waste management as per solid waste management bye-law 2016.
45.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
46.The Applicant / Owner / Developer shall plant one tree for a site measuring 180 Sqm.s or 240 Sqm.s of BBMP jurisdiction and shall ensure to maintain the same till the completion of the project. 50 (in of the FAR area as per Rental in case of Apartment / group Housing / multi-dwelling unit shall be planted and shall be maintained.
48.Owner / builder / CTV Indian / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
49.The applicant shall ensure that no hindrance or inconvenience or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / CTV Indian / developer shall hold BBMP harmless and indemnify BBMP against any such loss or damages.
50.In case of any false statement, misrepresentation of facts or omitting any material fact, the sanction shall be deemed cancelled.
51.In case, building licence for special conditions, if any.
52.Provision of Rainwater harvesting structure is mandatory as per Karnataka vide KCDCR(Amendment) Vide No. UD86LTD2013, dated 31-05-2017.
53.Negotiation at
54.The Applicant / Owner / Contractor and the construction workers working in the construction site with the Plumbers Building and Other Construction workers Welfare Board"should be strictly adhered to.

55.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Notification of the date of first use of Occupancy/Completion Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment with a view to ensure the welfare amenities to the construction workers as per the rules in force.
57.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
58.The Applicant / Owner / Applicant / Builder / Owner / Contractor shall engage a construction worker is his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
59.
1.Accommodation shall be provided for setting up of schools for imparting education to the children of the construction workers in the premises or within a reasonable distance.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department from time to time.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.In case of the above conditions are not complied with the permit issued is liable to be cancelled.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP-01	FLAT	342.62	219.26	1	1
	SHOP-02	FLAT	239.98	219.26	1	
	SHOP-03	FLAT	239.98	219.26	1	
	SHOP-04	FLAT	239.98	219.26	1	
	SHOP-05	FLAT	239.98	219.26	1	
	SHOP-06	FLAT	239.98	219.26	1	
	SHOP-07	FLAT	239.98	219.26	1	
	SHOP-08	FLAT	239.98	219.26	1	
	SHOP-09	FLAT	239.98	219.26	1	
	SHOP-10	FLAT	239.98	219.26	1	
	SHOP-11	FLAT	239.98	219.26	1	
	SHOP-12	FLAT	239.98	219.26	1	
	SHOP-13	FLAT	239.98	219.26	1	
	SHOP-14	FLAT	239.98	219.26	1	
	SHOP-15	FLAT	239.98	219.26	1	
	SHOP-16	FLAT	239.98	219.26	1	
	SHOP-17	FLAT	239.98	219.26	1	
	SHOP-18	FLAT	239.98	219.26	1	
	SHOP-19	FLAT	239.98	219.26	1	20
	SHOP-20	FLAT	239.98	219.26	1	
	SHOP-21	FLAT	239.98	219.26	1	
	SHOP-22	FLAT	239.98	219.26	1	
	SHOP-23	FLAT	239.98	219.26	1	
	SHOP-24	FLAT	239.98	219.26	1	
	SHOP-25	FLAT	239.98	219.26	1	
	SHOP-26	FLAT	239.98	219.26	1	
	SHOP-27	FLAT	239.98	219.26	1	
	SHOP-28	FLAT	239.98	219.26	1	
	SHOP-29	FLAT	239.98	219.26	1	
	SHOP-30	FLAT	239.98	219.26	1	
	SHOP-31	FLAT	239.98	219.26	1	
	SHOP-32	FLAT	239.98	219.26	1	
	SHOP-33	FLAT	239.98	219.26	1	
	SHOP-34	FLAT	239.98	219.26	1	
	SHOP-35	FLAT	242.42	219.26	1	
FIRST FLOOR PLAN	OFFICE-01	FLAT	0.00	0.00	1	
	OFFICE-02	FLAT	0.00	0.00	1	
	OFFICE-03	FLAT	0.00	0.00	1	
	OFFICE-04	FLAT	0.00	0.00	1	
	OFFICE-05	FLAT	0.00	0.00	1	
	OFFICE-06	FLAT	0.00	0.00	1	
	OFFICE-07	FLAT	0.00	0.00	1	
	OFFICE-08	FLAT	0.00	0.00	1	
	OFFICE-09	FLAT	0.00	0.00	1	
	OFFICE-10	FLAT	0.00	0.00	1	
	OFFICE-11	FLAT	0.00	0.00	1	
	OFFICE-12	FLAT	0.00	0.00	1	
	OFFICE-13	FLAT	0.00	0.00	1	
	OFFICE-14	FLAT	0.00	0.00	1	
	OFFICE-15	FLAT	0.00	0.00	1	
	OFFICE-16	FLAT	0.00	0.00	1	
	OFFICE-17	FLAT	0.00	0.00	1	
	OFFICE-18	FLAT	0.00	0.00	1	
	OFFICE-19	FLAT	0.00	0.00	1	
	OFFICE-20	FLAT	0.00	0.00	1	
	OFFICE-21	FLAT	0.00	0.00	1	
	OFFICE-22	FLAT	0.00	0.00	1	
	OFFICE-23	FLAT	0.00	0.00	1	
	OFFICE-24	FLAT	0.00	0.00	1	
	OFFICE-25	FLAT	0.00	0.00	1	
	OFFICE-26	FLAT	0.00	0.00	1	
	OFFICE-27	FLAT	0.00	0.00	1	
	OFFICE-28	FLAT	0.00	0.00	1	
	OFFICE-29	FLAT	0.00	0.00	1	
	OFFICE-30	FLAT	0.00	0.00	1	
	OFFICE-31	FLAT	0.00	0.00	1	
	OFFICE-32	FLAT	0.00	0.00	1	
	OFFICE-33	FLAT	0.00	0.00	1	
	OFFICE-34	FLAT	0.00	0.00	1	
	OFFICE-35	FLAT	0.00	0.00	1	
SECOND FLOOR PLAN	OFFICE-01	FLAT	0.00	0.00	1	
	OFFICE-02	FLAT	0.00	0.00	1	
	OFFICE-03	FLAT	0.00	0.00	1	
	OFFICE-04	FLAT	0.00	0.00	1	
	OFFICE-05	FLAT	0.00	0.00	1	
	OFFICE-06	FLAT	0.00	0.00	1	
	OFFICE-07	FLAT	0.00	0.00	1	
	OFFICE-08	FLAT	0.00	0.00	1	
	OFFICE-09	FLAT	0.00	0.00	1	
	OFFICE-10	FLAT	0.00	0.00	1	
	OFFICE-11	FLAT	0.00	0.00	1	
	OFFICE-12	FLAT	0.00	0.00	1	
	OFFICE-13	FLAT	0.00	0.00	1	
	OFFICE-14	FLAT	0.00	0.00	1	
	OFFICE-15	FLAT	0.00	0.00	1	
	OFFICE-16	FLAT	0.00	0.00	1	
	OFFICE-17	FLAT	0.00	0.00	1	
	OFFICE-18	FLAT	0.00	0.00	1	
	OFFICE-19	FLAT	0.00	0.00	1	
	OFFICE-20	FLAT	0.00	0.00	1	
	OFFICE-21	FLAT	0.00	0.00	1	
	OFFICE-22	FLAT	0.00	0.00	1	
	OFFICE-23	FLAT	0.00	0.00	1	
	OFFICE-24	FLAT	0.00	0.00	1	
	OFFICE-25	FLAT	0.00	0.00	1	
	OFFICE-26	FLAT	0.00	0.00	1	
	OFFICE-27	FLAT	0.00	0.00	1	
	OFFICE-28	FLAT	0.00	0.00	1	
	OFFICE-29	FLAT	0.00	0.00	1	
	OFFICE-30	FLAT	0.00	0.00	1	
	OFFICE-31	FLAT	0.00	0.00	1	
	OFFICE-32	FLAT	0.00	0.00	1	
	OFFICE-33	FLAT	0.00	0.00	1	
	OFFICE-34	FLAT	0.00	0.00	1	
	OFFICE-35	FLAT	0.00	0.00	1	
Total:			8621.84	6944.86	345	20

OHBR/A Table for Block :BLOCK-1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	VILLA-01	FLAT	242.62	219.26	1	1
	VILLA-02	FLAT	239.98	219.26	1	
	VILLA-03	FLAT	239.98	219.26	1	
	VILLA-04	FLAT	239.98	219.26	1	
	VILLA-05	FLAT	239.98	219.26	1	
	VILLA-06	FLAT	239.98	219.26	1	
	VILLA-07	FLAT	239.98	219.26	1	
	VILLA-08	FLAT	239.98	219.26	1	
	VILLA-09	FLAT	239.98	219.26	1	
	VILLA-10	FLAT	239.98	219.26	1	
	VILLA-11	FLAT	239.98	219.26	1	
	VILLA-12	FLAT	239.98	219.26	1	
	VILLA-13	FLAT	239.98	219.26	1	
	VILLA-14	FLAT	239.98	219.26	1	
	VILLA-15	FLAT	239.98	219.26	1	20
	VILLA-16	FLAT	239.98	219.26	1	
	VILLA-17	FLAT	239.98	219.26	1	
	VILLA-18	FLAT	239.98	219.26	1	
	VILLA-19	FLAT	239.98	219.26	1	
	VILLA-20	FLAT	239.98	219.26	1	
	VILLA-21	FLAT	239.98	219.26	1	
FIRST FLOOR PLAN	UPPER VILLA-01	FLAT	239.98	219.26	1	20
	UPPER VILLA-02	FLAT	239.98	219.26	1	
	UPPER VILLA-03	FLAT	239.98	219.26	1	
	UPPER VILLA-04	FLAT	239.98	219.26	1	
	UPPER VILLA-05	FLAT	239.98	219.26	1	
	UPPER VILLA-06	FLAT	239.98	219.26	1	
	UPPER VILLA-07	FLAT	239.98	219.26	1	
	UPPER VILLA-08	FLAT	239.98	219.26	1	
	UPPER VILLA-09	FLAT	239.98	219.26	1	
	UPPER VILLA-10	FLAT	239.98	219.26	1	
	UPPER VILLA-11	FLAT	239.98	219.26	1	
	UPPER VILLA-12	FLAT	239.98	219.26	1	
	UPPER VILLA-13	FLAT	239.98	219.26	1	
	UPPER VILLA-14	FLAT	239.98	219.26	1	
	UPPER VILLA-15	FLAT	239.98	219.26	1	
	UPPER VILLA-16	FLAT	239.98	219.26	1	
	UPPER VILLA-17	FLAT	239.98	219.26	1	
	UPPER VILLA-18	FLAT	239.98	219.26	1	
	UPPER VILLA-19	FLAT	239.98	219.26	1	
	UPPER VILLA-20	FLAT	239.98	219.26	1	
	UPPER VILLA-21	FLAT	239.98	219.26	1	
SECOND FLOOR PLAN	OFFICE-01	FLAT	0.00	0.00	1	
	OFFICE-02	FLAT	0.00	0.00	1	
	OFFICE-03	FLAT	0.00	0.00	1	
	OFFICE-04	FLAT	0.00	0.00	1	
	OFFICE-05	FLAT	0.00	0.00	1	
	OFFICE-06	FLAT	0.00	0.00	1	
	OFFICE-07	FLAT	0.00	0.00	1	
	OFFICE-08	FLAT	0.00	0.00	1	
	OFFICE-09	FLAT	0.00	0.00	1	
	OFFICE-10	FLAT	0.00	0.00	1	
	OFFICE-11	FLAT	0.00	0.00	1	
	OFFICE-12	FLAT	0.00	0.00	1	
	OFFICE-13	FLAT	0.00	0.00	1	
	OFFICE-14	FLAT	0.00	0.00	1	
	OFFICE-15	FLAT	0.00	0.00	1	
	OFFICE-16	FLAT	0.00	0.00	1	
	OFFICE-17	FLAT	0.00	0.00	1	
	OFFICE-18	FLAT	0.00	0.00	1	
	OFFICE-19	FLAT	0.00	0.00	1	
	OFFICE-20	FLAT	0.00	0.00	1	
	OFFICE-21	FLAT	0.00	0.00	1	
	OFFICE-22	FLAT	0.00	0.00	1	
	OFFICE-23	FLAT	0.00	0.00	1	
	OFFICE-24	FLAT	0.00	0.00	1	
	OFFICE-25	FLAT	0.00	0.00	1	
	OFFICE-26	FLAT	0.00	0.00	1	
	OFFICE-27	FLAT	0.00	0.00	1	
	OFFICE-28	FLAT	0.00	0.00	1	
	OFFICE-29	FLAT	0.00	0.00	1	
	OFFICE-30	FLAT	0.00	0.00	1	
	OFFICE-31	FLAT	0.00	0.00	1	
	OFFICE-32	FLAT	0.00	0.00	1	
	OFFICE-33	FLAT	0.00	0.00	1	
	OFFICE-34	FLAT	0.00	0.00	1	
	OFFICE-35	FLAT	0.00	0.00	1	
Total:			8621.84	6944.86	345	20

OHBR/A Table for Block :BLOCK-2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	UPPER VILLA-01	FLAT	242.62	219.26	1	1
	UPPER VILLA-02	FLAT	239.98	219.26	1	
	UPPER VILLA-03	FLAT	239.98	219.26	1	
	UPPER VILLA-04	FLAT	239.98	219.26	1	
	UPPER VILLA-05	FLAT	239.98	219.26	1	
	UPPER VILLA-06	FLAT	239.98	219.26	1	
	UPPER VILLA-07	FLAT	239.98	219.26	1	
	UPPER VILLA-08	FLAT	239.98	219.26	1	
	UPPER VILLA-09	FLAT	239.98	219.26	1	
	UPPER VILLA-10	FLAT	239.98	219.26	1	
	UPPER VILLA-11	FLAT	239.98	219.26	1	
	UPPER VILLA-12	FLAT	239.98	219.26	1	
	UPPER VILLA-13	FLAT	239.98	219.26	1	
	UPPER VILLA-14	FLAT	239.98	219.26	1	
	UPPER VILLA-15	FLAT	239.98	219.26	1	20
	UPPER VILLA-16	FLAT	239.98	219.26	1	
	UPPER VILLA-17	FLAT	239.98	219.26	1	
	UPPER VILLA-18	FLAT	239.98	219.26	1	
	UPPER VILLA-19	FLAT	239.98	219.26	1	
	UPPER VILLA-20	FLAT	239.98	219.26	1	
	UPPER VILLA-21	FLAT	239.98	219.26	1	
FIRST FLOOR PLAN	OFFICE-01	FLAT	242.62	219.26	1	
	OFFICE-02	FLAT	0.00	0.00	1	
	OFFICE-03	FLAT	0.00	0.00	1	
	OFFICE-04	FLAT	0.00	0.00	1	
	OFFICE-05	FLAT	0.00	0.00	1	
	OFFICE-06	FLAT	0.00	0.00	1	
	OFFICE-07	FLAT	0.00	0.00	1	
	OFFICE-08	FLAT	0.00	0.00	1	
	OFFICE-09	FLAT	0.00	0.00	1	
	OFFICE-10	FLAT	0.00	0.00	1	
	OFFICE-11	FLAT	0.00	0.00	1	
	OFFICE-12	FLAT	0.00	0.00	1	
	OFFICE-13	FLAT	0.00	0.00	1	
	OFFICE-14	FLAT	0.00	0.00	1	
	OFFICE-15	FLAT	0.00	0.00	1	
	OFFICE-16	FLAT	0.00	0.00	1	
	OFFICE-17	FLAT	0.00	0.00	1	
	OFFICE-18	FLAT	0.00	0.00	1	
	OFFICE-19	FLAT	0.00	0.00	1	
	OFFICE-20	FLAT	0.00	0.00	1	
	OFFICE-21	FLAT	0.00	0.00	1	
	OFFICE-22	FLAT	0.00	0.00	1	
	OFFICE-23	FLAT	0.00	0.00	1	
	OFFICE-24	FLAT	0.00	0.00	1	
	OFFICE-25	FLAT	0.00	0.00	1	
	OFFICE-26	FLAT	0.00	0.00	1	
	OFFICE-27	FLAT	0.00	0.00	1	
	OFFICE-28	FLAT	0.00	0.00	1	
	OFFICE-29	FLAT	0.00	0.00	1	
	OFFICE-30	FLAT	0.00	0.00	1	
	OFFICE-31	FLAT	0.00	0.00	1	
	OFFICE-32	FLAT	0.00	0.00	1	
	OFFICE-33	FLAT	0.00	0.00	1	
	OFFICE-34	FLAT	0.00	0.00	1	
	OFFICE-35	FLAT	0.00	0.00	1	
SECOND FLOOR PLAN	OFFICE-01	FLAT	0.00	0.00	1	
	OFFICE-02	FLAT	0.00	0.00	1	
	OFFICE-03	FLAT	0.00	0.00	1	
	OFFICE-04	FLAT	0.00	0.00	1	
	OFFICE-05	FLAT	0.00	0.00	1	
	OFFICE-06	FLAT	0.00	0.00	1	
	OFFICE-07	FLAT	0.00	0.00	1	
	OFFICE-08	FLAT	0.00	0.00	1	
	OFFICE-09	FLAT	0.00	0.00	1	
	OFFICE-10	FLAT	0.00	0.00	1	
	OFFICE-11	FLAT	0.00	0.00	1	
	OFFICE-12	FLAT	0.00	0.00	1	
	OFFICE-13	FLAT	0.00	0.00	1	
	OFFICE-14	FLAT	0.00	0.00	1	
	OFFICE-15	FLAT	0.00	0.00	1	
	OFFICE-16	FLAT	0.00	0.00	1	
	OFFICE-17	FLAT	0.00	0.00	1	
	OFFICE-18	FLAT	0.00	0.00	1	
	OFFICE-19	FLAT	0.00	0.00	1	
	OFFICE-20	FLAT	0.00	0.00	1	
	OFFICE-21	FLAT	0.00	0.00	1	
	OFFICE-22	FLAT	0.00	0.00	1	
	OFFICE-23	FLAT	0.00	0.00	1	
	OFFICE-24	FLAT	0.00	0.00	1	
	OFFICE-25	FLAT	0.00	0.00	1	
	OFFICE-26	FLAT	0.00	0.00	1	
	OFFICE-27	FLAT	0.00	0.00	1	
	OFFICE-28	FLAT	0.00	0.00	1	
	OFFICE-29	FLAT	0.00	0.00	1	
	OFFICE-30	FLAT	0.00	0.00	1	
	OFFICE-31	FLAT	0.00	0.00	1	
	OFFICE-32	FLAT	0.00	0.00	1	
	OFFICE-33	FLAT	0.00	0.00	1	
	OFFICE-34	FLAT	0.00	0.00	1	
	OFFICE-35	FLAT	0.00	0.00	1	
Total:			8621.84	6944.86	345	20

Block Wise Table for Block :BLOCK-2 (RESIDENTIAL)

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK-2(RESIDENTIAL)	Residential	Villa	Bldg upto 15.0 mt. Ht.	R
BLOCK-1(RESIDENTIAL)	Residential	Villa	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

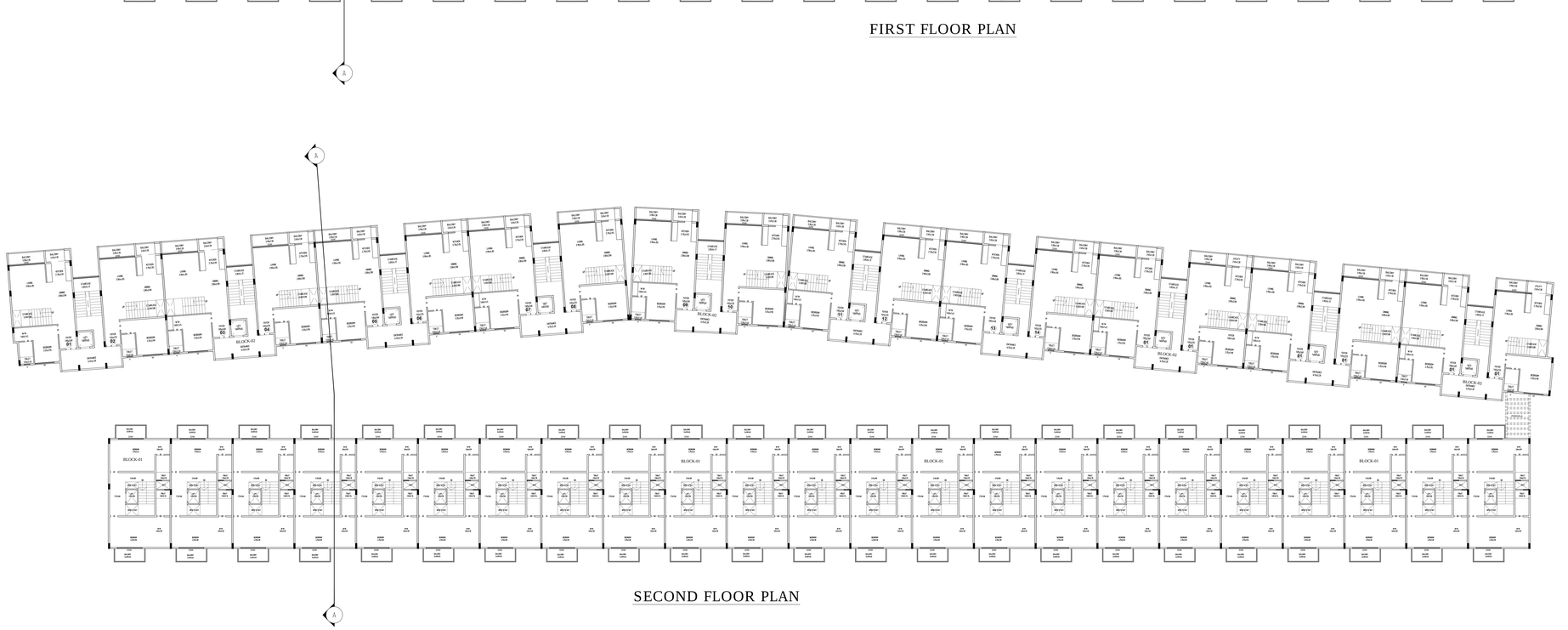
Block Name	Type	SubType	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
BLOCK-2(RESIDENTIAL)	Residential	Villa	200-300 (2ft.)	1	1	2	48
BLOCK-1(RESIDENTIAL)	Residential	Villa	30 - 225	1	1	1	42
						48	90

Parking Check (Table 7b)

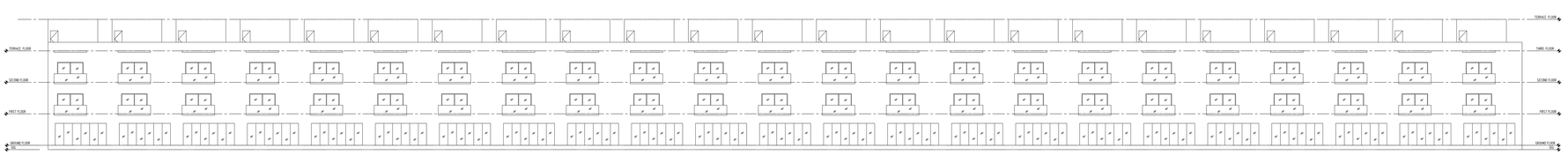
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	48	1662.00	90	3402.75
Visitor Car Parking	5	125.75	0	0.00
Total Car	53	1787.75	90	3402.75
TotalParking	-	1787.75	-	3402.75
Ttlfar Parking	-	-	-	2018.94
Total	-	1787.75	-

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION

Block USE/SUBUSE Details				
Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
BLOCK-01 (RESIDENTIAL)	Residential	Villa	Bldg upto 15 Ft.Ht. Ht.	R
BLOCK-02 (RESIDENTIAL)	Residential	Villa	Bldg upto 15 Ft.Ht. Ht.	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.Mt.)	Units Reqd.	Units Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.
BLOCK (RESIDENTIAL)	Residential	Villa	230.60 - 300.	1	1	2	49	
BLOCK (RESIDENTIAL)	Residential	Villa	85.- 230.	1	1	1	40	
	Total :			-	-	-	89	121

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	89	1335.00	121	1815.00
Visitors Car Parking	9	135.75	9	135.00
Total Car	91	1365.00	121	1950.75
Total Bicycle	-	10.75	-	0.00
Total Parking		1375.75		1815.00
Total		1432.00		2000.00

Add 3(Tenement Details)

Block	No. of Same Blks	Dwelling Units	Deductions (Area in Sq.mt.)						Proposed Tot Area (Sq.mt.)	Add Extra FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Mach.	Void	Parking	Ramp		Resi.	Deficiency	
BLOCK (RESIDENTIAL)	1	1	1338.28	1284.50	151.43	41.40	204.30	75.43	5383.89	5386.87	0.00	5386.87	23
BLOCK (RESIDENTIAL)	1	1	837.29	1166.35	168.92	27.23	187.16	0.00	3815.62	4.58	8010.80	16
Total :	-	2	2175.58	2450.85	320.35	68.63	391.46	75.43	9199.51	5391.45	8010.80	39

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/200424/25		Plot SubUse: Villa
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 54
Nature of Sanction: NEW		City Survey No.: 00
Location: RING-II		Khata No. (As per Khata Extract): 152/54
Building Line Specified as per Z.R: NA		Locality / Street of the property: THUBARAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE
Zone: Mahadevapura		
Ward: Ward-085		
Planning District: 315-Whitefield		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7539.13
NET AREA OF PLOT	(A-Deductions)	7539.13
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3769.56
Proposed Coverage Area (47.74 %)		3598.52
Achieved Net coverage area (47.74 %)		3598.52
Balance coverage area left (2.26 %)		170.54
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		13193.47
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 (1.75)		13193.47
Residential FAR (99.96%)		11677.44
Proposed FAR Area		11677.42
Achieved Net FAR Area (1.55)		11677.42
Balance FAR Area (0.20)		1516.05
BUILT UP AREA CHECK		
Proposed BuiltUp Area		20396.84
Substructure Area Add in BUA (Layout Lvl)		24.76
Achieved BuiltUp Area		20421.60

SCALE : 1:100

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for:
a).Consisting of "Block - BLOCK-1 (RESIDENTIAL) Wing - BLOCK-1.1 (RESIDENTIAL) Consisting o f BASEMENT, GF+2UF and Block - BLOCK-2 (RESIDENTIAL) Wing - BLOCK-2.1 (RESIDENTIAL) Consisting of GF+1UF".
2.The sanction is accorded for Villa BLOCK-1 (RESIDENTIAL) and Villa BLOCK-2 (RESIDENTIAL) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident/ incident as mentioned in the Workmen Compensation Act.
8.The applicant shall not divert any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Elak D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.20 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 sanction shall be liable to be cancelled. The owner / builder shall be prosecuted in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.5) under sub section 9-d (a to ix).
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.
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 for occupancy of the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 15 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.This Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- (e.g capacity installed at site for its re-use / disposal)Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation authorities whenever they are demanded for inspection.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc.,) The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of Fire & Lifts.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Bangalore Authority) of the intention to start work in the form prescribed in Rule 21(a) of KMC Act. Failure to intimate shall attract penal provisions of the Act. Commencement or footing of walls / columns of the foundation. Otherwise the sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority, & around the site.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability or damage to materials/structures/other properties in the adjoining 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.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headways Hoodies) Letter No. LD/95/LET/DE3, dated: 31-08-2013

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
Note
1.Accommodation shall be provided for setting up of schools for imparting education to the children 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.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

UnitBUA Table for Block BLOCK-1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 2UF-01-B	PLAT	152.52	129.64	3	1
	SPLIT 2UF-02-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-03-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-04-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-05-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-06-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-07-B	PLAT	127.71	102.36	3	
	SPLIT 2UF-08-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-09-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-10-B	PLAT	156.05	132.56	3	
	SPLIT 2UF-11-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-12-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-13-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-14-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-15-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-16-B	PLAT	152.52	129.64	3	
	SPLIT 2UF-17-B	PLAT	147.12	122.36	3	
	SPLIT 2UF-18-B	PLAT	152.52	129.64	3	
FIRST FLOOR PLAN	SPLIT 2UF-01-B	PLAT	0.00	0.00	3	1
	SPLIT 2UF-02-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-03-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-04-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-05-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-06-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-07-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-08-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-09-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-10-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-11-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-12-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-13-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-14-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-15-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-16-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-17-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-18-B	PLAT	0.00	0.00	3	
THIRD FLOOR PLAN	SPLIT 2UF-01-B	PLAT	0.00	0.00	3	1
	SPLIT 2UF-02-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-03-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-04-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-05-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-06-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-07-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-08-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-09-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-10-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-11-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-12-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-13-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-14-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-15-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-16-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-17-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-18-B	PLAT	0.00	0.00	3	
SECOND FLOOR PLAN	SPLIT 2UF-01-B	PLAT	0.00	0.00	3	1
	SPLIT 2UF-02-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-03-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-04-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-05-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-06-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-07-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-08-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-09-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-10-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-11-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-12-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-13-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-14-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-15-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-16-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-17-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-18-B	PLAT	0.00	0.00	3	
Total :			5557.44	4564.88	345	23

UnitBUA Table for Block BLOCK-2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 2UF-01-B	PLAT	242.52	219.34	3	1
	SPLIT 2UF-02-B	PLAT	238.86	215.34	3	
	SPLIT 2UF-03-B	PLAT	238.86	215.34	3	
	SPLIT 2UF-04-B	PLAT	238.86	215.34	3	
	SPLIT 2UF-05-B	PLAT	238.86	215.34	3	
	SPLIT 2UF-06-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-07-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-08-B	PLAT	238.86	215.34	3	
	SPLIT 2UF-09-B	PLAT	238.86	215.34	3	
	SPLIT 2UF-10-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-11-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-12-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-13-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-14-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-15-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-16-B	PLAT	256.56	231.34	3	
	SPLIT 2UF-17-B	PLAT	242.52	219.34	3	
	SPLIT 2UF-18-B	PLAT	242.52	219.34	3	
FIRST FLOOR PLAN	SPLIT 2UF-01-B	PLAT	0.00	0.00	3	1
	SPLIT 2UF-02-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-03-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-04-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-05-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-06-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-07-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-08-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-09-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-10-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-11-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-12-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-13-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-14-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-15-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-16-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-17-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-18-B	PLAT	0.00	0.00	3	
SECOND FLOOR PLAN	SPLIT 2UF-01-B	PLAT	0.00	0.00	3	1
	SPLIT 2UF-02-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-03-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-04-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-05-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-06-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-07-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-08-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-09-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-10-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-11-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-12-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-13-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-14-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-15-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-16-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-17-B	PLAT	0.00	0.00	3	
	SPLIT 2UF-18-B	PLAT	0.00	0.00	3	
Total :			5557.44	4564.88	345	23

Block BLOCK-1 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Mach.	Void	Parking	Ramp	Resi.			
Terrace Floor	635.31	660.91	0.00	151.43	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor Plan	2081.16	312.22	151.43	0.00	38.00	0.00	0.00	1338.28	1284.50	1284.50	00
Third Floor Plan	2030.28	312.22	151.43	0.00	38.00	0.00	0.00	1338.28	1284.50	1284.50	00
Second Floor Plan	1764.57	312.22	151.43	0.00	31.00	0.00	0.00	1338.28	1284.50	1284.50	23
Ground Floor Plan	2890.46	312.12	237.23	0.00	0.00	75.43	2083.89	0.00	0.00	0.00	00
Total :	12402.30	1909.69	921.42	151.43	206.00	75.43	2083.89	5383.89	5386.87	5386.87	23
Total Number of Blocks :	1										
Tnmt (No.)	23										

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (RESIDENTIAL)	D2	0.75	2.10	110
BLOCK (RESIDENTIAL)	D1	0.90	2.10	92
BLOCK (RESIDENTIAL)	D1	0.90	2.10	46
BLOCK (RESIDENTIAL)	MD	1.06	2.10	23

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (RESIDENTIAL)	W	1.20	1.20	46
BLOCK (RESIDENTIAL)	W	2.70	1.20	92

Batcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.3 X 3.41 & 0.46 X 3.	13.28	13.28
SECOND FLOOR PLAN	0.3 X 3.41 & 0.46 X 3.	207.28	207.28
Total :			220.56

Block BLOCK-2 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Extra FAR Area (Sq.mt.) Deficiency	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Mach.Void		Void	Parking	Ramp				
Terrace Floor	294.00	229.96	0.00	27.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor Plan	1950.87	312.22	27.23	0.00	32.36	0.00	0.00	1338.28	1166.35	1166.35	00
Third Floor Plan	2031.87	312.22	27.23	0.00	32.40	0.00	0.00	1338.28	1166.35	1166.35	00
Second Floor Plan	1950.87	312.22	27.23	0.00	32.36	0.00	0.00	1338.28	1166.35	1166.35	16
Ground Floor Plan	2890.61	229.96	27.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	9018.20	1596.58	108.92	27.23	97.12	0.00	0.00	4014.84	3499.05	4832.80	16
Total Number of Blocks :	1										
Tnmt (No.)	16										

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (RESIDENTIAL)	D2	0.75	2.10	110
BLOCK (RESIDENTIAL)	D1	0.90	2.10	192
BLOCK (RESIDENTIAL)	MD	1.06	2.10	48
BLOCK (RESIDENTIAL)	MD	1.06	2.10	31

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (RESIDENTIAL)	W	0.60	1.20	38
BLOCK (RESIDENTIAL)	W1	1.00	1.20	20
BLOCK (RESIDENTIAL)	W	1.80	1.20	20
BLOCK (RESIDENTIAL)	W	2.10	1.20	32
BLOCK (RESIDENTIAL)	W	2.40	1.20	20

Batcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	0.3 X 3.41 & 0.46 X 3.	35.28	35.28
	1.5 X 3.41 & 0.46 X 3.	164.44	
	1.5 X 3.41 & 0.46 X 3.	164.44	
FIRST FLOOR PLAN	1.5 X 3.41 & 0.46 X 3.	164.44	174.38
	1.8 X 3.41 & 0.46 X 3.	174.38	
	0.3 X 3.41 & 0.46 X 3.	9.94	
SECOND FLOOR PLAN	0.3 X 3.41 & 0.46 X 3.	9.94	174.72
	1.5 X 3.41 & 0.46 X 3.	164.78	
	0.3 X 3.41 & 0.46 X 3.	9.94	
	1.5 X 3.41 & 0.46 X 3.	164.78	
	0.3 X 3.41 & 0.46 X 3.	9.94	
	1.5 X 3.41 & 0.46 X 3.	164.78	
Total :		853.28	488.38

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Y.SHANKAR (GPA HOLDERS- M/S AASHISH DEVELOPERS, rep by its managing partners- MANISH AMARNATH GARG & G.K.RAJAGOPAL) NO.957, FIRST FLOOR, RAJAPALYA, HOODI, WHITEFIELD MAIN ROAD, MAHADEVAPURA POST , BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
KUMAR R #406, K L RING VIEW APARTMENT, CHOWDESHWARI NAGAR, NEAR SAI BABA TEMPLE, LAGGERE
BCC/BL-3.6/E-0153/23-24

PROJECT TITLE : PROPOSED ROW VILLAS BUILDING AT SURVEY NO-54, KATHA NO-702/54, THUBARAHALLI VILLAGE, VARTHUR HOBLI, WARD NO-85, BANGALORE.

DRAWING TITLE : 1270254615-05-08-202402-48-35$_$ASHISH BUILDERS FINAL NEW 1

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER | ASSISTANT DIRECTOR

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

MAHADEVAPURA

This is system generated report and does not require any signature.

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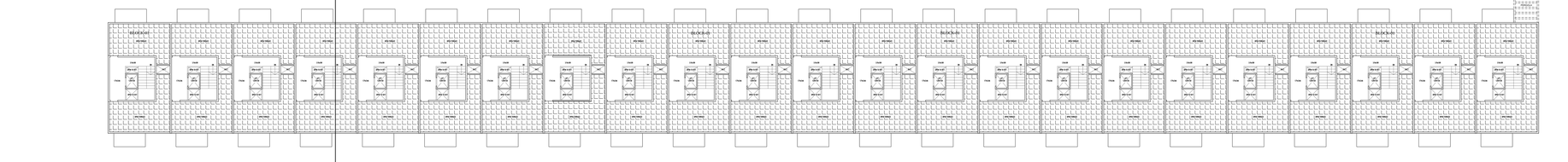
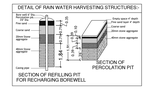
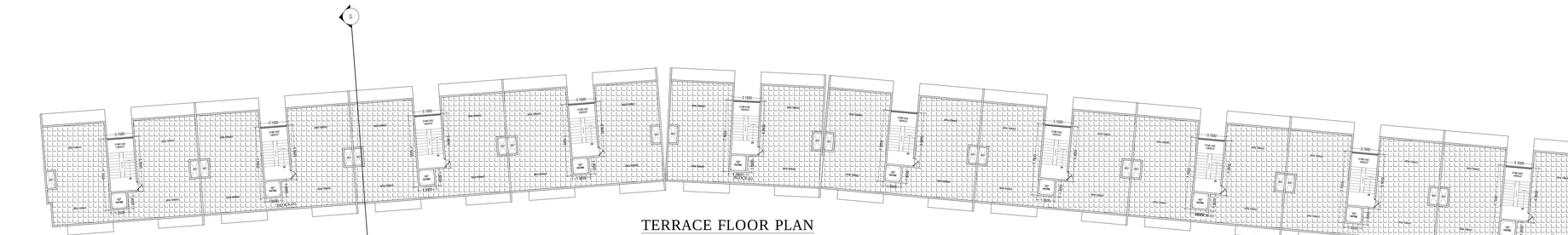
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

THIRD FLOOR PLAN

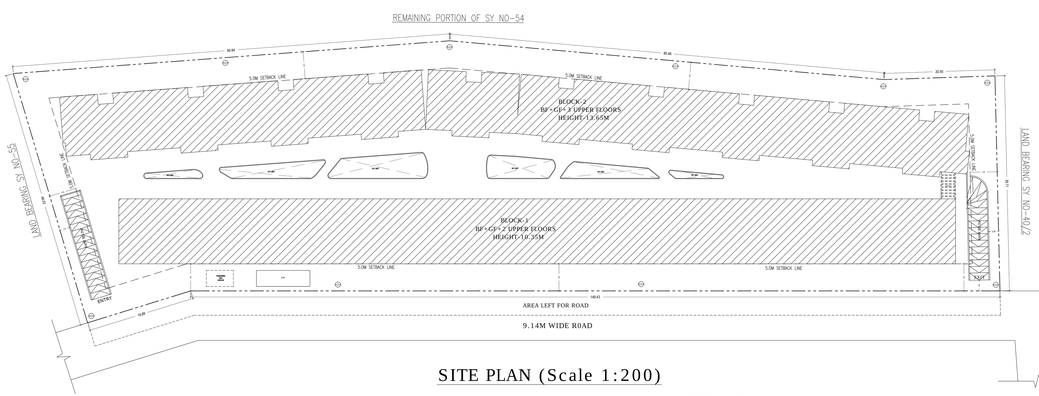


SECOND FLOOR PLAN





TERRACE FLOOR PLAN



SITE PLAN (Scale 1:200)

SECTION -AA

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
BLOCK-1 (RESIDENTIAL)	Residential	Villa	Bldg upto 15.0 mt. Ht.	R
BLOCK-2 (RESIDENTIAL)	Residential	Villa	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block	Type	Subtype	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BLOCK-1 (RESIDENTIAL)	Residential	Villa	200 TO 225 (225-300 - 1 PS)	1	1	2	48	-
BLOCK-2 (RESIDENTIAL)	Residential	Villa	50 - 225	1	1	1	42	-
		Total :					90	127

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	45	1125.00	127	3962.75
Visitor's Car Parking	9	123.75	17	315.25
Total Car	54	1248.75	144	4278.00
Total Parking	-	1248.75	-	4278.00
Other Parking	-	-	-	2019.94
Total	-	1248.75	-	2259.06

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	LIFT	LIFT MACHINE	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.)	ECI Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total No. (No.)
BLOCK (RESIDENTIAL)	1	1298.00	104.40	41.40	204.35	73.45	0.00	992.00	3886.60	0.00	3886.60	23
BLOCK (RESIDENTIAL)	1	8010.25	1166.35	108.80	27.23	97.18	0.00	0.00	6610.62	4.98	6615.60	42
Grand Total:	2	20396.50	2432.65	295.35	69.63	341.46	73.45	1992.00	14972.45	4.98	14977.47	65.00

UnitBUA Table for Block :BLOCK 2 (RESIDENTIAL)

Floor Name	Unit Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	BF+GF+7-FLAT-01	FLAT	241.92	215.34	5	1
	BF+GF+7-FLAT-02	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-03	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-04	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-05	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-06	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-07	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-08	FLAT	157.41	142.00	4	
	BF+GF+7-FLAT-09	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-10	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-11	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-12	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-13	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-14	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-15	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-16	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-17	FLAT	157.41	142.00	4	
	BF+GF+7-FLAT-18	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-19	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-20	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-21	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-22	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-23	FLAT	157.41	142.00	4	
FIRST FLOOR PLAN	BF+GF+7-FLAT-01	FLAT	0.00	0.00	5	1
	BF+GF+7-FLAT-02	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-03	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-04	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-05	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-06	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-07	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-08	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-09	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-10	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-11	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-12	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-13	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-14	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-15	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-16	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-17	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-18	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-19	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-20	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-21	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-22	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-23	FLAT	0.00	0.00	5	
THIRD FLOOR PLAN	BF+GF+7-FLAT-01	FLAT	0.00	0.00	5	1
	BF+GF+7-FLAT-02	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-03	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-04	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-05	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-06	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-07	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-08	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-09	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-10	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-11	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-12	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-13	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-14	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-15	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-16	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-17	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-18	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-19	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-20	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-21	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-22	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-23	FLAT	0.00	0.00	5	
SECOND FLOOR PLAN	BF+GF+7-FLAT-01	FLAT	0.00	0.00	5	1
	BF+GF+7-FLAT-02	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-03	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-04	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-05	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-06	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-07	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-08	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-09	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-10	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-11	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-12	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-13	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-14	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-15	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-16	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-17	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-18	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-19	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-20	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-21	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-22	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-23	FLAT	0.00	0.00	5	
Total:	-	-	5571.94	5164.36	345	23

UnitBUA Table for Block :BLOCK 1 (RESIDENTIAL)

Floor Name	Unit Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	BF+GF+7-FLAT-01	FLAT	241.92	215.34	5	1
	BF+GF+7-FLAT-02	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-03	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-04	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-05	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-06	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-07	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-08	FLAT	157.41	142.00	4	
	BF+GF+7-FLAT-09	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-10	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-11	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-12	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-13	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-14	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-15	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-16	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-17	FLAT	157.41	142.00	4	
	BF+GF+7-FLAT-18	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-19	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-20	FLAT	155.88	140.19	4	
	BF+GF+7-FLAT-21	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-22	FLAT	155.01	140.19	4	
	BF+GF+7-FLAT-23	FLAT	157.41	142.00	4	
FIRST FLOOR PLAN	BF+GF+7-FLAT-01	FLAT	0.00	0.00	5	1
	BF+GF+7-FLAT-02	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-03	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-04	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-05	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-06	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-07	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-08	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-09	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-10	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-11	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-12	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-13	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-14	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-15	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-16	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-17	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-18	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-19	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-20	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-21	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-22	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-23	FLAT	0.00	0.00	5	
SECOND FLOOR PLAN	BF+GF+7-FLAT-01	FLAT	0.00	0.00	5	1
	BF+GF+7-FLAT-02	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-03	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-04	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-05	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-06	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-07	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-08	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-09	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-10	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-11	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-12	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-13	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-14	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-15	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-16	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-17	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-18	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-19	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-20	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-21	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-22	FLAT	0.00	0.00	5	
	BF+GF+7-FLAT-23	FLAT	0.00	0.00	5	
Total:	-	-	5571.94	5164.36	345	23

Color Notes

COLOR INDEX

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

SCALE : 1:100

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/200424/25		Plot SubUse: Villa
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 54
Nature of Sanction: NEW		City Survey No.: 00
Location: RING-III		Khata No. (As per Khata Extract): 702/54
Building Line Specified as per Z.R: NA		Locality / Street of the property: THUBARAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE
Zone: Mahadevapura		
Ward: Ward-085		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7539.13
NET AREA OF PLOT	(A-Deductions)	7539.13
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3769.56
Proposed Coverage Area (47.74 %)		3598.50
Achieved Net coverage area (47.74 %)		3598.50
Balance coverage area left (2.26 %)		170.54
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		13193.47
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 (1.75)		13193.47
Residential FAR (99.96%)		11677.44
Proposed FAR Area		11677.42
Achieved Net FAR Area (1.55)		11677.42
Balance FAR Area (0.20)		1516.05
BUILT UP AREA CHECK		
Proposed BuiltUp Area		20396.84
Substructure Area Add in BUA (Layout Lvl)		24.76
Achieved BuiltUp Area		20421.60

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for:
A.RESIDENTIAL(R-2)-BLOCK-1 (RESIDENTIAL) Wing - BLOCK-1-(RESIDENTIAL) Consisting o /BASEMENT + 07 - 07 and Block - BLOCK-2 (RESIDENTIAL) Wing - BLOCK-2-(RESIDENTIAL) Consisting of /BF+GF+07
2.The sanction is accorded for Villa BLOCK-1 (RESIDENTIAL) and Villa BLOCK-2 (RESIDENTIAL) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Distt.D) code leaving 3.05 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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 board and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section 5-6 (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.The foundation and plinth 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.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum capacity as mentioned in the approved plan.
23.The building shall be constructed structurally strong as per the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit------ kg capacity Composter for Bio waste is proposed (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation officials or Fire Force Department every year. Failure to do so will attract penal action.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installations / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner is about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years and if such building is not completed or the work is discontinued for a period of one year shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The Applicant / Owner / Developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of workmen and general public during construction.
46.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.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Amendment) 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 issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
Note :
1.Accommodation shall be provided for setting up of schools for imparting education to the children 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 Officer concerned.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Y.SHANKAR (GPA HOLDERS- M/S AASHISH DEVELOPERS, rep by its managing partners- MANISH AMARNATH GARG & G.K.RAJAGOPAL) NO.967, FIRST FLOOR, RAJAPALYA, HOODI, WHITEFIELD MAIN ROAD, MAHADEVAPURA POST , BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
KUMAR R #406, K L RING VIEW APARTMENT, CHOWDESHWARI NAGAR, NEAR SAI BABA TEMPLE, LAGGERE
BCCL/BL-3.6/E-0153/23-24

PROJECT TITLE : PROPOSED ROW VILLAS BUILDING AT SURVEY NO-54, KATHA NO-702/54, THUBARAHALLI VILLAGE, VARTHUR HOBLI, WARD NO-85, BANGALORE,

DRAWING TITLE : 1270254615-05-08-202402-48-35$_$ASHISH BUILDERS FINAL NEW 1

SHEET NO : 3

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER

ASSISTANT DIRECTOR

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

MAHADEVAPURA

This is system generated report and does not require any signature.

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Block BLOCK 2 (RESIDENTIAL)												
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	LIFT	LIFT MACHINE	Void	Ramp	Parking				
Terrace Floor	439.31	000.00	0.00	41.40	0.00	0.00	0.00	0.00	0.00	00	
Stilt Floor	2001.18	151.42	41.40	0.00	66.63	0.00	0.00	1951.75	1951.75	00	
Typical Floor	2035.35	151.42	41.40	0.00	66.63	0.00	0.00	1746.84	1746.84	00	
Total Typical Floor	14242.5	1061.00	289.80	0.00	466.41	0.00	0.00	12229.25	12229.25	23	
Total Built Up Area	16683.46	2212.12	372.60	0.00	533.04	73.45	0.00	14927.84	0.00	0.00	00
Total FAR Area	13886.58	1366.35	108.80	27.23	97.18	0.00	0.00	11677.42	11677.42	23	
Number of Same Blocks	1										
Total	13886.58	1366.35	108.80	27.23	97.18	0.00	0.00	11677.42	11677.42	23	

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (RESIDENTIAL)	SD	0.75	2.10	120
BLOCK (RESIDENTIAL)	D1	0.90	2.10	192
BLOCK (RESIDENTIAL)	MD	1.00	2.10	38
BLOCK (RESIDENTIAL)	MD	1.06	2.10	31

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (RESIDENTIAL)	W	1.00	1.20	46
BLOCK (RESIDENTIAL)	W1	1.50	1.20	20
BLOCK (RESIDENTIAL)	W	1.80	1.20	20
BLOCK (RESIDENTIAL)	W	2.10	1.20	32
BLOCK (RESIDENTIAL)	W	2.40	1.20	20

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
TERRACE FLOOR PLAN	1 X 0.1 X 8 X 4 X 1	3.20	3.20
	1 X 0.45 X 1 X 1	0.45	
	1 X 0.6 X 1 X 1	0.60	
THIRD FLOOR PLAN	1 X 0.1 X 8 X 4 X 1	3.20	170.20
	1 X 0.45 X 1 X 1	0.45	
	1 X 0.6 X 1