Approval Condition:

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

1.Sanction is accorded for the Residential Building plan at 18/1 , 18/1

Doddanekkundi Main Road, Doddanekundi, K R Puram Hobli, Bangalore - 560037, Bangalore

,to Consist of 2Basement + 1Ground + 11 UF only

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

3.The FAR area reserved for car parking shall not be converted for any other purpose.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of other structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained, if it

the site above 21Ft Sqm.

6.The construction or erection of the building should be completed before the expiry of the years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

7.Drainage, water supply, telephone cables, cubicles of ground level for postal services & space for stamping in the entrance shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident/ untoward incidents arising during the time of construction.

10.The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant shall not be permitted from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub) Rr.code leaving 3.00 mts. from the building within the premises.

13. 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 32(a).

14.The applicant shall maintain during construction such barricadings as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in the street & public place.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant Engineer / Supervisor will be informed by the Authority in the first instance, warned in the matter and if contravention is continued the registration if the same is

repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the bylaws and other conditions as stipulated in the Rule 32 of KTCP Act 1961 and Bye-laws 2003 (Rule 32).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Competent Authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & Complied with Seismic resistant features as per IS:1893 "Seismic Resistant Design" (fifth revision) published by the Bureau of Indian Standards making the building resistant to earthquake.

22.Buildings have to be designed by

Structural Engineer based on SSC, water table and

other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4A" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per building bye laws.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work

earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (applicable to Apartments having minimal units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basements shall be designed for structural stability and safety to ensure for non-disturbance to the adjacent properties during excavation for basements. The safety measures 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. The provisions shall be strictly complied with by the owner / builder.

29.The Owner / Association of the high-rise building shall conduct two mock â€" drills in the building , one before the onset of

summer and another during the summer and assure complete safety in respect of fire hazards.

30.

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.The building / other workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the role involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate the Competent Authority regarding the commencement of work or fresh plan has to be prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A1/BCP/Ph.03, Dated: 25-09-2015 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

34.The Applicant / Owners / Developers shall ensure for the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code, 2007 (ECBC).

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. If the Plan sanction is obtained by misrepresentation or fraud, the sanction is liable to be void. If fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

42.The Applicant / Owner / Developer shall abide by the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

43.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

44.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

45.The Applicant / Owner / Developer shall take adequate precautionary measure to ensure the safety of pedestrails involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life occurs during the construction activities or any damages to the adjacent properties or to the public property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceedings Number Lec. 1(256)LET/2013, dated: 01-04-2013) :

1.Name Board of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" Registration Number.

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 should be displayed in the site. The Applicant / Builder / Owner / Contractor shall also get enrolled 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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in he site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDOZE (BUILDING)	D8	3.75	2.25	118
GRANDOZE (BUILDING)	D3	0.90	2.25	309
GRANDOZE (BUILDING)	WD1	0.85	2.25	01
GRANDOZE (BUILDING)	D5	0.98	2.25	117
GRANDOZE (BUILDING)	GD13	0.99	2.25	01
GRANDOZE (BUILDING)	D4	1.00	2.25	118
GRANDOZE (BUILDING)	D2	1.00	2.25	296
GRANDOZE (BUILDING)	SD12	1.00	2.25	39
GRANDOZE (BUILDING)	D11	1.10	2.25	124
GRANDOZE (BUILDING)	D	1.25	2.25	123
GRANDOZE (BUILDING)	SD11	1.50	2.25	59
GRANDOZE (BUILDING)	SD10	1.54	2.25	57
GRANDOZE (BUILDING)	GD1	1.80	2.25	03
GRANDOZE (BUILDING)	SD8	1.85	2.10	92
GRANDOZE (BUILDING)	SD9	1.85	2.40	67
GRANDOZE (BUILDING)	GD5	1.90	2.25	10
GRANDOZE (BUILDING)	SD7	2.10	2.10	39
GRANDOZE (BUILDING)	SD4	2.33	2.10	95
GRANDOZE (BUILDING)	SD2	3.10	2.10	19
GRANDOZE (BUILDING)	GLD6	4.60	2.25	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDOZE (BUILDING)	W1	1.80	1.50	01

Block :GRANDUS (BUILDING)

Floor Name	Gross Deduct Area	Deductions (Areas in Sq.mts.)							Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenant Area (No.)	Carpet Area Under Tenament
		Total Deductions (Sq.mts.)	Total Built Up Area (Sq.mts.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	121.94	17.23	104.71	72.13	0.00	32.58	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Eleventh Floor	2169.85	171.10	1998.35	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1844.48	1844.48	21	0.00
Tenth Floor	2280.46	176.19	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Ninth Floor	2280.46	176.19	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Eighth Floor	2280.87	176.20	2102.67	94.25	49.91	0.00	0.00	0.00	0.00	0.00	1958.51	1958.51	23	0.00
Seventh Floor	2280.46	177.83	2102.63	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1958.76	1958.76	23	0.00
Sixth Floor	2280.46	177.83	2102.63	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1958.76	1958.76	23	0.00
Fifth Floor	2481.98	210.54	2271.44	93.95	49.91	0.00	0.00	0.00	0.00	0.00	2127.58	2127.58	23	0.00
Fourth Floor	2304.16	178.24	2125.92	93.95	49.91	0.00	0.00	0.00	0.00	0.00	1982.06	1982.06	23	0.00
Third Floor	2280.46	178.25	2102.21	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1958.34	1958.34	23	0.00
First Floor	2112.75	342.95	1769.80	97.74	49.90	0.00	0.00	0.00	0.00	0.00	1622.16	1622.16	19	0.00
Ground Floor	1845.17	345.49	1453.88	89.76	49.90	0.00	0.00	0.00	24.38	0.00	1239.82	1239.82	10	134.37
Upper Basement	1628.13	70.22	1557.91	88.20	49.47	0.00	111.29	0.00	0.00	0.00	1279.95	1279.95	06	642.23
Lower Basement	6393.75	6.73	6349.02	53.98	49.45	0.00	0.00	0.00	0.00	0.00	3900.87	3900.87	0.00	0.00
Total Basement	4907.93	0.00	4901.95	48.64	49.47	0.00	0.00	0.00	307.64	4436.20	0.00	0.00	00	0.00
Total :	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240	796.60
Number of Same Blocks	1													
Total :	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240	796.60

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDOZE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mts.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
GRANDOZE (BUILDING)	Residential	Apartment	0 - 30	2	-	-	57.5	-
			30 - 225	1	-	1	125	-
	Total :			-	-	-	182.5	301

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	182	2916.25	301	4136.75
Visitor's Car Parking	19	261.25	0	0.00
Total Car	201	3177.50	301	4136.75
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	0	2196.00
Total :		3438.75		11378.18

FAR &Tenement Details

Block	No. of Same Blks	Gross Deduct Area	Deductions From Gross Area(Sq.mts.)	Total Built Up Area (Sq.mts.)	Deductions (Areas in Sq.mts.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant Area (No.)	Carpet Area Under Ram Tenament
			Total Deductions (Sq.mts.)		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.				
GRANDOZE (BUILDING)	1	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240	796.60
Grand Total :	1	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240.00	796.60

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

GRANDOZE (BUILDING)

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Authority: BBMP

Plot Number: 18/1/18/2/3/4,25

Nature of Sanction: NEW

Location: RING-III

Building Line Specified as per Z.R.: NA

Zone: Mahadevapura

Ward: Ward-089

Planning District: 219-Whitefield

AREA DETAILS:

AREA OF PLOT (Minimum)

Deduction for NetPlot Area

Surrender Free of Cost

Total

NET AREA OF PLOT

COVERAGE CHECK

Permissible Coverage area (60.00 %)

Proposed Coverage Area (19.8 %)

Achieved Net coverage area (19.8 %)

Balance coverage area left (39.2 %)

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)

Additional F.A.R within Ring I and II (for amenities purpose) (AP -)

Allowable TDR Area (60% of Perm.FAR)

Premium FAR for Plot within Impact Zone (-)

Total Perm. FAR area (2.25)

Residential FAR (100.00%)

Proposed FAR Area

Achieved Net FAR Area (1.96)

Balance FAR Area (0.29)

BUILT UP AREA CHECK

Proposed BuiltUp Area

Achieved BuiltUp Area

	SCALE : 1:150
	AREA STATEMENT (BBMP)
	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2018
	Plot Use: Residential
	Plot SubUse: Apartment
	Land Use Zone: Residential (Main)
	Plot/Sub Plot No.: 18/1
	PID No. (As per Khata Extract): 189-1
	Khata No. (As per Khata Extract): 18/1
	Locality / Street of the property: 18/1 Doddanekundi Main Road, Doddanekundi, K R Puram Hobli, Bangalore - 560037
	10.00M
	12.10M
	10.20M
	12.00M
	12.00M
	37152.28
	2616.45
	35089.83
	35089.83
	1.96
	0.29
	37152.28
	35089.83

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. GRANDUS INFRA PROJECTS PRIVATE LIMITED Rep By its Director Mr. MANJUNATHA REDDY (GPA Holder)

MUNI REDDY and N.MANIKYNA REDDY (GPA Holder) #112, Sri Hari Nivas, Near Post Office, Doddenekkundi, Bangalore North - 560037

ARCHITECT/ENGINEER SIGNATURE

Chief S.Tej.Sh.,Bhuleru nilaya, 2nd main road, kalyananagar, No.26, Bhuleru nilaya, 2nd main road, kalyananagar, BCC/BL-3.5/E-3672/2012-13

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT 18/1 DODDANEKKUNDI MAIN ROAD, DODDANEKUNDI, K R PURAM HOBLI, BANGALORE - 560037

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	JOINT DIRECTOR

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

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

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

SITE PLAN

SCALE 1:150

FERNS PARADISE LAYOUT

SY.NO 18/4

SY.NO 18/3

SY.NO.14

SY.NO.17

SY.NO 47 ZONASHA PARADISO

PVT PROPERTY

FUTURE DEVELOPMENT

PROPOSED APARTMENT BUILDING CONSISTING OF 2 BASEMENT + GF + 11 FLOORS HEIGHT = 36.80M

PROPOSED APARTMENT BUILDING CONSISTING OF 2 BASEMENT + GF + 11 FLOORS HEIGHT = 36.80 M

PROPOSED ROAD 15.0M WIDE (AS PER RMP 2015) ROAD WIDENING AREA = 672.85 SQM

SITE BOUNDARY

BASEMENT PROFILE

12.0M SETBACK LINE

8M FIRE DRIVEWAY

TRANSFORMER YARD

FIRE CONTROL ROOM 4.0X4.0M

STP BELOW

RAINWATER HARVESTING PIT

OPEN TO SKY

RWH

SOLAR PANEL

ENTRY / EXIT

10.20m WIDE ROAD

12.10 M WIDE ROAD

TO KUNDANAHALLI

PARK

SITE BOUNDARY

229.0

240.80

41.34

17.0

17.96

17.97

11.60

18.15

13.96

14.61

15.0

12.0

14.89

14.87

14.60

14.62

14.81

6.00

6.08

12.30

12.16

12.68

12.00

12.12

12.63

6.79

6.12

6.00

N

Powered by Bhoomi Rekha Technologies Pvt Ltd

Approval Condition:

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1 (1)The sanction is for the Residential Building plan at 18/1, 18/1
Doddanekkundi Main Road, Doddanekundi, K R Puram Hobli, Bangalore - 560037, Bangalore.

a) Consist of 2Basement + 1Ground + 11 UF only
2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3 (1)78 Car shall be reserved for car parking shall not be converted for any other purpose.
4 License and approved plans shall be posted in a conspicuous place of the licensed premises. The said plans and the rules & bye laws shall be made available for inspection by the occupiers.
5 A frame and displayed and they shall be made available during inspections.
6 On completion of foundation or footings before erection of walls on the foundation and in the case of R.C.C. framed structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
7 The site above 371 Sqm.
8 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.
9 Necessary tools for running trenches cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
10 The owner/developer shall maintain sanitary toilets for the use of construction workers and it should be demolished after the construction.
11 The applicant shall INSURE all workmen involved in the construction work against any accident during the construction work, with the Insurance Company.
12 The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
13 . 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.

14 The applicant shall provide a space for locating the distribution transformers & associated equipments as per Bye-law No. 32(a) of building rules 2003 in the site for the BESCOM authorities.
15 . The applicant shall provide a separate room preferably 4.50 x 3.50 in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

16 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.
17) Permission shall be obtained from forest department / section for cutting trees before the commencement of work.
18 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 writing and if contravention continues thereafter the registration if the same is
liquated for the first time.
19 Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Bye-law No.32(b) of building rules 2003 in the matter of safety in the site.
20 The building shall be constructed under the supervision of a registered structural engineer.
21 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22 The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition as per the Bye-law No.32(c) and shall ensure the supply or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
23 The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per the latest seismic zone factor applicable to the area in which the city is in IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24 Buildings have to be designed by
earthquake resistant design based on SBC, water table and
other criteria foundation and building shall be designed to ensure structural stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural
engineer.
25 The applicant should provide solar water heaters as per bye- 17 of Bye-law No. 29 for the
building.
26 Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 44" 37) of Building bye-laws 2003 and Government orders time to time shall be ensured.

27) 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 by the differently abled persons wheelchairs as per building rules.
28 The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 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 installed at site for its disposal. The applicant should provide a minimum potential units of 20 cbm 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 temporary and permanent lateral support to the surrounding land and building and for safe retaining 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.
31) Two-wheeler parking shall be provided as per the building bye-law.
32) The Owner / Association of the high rise building shall conduct two mock â€" trials in the building in coordination with the
summer and another during the summer and assure complete safety in respect of fire hazards.
33)
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 The construction workers shall be furnished by the builder / contractor to the Labour Department a return in Form-
3 Employment of child labour in the construction activities strictly prohibited.
4 Obtaining NOC from the Labour Department before commencing the construction work is a must.

31 The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plans without prior permission in writing of the authority. They shall explain to the owner about the role involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32 The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33 The Applicant should follow the instruction of BWSSB specified in the DC letter No. BWSSB/ACE/2019-20, Dated: 23.09.2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs.
34 The Applicant shall INSURE all workmen employed by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36 The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as per thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37 The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code, 2018 (KECBC).
38 If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

41 BBMP will not be responsible for any dispute that may arise in respect of property in question. Further, in case of any false information / misrepresentation of facts, the plan shall be liable to be fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
42) The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44 The permission is issued based on information submitted by the applicant. This authority is not responsible for the correctness of the information furnished.
45) The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46 The applicant / Owner / Builder should take adequate precautionary measure to ensure the safety of personnels involved in the construction activities.
47 Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold responsible for the same. Action will be initiated as per the Law in force from time to time.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housebag) Hoodikal Letter No. LD/95LET/2013, dated: 01-04-2013 :

1 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 registered.
2 The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time 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 I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDIZ (BUILDING)	D8	0.75	2.25	118
GRANDIZ (BUILDING)	D3	0.90	2.25	309
GRANDIZ (BUILDING)	WD1	0.85	2.25	01
GRANDIZ (BUILDING)	D5	0.98	2.25	117
GRANDIZ (BUILDING)	GD13	0.99	2.25	01
GRANDIZ (BUILDING)	D6	1.00	2.25	118
GRANDIZ (BUILDING)	D2	1.00	2.25	296
GRANDIZ (BUILDING)	SD12	1.00	2.25	09
GRANDIZ (BUILDING)	D11	1.10	2.25	124
GRANDIZ (BUILDING)	D	1.25	2.25	123
GRANDIZ (BUILDING)	SD11	1.50	2.25	09
GRANDIZ (BUILDING)	SD10	1.54	2.25	57
GRANDIZ (BUILDING)	GD1	1.80	2.25	03
GRANDIZ (BUILDING)	SD8	1.85	2.10	92
GRANDIZ (BUILDING)	SD9	1.85	2.40	67
GRANDIZ (BUILDING)	GD5	1.90	2.25	10
GRANDIZ (BUILDING)	SD7	2.10	2.10	09
GRANDIZ (BUILDING)	SD4	2.33	2.10	90
GRANDIZ (BUILDING)	SD2	3.10	2.10	19
GRANDIZ (BUILDING)	GLS6	4.60	2.25	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDIZ (BUILDING)	W1	1.80	1.50	01

Block :GRANDIUS (BUILDING)

Floor Name	Category of Building	Deductions (Area in Sq.mts.) Deductions (Area in Sq.mts.)		Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tnmt (No.)	Carpet Area (Sq.mts.) For Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.					
Terrace Floor	Residential	121.94	17.23	104.71	73.13	0.00	32.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eleventh Floor	Residential	2169.65	171.10	1998.55	93.56	49.91	0.00	0.00	0.00	0.00	1844.08	1844.08	21	0.00
Tenth Floor	Residential	2280.46	176.10	2102.36	94.24	49.91	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Ninth Floor	Residential	2280.46	176.10	2102.36	94.24	49.91	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Eighth Floor	Residential	2280.87	176.20	2102.67	94.25	49.91	0.00	0.00	0.00	0.00	1958.51	1958.51	23	0.00
Seventh Floor	Residential	2280.46	177.82	2102.63	93.56	49.91	0.00	0.00	0.00	0.00	1958.77	1958.77	23	0.00
Sixth Floor	Residential	2280.46	177.82	2102.63	93.56	49.91	0.00	0.00	0.00	0.00	1958.76	1958.76	23	0.00
Fifth Floor	Residential	2481.98	210.64	2271.44	93.56	49.91	0.00	0.00	0.00	0.00	2127.98	2127.98	23	0.00
Fourth Floor	Residential	2304.16	178.24	2125.92	93.56	49.91	0.00	0.00	0.00	0.00	1982.06	1982.06	23	0.00
Third Floor	Residential	2280.46	178.25	2102.21	93.56	49.91	0.00	0.00	0.00	0.00	1958.34	1958.34	23	0.00
First Floor	Residential	2112.75	342.95	1769.80	97.74	49.90	0.00	0.00	0.00	0.00	1622.16	1622.16	19	0.00
Second Floor	Residential	1845.17	345.49	1499.68	89.76	49.90	0.00	0.00	24.38	0.00	1239.62	1239.62	10	134.37
Ground Floor	Residential	1639.13	70.22	1568.91	88.20	49.47	0.00	111.29	31.10	0.00	0.00	1275.85	06	642.23
Upper Basement	Residential	6355.75	6.73	6349.02	53.98	49.45	0.00	0.00	0.00	0.00	300.07	3895.52	0.00	0.00
Lower Basement	Residential	4957.93	0.00	4957.93	48.64	49.47	0.00	0.00	0.00	0.00	307.64	4436.29	0.00	0.00
Total :		37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	15331.72	21842.73	240	796.60
Total Number of Same Blocks		1												
Total:		37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	15331.72	21842.73	240	797

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDIZ (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
GRANDIZ (BUILDING)	Residential	Apartment	31 - 50	1	-	1	01
			50 - 225	1	-	1	125
			Total :	-	-	-	180

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	180	2916.25	301	4136.75
Visitor's Car Parking	19	261.25	0	0.00
Total Car	202	3177.50	301	4136.75
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	7146.39
Total :		3438.75		11279.14

FAR &Tenement Details

Block	No. of Same Blks	Gross Floor Area (Sq.mts.)	Deductions From Gross Area (Sq.mts.)	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenmt (No.)	Carpet Area (Sq.mts.) For Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.				
GRANDIZ (BUILDING)	1	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	15331.72	21842.73	240	796.60
Grand Total :	1	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	15331.72	21842.73	240.00	796.60

SCALE : 1:150

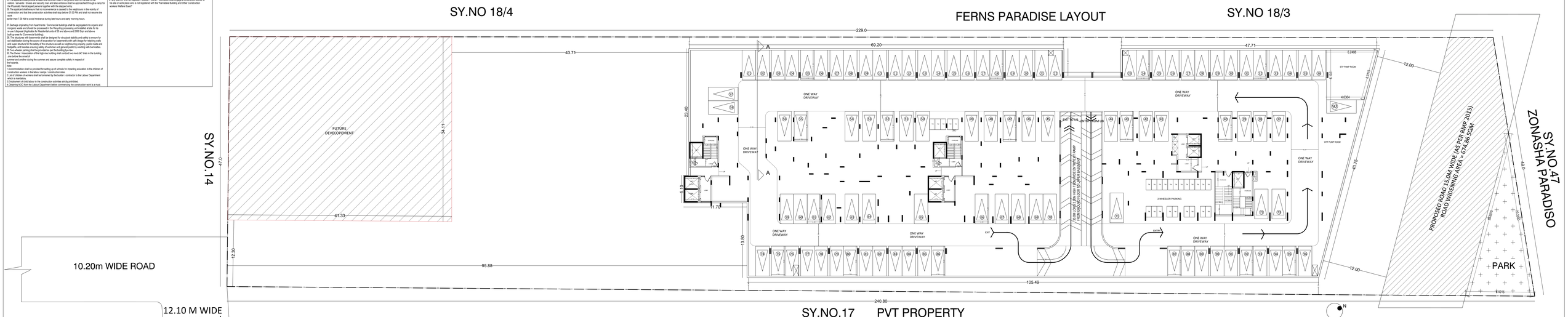
Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1177/BDA/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: 18/1
Nature of Sanction: NEW	City Survey No.: 18/1
Location: RING-III	Khata No. (As per Khata Extract): 18/1
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 181
Zone: Mahadevapura	Locality / Street of the property: 18/1 Doddanekundi Main Road, Doddanekundi, K R Puram Hobli, Bangalore - 560037
	Ward: Ward-089
	Planning District: 219-Whitefield
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11129.72
Deduction for NetPlot Area	
Surrender Free of Cost	674.86
Total :	674.86
NET AREA OF PLOT	(A-Deductions) 10453.85
COVERAGE DETAILS	
Permissible Coverage area (65.00 %)	5230.32
Proposed Coverage Area (19.9 %)	1646.90
Achieved Net coverage area (19.9 %)	1646.90
Balance coverage area left (26.2 %)	3680.02
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	25235.68
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	25235.68
Residential FAR (100.00%)	21842.73
Proposed FAR Area	21842.73
Achieved Net FAR Area (1.96)	21842.73
Balance FAR Area (0.29)	3186.95
BUILT UP AREA CHECK:	
Proposed BuiltUp Area	35089.83
Substructure Area Not in BUA Extent Crt	31.16
Achieved BuiltUp Area	35111.01

Approval Date :


SY.NO 18/4
FERNS PARADISE LAYOUT
SY.NO 18/3
SY.NO.14
SY.NO.47 ZONASHA PARADISO
FUTURE DEVELOPEMENT
ONE WAY DRIVEWAY
STP PUMP ROOM
WTP PUMP ROOM
2 WHEELER PARKING
EXIT
ENTRY
PROPOSED ROAD 15 MW WIDE (AS PER RMP 2015) ROAD WIDENING AREA = 2248.86 SQM
PARK
10.20m WIDE ROAD
12.10 M WIDE ROAD
TO KUNDANAHALLI
SY.NO.17 PVT PROPERTY
229.0
43.71
69.20
47.71
41.33
95.88
105.49
240.80
34.11
23.40
11.70
13.80
12.30
43.75
49.0
12.00
6.2408
4.6384
4.0
4.5
4.0
4.5
4.0
4.5

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 18/1 , 18/1
Doddanekkundi Main Road, Doddanekkundi, K R Puram Hobli, Bangalore - 560037, Bangalore.

a) Consist of 2Basement + 1Ground + 11 UP only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1.0.0% Sl area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The plans approved by the BBMP and other statutory authorities shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of plummer structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall provide adequate temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unknown incidents arising during the time of construction.
10.The applicant shall not divert any building materials / debris on footpath or on roads or on drains. 11. The applicant shall maintain during construction such barricades as may be necessary to avoid accidents.
11. The applicant / builder is prohibited from eating the wallpark area / open spaces and the common facility areas, which shall be
accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipments. 13.The 1.80 Mts wide Pathway all round the site shall not be used for selling purposes.
14. The applicant shall provide a separate room preferably 4.80 x 3.00 m.s for free basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to avoid accidents, fall in pits & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for the second time and cancel the registration if the same is
repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX " (Bye-law No. 3.8) under sub section 5 of (b) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good working condition at all times. The owners shall ensure the recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & "Advisory Guidelines for Design of structures" hearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Building have to be designed by
a registered structural engineer. Based on SBC, water table and
other criteria foundation and building shall be designed to ensure structural stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 7.f of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye-laws 4F.1) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the site and that the construction activities shall stop before 07.00 PM and shall not resume the work
earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its disposal. Applicable to Apartments with minimum units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
28. The structures with basements shall be designed for structural stability and safety to ensure for wet 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 buildings and shall provide for adequate measures like shoring and strutting or resorting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building in coordination with the
summer and another during the summer and assure complete safety in respect of fire hazards.
31.
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plans without proper written permission from the
authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the CC letter No. BWSSB/ACS/BCP/15-20, Dated: 28.09.2015 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2003.

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

40.The applicant / Owner / Architect should also adhere to the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

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45.This permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ CPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.The Owner / Developer shall be responsible for any accidents or due to any other reason if loss of life or injury or permanent disability occurred to pecsonnels or damages caused to public or private property. BBMP is not responsible for such loss. Owner / Builder / CPA holder / developer shall hold BBMP harmless in all respects in this regard. Action will be initiated as per the provisions of Special Condition as per Labour Department of Government of Karnataka vide.KE(ICW)CW.
(Hosadaagi Hoodilesi Letter No. LD/95/LET/2013, dated: 01-04-2013)
48.Special Condition :
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 Registration of workers working at construction site or work place certificate obtained from the labour dept. the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.In any point of time 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"

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SCHEDULE OF JOINERY:

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Block GRANDUS (BUILDING)

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Eleventh Floor	2169.65	171.10	1695.35	53.56	49.91	0.00	0.00	0.00	0.00	1844.68	1844.68	21	0.00
Tenth Floor	2280.46	176.10	2102.36	54.24	49.91	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
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Eighth Floor	2280.87	176.20	2102.67	54.25	49.91	0.00	0.00	0.00	0.00	1958.51	1958.51	23	0.00
Seventh Floor	2280.46	177.82	2102.63	53.56	49.91	0.00	0.00	0.00	0.00	1958.77	1958.77	23	0.00
Sixth Floor	2280.46	177.82	2102.63	53.56	49.91	0.00	0.00	0.00	0.00	1958.76	1958.76	23	0.00
Fifth Floor	2481.98	210.04	2271.44	53.56	49.91	0.00	0.00	0.00	0.00	2127.98	2127.98	23	0.00
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Third Floor	2280.46	178.25	2102.21	53.56	49.91	0.00	0.00	0.00	0.00	1958.34	1958.34	23	0.00
Second Floor	2112.75	342.95	1769.80	97.74	49.90	0.00	0.00	0.00	0.00	1622.16	1622.16	19	0.00
First Floor	1845.17	345.40	1403.85	89.76	49.90	0.00	0.00	24.38	0.00	1239.62	1239.62	10	134.37
Ground Floor	1639.13	70.22	1569.91	88.20	49.47	0.00	111.29	31.10	0.00	0.00	1275.89	06	642.23
Upper Basement	6305.75	6.73	6349.02	53.56	49.45	0.00	0.00	0.00	0.00	390.07	3895.82	0.00	0.00	00	0.00
Lower Basement	4957.93	0.00	4901.95	48.64	49.47	0.00	0.00	0.00	307.84	4436.29	0.00	0.00	00	0.00
Total :	37152.28	2616.45	35089.83	1296.94	697.38	32.08	111.29	55.48	717.71	10331.72	21842.73	240	796.60
Number of Same Blocks	1												
Total :	37152.28	2616.45	35089.83	1296.94	697.38	32.08	111.29	55.48	717.71	10331.72	21842.73	240	796.60	797

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDOZ (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
GRANDOZ (BUILDING)	Residential	Apartment	0 - 30	2	-	-	57.5	-
			30 - 225	1	-	1	125	-
	Total :			-	-	-	182.5	301

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	182	2616.25	301	4136.75
Visitor's Car Parking	19	261.25	0	0.00
Total Car	201	2777.50	301	4136.75
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	7146.39
Total :	3038.75			11279.19

FAR &Tenement Details

Block	No. of Same Blks	Gross Built Up Area (Sq.mts.)	Deductions From Gross Built Up Area (Sq.mts.)	Total Deductions (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenmt (No.)	Carpet Area Rqrd. For Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
GRANDOZ (BUILDING)	1	37152.28	2616.45	35089.83	1296.94	697.38	32.08	111.29	55.48	717.71	10331.72	21842.73	21842.73	240	796.60
Grand Total :	1	37152.28	2616.45	35089.83	1296.94	697.38	32.08	111.29	55.48	717.71	10331.72	21842.73	21842.73	240.00	796.60

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)	25230.68
Additional F.A.R within Ring I and II (for amenities purpose) (AP -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	25230.68
Residential FAR (100.00%)	21842.73
Proposed FAR Area	21842.73
Achieved Net FAR Area (1.96)	21842.73
Balance FAR Area (0.29)	3387.95

BUILT UP AREA CHECK

Proposed BuiltUp Area	39089.83
Substructure Area Not In BUA Except Lift	32.16
Achieved BuiltUp Area	39111.01

Approval Date :

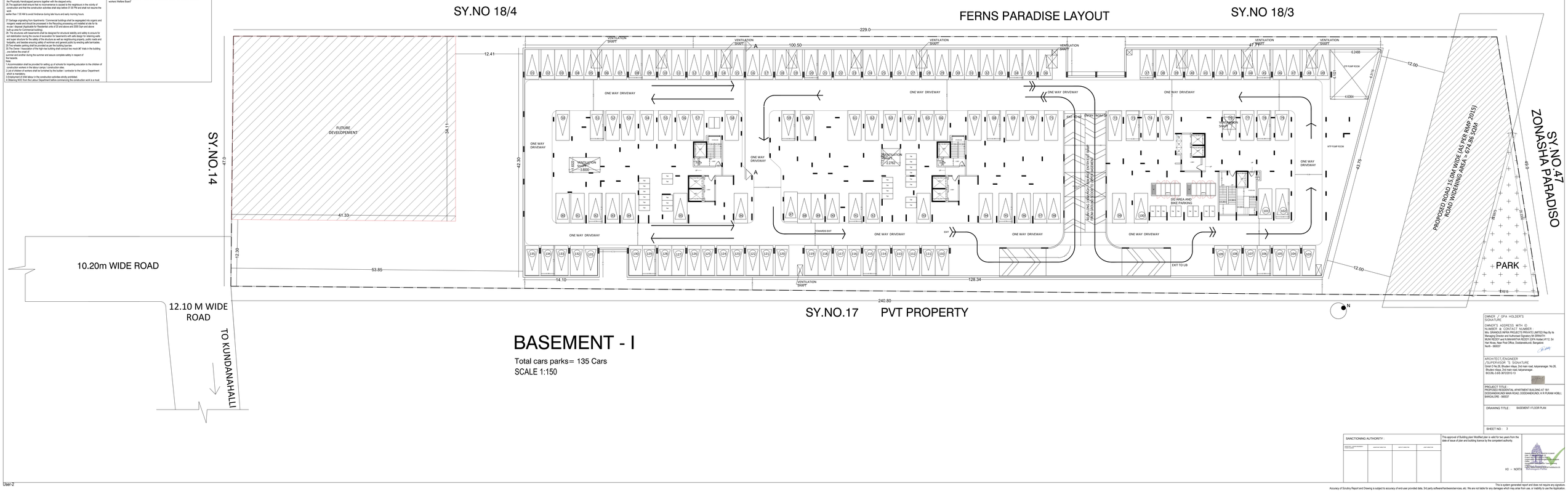
SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1177/BDA/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 18/1
Nature of Sanction: NEW	City Survey No.: 18/1
Location: RING-III	Khata No. (As per Khata Extract): 18/1
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 18/1
Zone: Mahadevapura	Locality / Street of the property: 18/1 Doddanekundi Main Road, Doddanekundi, K R Puram Hobli, Bangalore - 560037
Ward: Ward-089	
Planning District: 219-Whitefield	
AREA DETAILS: SQ.MT.	
AREA OF PLOT (Minimum)	(A) 11129.72
Deduction for NetPlot Area	
Surrender Free of Cost	674.86
Total :	674.86
NET AREA OF PLOT	(A-Deductions) 10453.85
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5226.92
Proposed Coverage Area (19.9 %)	1946.90
Achieved Net coverage area (19.9 %)	1946.90
Balance coverage area left (30.2 %)	3680.02
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	25230.68
Additional F.A.R within Ring I and II (for amenities purpose) (-)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	25230.68
Residential FAR (100.00%)	21842.73
Proposed FAR Area	21842.73
Achieved Net FAR Area (1.96)	21842.73
Balance FAR Area (0.29)	3387.95
BUILT UP AREA CHECK	
Proposed BuiltUp Area	39089.83
Substructure Area Not In BUA Except Lift	32.16
Achieved BuiltUp Area	39111.01



BASEMENT - I

Total cars parks= 135 Cars

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. GRANDOZ INFRA PROJECTS PRIVATE LIMITED Rep By its Authorized Signatory Mr. VENKATESHWARA REDDY SRIRAM MURI REDDY and N.MAHANTHA REDDY GPA Holder,# 112, Sri Hari Nivas, Near Post Office, Doddenekkundi, Bangalore North - 560037

ARCHITECT/ENGINEER SIGNATURE

Chiti # 3 No.29, Bhuteshwara nilaya, 2nd main road, kalyananagar. No.29, Bhuteshwara nilaya, 2nd main road, kalyananagar.
BCC/BL-3.5/E-3872/2012-13

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT 18/1 DODDANEKKUNDI MAIN ROAD, DODDANEKKUNDI, K R PURAM HOBLI, BANGALORE - 560037

DRAWING TITLE : BASEMENT FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

AREA PLANNING AUTHORITY	ASSISTANT DIRECTOR	ASSTT DIRECTOR	JOINT DIRECTOR

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

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

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

Approval Condition:

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
Khata of the land is in the Residential Building plan at 18/1, 18/1
Doddanekkundi Main Road, Doddanekkundi, K R Puram Hobli, Bangalore - 560037. Bangalore.

a) Consist of 2Basement + 1Ground + 1?1 UP only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1129.10 sqa reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The sanctioned plans and the Key plan of the sanctioned scheme shall be displayed be mounted on a frame and displayed.and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of Stilt/similar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the site above 2?1 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The debris shall be removed and transported to nearby dumping yard.
9.The applicant shall INSURE all workmen involved in the construction work against any accident during the construction work with the Insurance Company.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be
accessible to all the tenants and occupants.

12.The applicant shall provide a spacer for locating the distribution transformers & associated equipments in the Ground floor. The spacer shall be of the size 4.00m x 4.00m with adequate approaches.
13. 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
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and if such contravention / violation recur the registration if the same is
repealed for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IM " IV (Bye-law No. 3.8) under sub section 14 (I) (a) (b).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition from time to time in such a way that it serves the purpose in recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 and the Structural safety of buildings shall be ensured as per IS 1893:2002 published by the Bureau of Indian Standards making the building Assismi to sei Re-quake.
22.Buildings have to be designed by
a registered structural engineer. Based on SBC, water table and
other criteria foundation and building shall be designed to ensure structural stability. The
overall responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws 4F" 21 of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the work and that the construction activities shall stop before 07.00 PM and shall not resume the work
earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its treatment and disposal. Apartments with plinth area units of 20 and above and 2000 Sqm and above, built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for submergence in case of adjacent storm water drain overflow, adequate measures with design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" fires in the building in the presence of the
summer and another during the summer and assure complete safety in respect of fire hazards.
31.
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 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.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plans without proper written permission from the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ADE/BCP/S-35, Dated: 23.09.2013 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as per thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ECBC) 2018.
38.If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

40.The applicant / Owner / Architect should also adhere to the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.If the Applicant / Owner / Builder has obtained the sanction to the plan by producing false / fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for correctness of the information furnished.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.The applicant shall take all safety measures and all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold responsible for the same. Action will be taken as per KCT Act and other relevant laws.
Special Condition as per Labour Department of Government of Karnataka vide ADENO/KAR (Hoodalagi Hoodlies) Letter No. LD/99/LET/2013, dated: 01-04-2013 :
1.Labour Welfare :
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should register with the board.
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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDOS (BULDING)	D8	3.75	2.25	118
GRANDOS (BULDING)	D3	0.90	2.25	309
GRANDOS (BULDING)	MD1	0.85	2.25	01
GRANDOS (BULDING)	D5	0.98	2.25	117
GRANDOS (BULDING)	GD13	0.98	2.25	01
GRANDOS (BULDING)	D4	1.00	2.25	118
GRANDOS (BULDING)	D2	1.00	2.25	296
GRANDOS (BULDING)	SD12	1.00	2.25	59
GRANDOS (BULDING)	D11	1.10	2.25	124
GRANDOS (BULDING)	D	1.25	2.25	123
GRANDOS (BULDING)	SD11	1.50	2.25	59
GRANDOS (BULDING)	SD10	1.54	2.25	57
GRANDOS (BULDING)	GD1	1.80	2.25	03
GRANDOS (BULDING)	SD8	1.85	2.10	92
GRANDOS (BULDING)	SD8	1.85	2.40	67
GRANDOS (BULDING)	GD5	1.90	2.25	10
GRANDOS (BULDING)	SD7	2.10	2.10	59
GRANDOS (BULDING)	SD4	2.33	2.10	95
GRANDOS (BULDING)	SD2	3.10	2.10	19
GRANDOS (BULDING)	GLS6	4.60	2.25	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDOS (BULDING)	W1	1.80	1.50	01

Block GRANDUS (BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total FAR Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.					
Terrace Floor	121.94	17.23	104.71	73.13	0.00	32.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Eleventh Floor	2169.65	171.10	1998.55	93.56	49.91	0.00	0.00	0.00	0.00	1844.08	1844.08	21	0.00	
Tenth Floor	2280.46	176.10	2102.36	94.34	49.91	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00	
Ninth Floor	2280.46	176.10	2102.35	94.34	49.91	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00	
Eighth Floor	2280.87	176.20	2102.67	94.20	49.91	0.00	0.00	0.00	0.00	1958.51	1958.51	23	0.00	
Seventh Floor	2280.46	177.82	2102.64	93.56	49.91	0.00	0.00	0.00	0.00	1958.77	1958.77	23	0.00	
Sixth Floor	2280.46	177.82	2102.63	93.56	49.91	0.00	0.00	0.00	0.00	1958.76	1958.76	23	0.00	
Fifth Floor	2481.98	210.04	2271.44	93.56	49.91	0.00	0.00	0.00	0.00	2127.88	2127.88	23	0.00	
Fourth Floor	2304.16	178.24	2125.92	93.56	49.91	0.00	0.00	0.00	0.00	1982.06	1982.06	23	0.00	
Third Floor	2280.46	178.25	2102.21	93.56	49.91	0.00	0.00	0.00	0.00	1958.34	1958.34	23	0.00	
First Floor	2112.75	342.95	1769.80	97.74	49.90	0.00	0.00	0.00	0.00	1622.16	1622.16	19	0.00	
Ground Floor	1845.17	545.49	1403.88	89.76	49.90	0.00	0.00	24.38	0.00	1239.62	1239.62	10	134.37	
Upper Basement	1628.13	70.22	1555.91	88.20	49.47	0.00	111.29	31.10	0.00	0.00	1275.89	1275.89	06	642.23
Lower Basement	6355.75	6.73	6349.02	53.98	49.45	0.00	0.00	0.00	0.00	360.07	3895.52	0.00	0.00	00
GRANDOS (BULDING)	4957.93	0.65	4901.95	48.64	49.47	0.00	0.00	0.00	307.64	4436.29	0.00	0.00	00	0.00
Grand Total :	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240	796.60
Number of Same Blocks	1													
Total :	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240	796.60

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDOS (BULDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
GRANDOS (BULDING)	Residential	Apartment	31 - 50	2	-	-	57.5	-
			50 - 225	1	-	-	125	-
	Total :			-	-	-	183	301

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	183	2016.25	301	4138.75
Visitor's Car Parking	18	261.25	0	0.00
Total Car	201	2711.50	301	4138.75
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	0	746.39
Total :	3038.75			11276.19

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Deductions Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area after Tenement
		Carpet			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
GRANDOS (BULDING)	1	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240	796.60
Grand Total :	1	37152.28	2616.45	35089.83	1296.94	697.38	32.58	111.29	55.48	717.71	10331.72	21842.73	21842.73	240.00	796.60

SCALE : 1:150

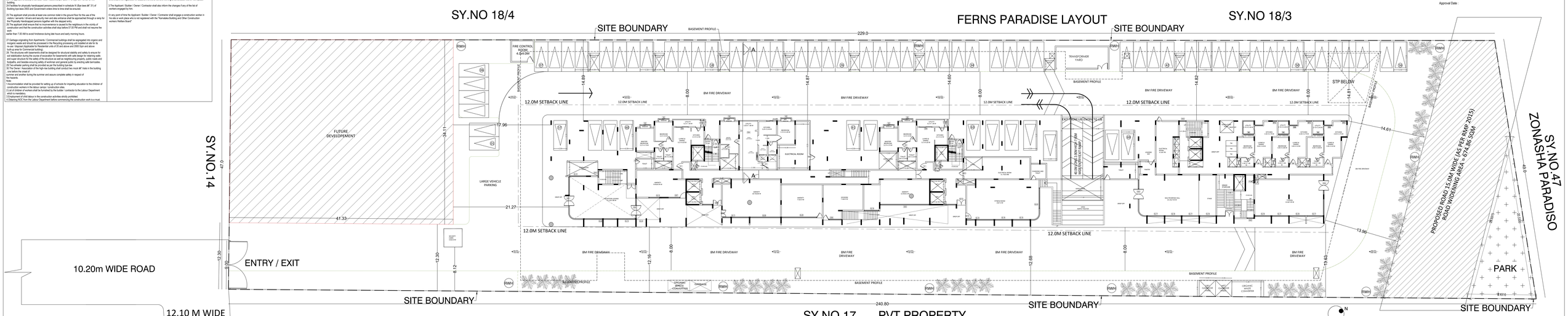
Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
GRANDOS (BULDING) (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 23/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1118/BCH/23-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 18/1
Nature of Sanction: NEW	City Survey No.: 18/1
Location: RING-III	Khata No. (As per Khata Extract): 18/1
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 181
Zone: Mahadevapura	Locality / Street of the property: 18/1 Doddanekkundi Main Road, Doddanekundi, K R Puram Hobli, Bangalore - 560037
Ward: Ward-089	
Planning District: 219-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11129.72
Deduction for NetPlot Area	
Surrender Free of Cost	674.86
Total :	674.86
NET AREA OF PLOT	(A-Deductions) 10453.85
COVERAGE DETAILS	
Permissible Coverage area (65.00 %)	6797.01
Proposed Coverage Area (19.9 %)	1946.90
Achieved Net coverage area (19.9 %)	1946.90
Balance coverage area left (39.2 %)	3680.02
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	25235.68
Additional F.A.R within Ring I and II (for amenity as per -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	25235.68
Residential FAR (100.00%)	21842.73
Proposed FAR Area	21842.73
Achieved Net FAR Area (1.96)	21842.73
Balance FAR Area (0.29)	3186.95
BUILT UP AREA CHECK:	
Proposed BuiltUp Area	39089.83
Substructure Area Add In BUA Except LvI	32.58
Achieved BuiltUp Area	39121.83

Approval Date :



GROUND FLOOR

(56 - Open Car parks)=56
(13 - covered parking single)=13
Total car parks = 69 Nos
TOTAL CARS (INCLUDING BASEMENT 2,1 AND GF) - 301
SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. GRANDUS INFRA PROJECTS PRIVATE LIMITED Rep By its Director Mr. VENKATESHA REDDY GARU Son of Mr. SRINATH MUNI REDDY and N. MAHANTHA REDDY GPA Holder,# 112, Sri Hari Nivas, Near Post Office, Doddenekkundi, Bangalore North - 560037

ARCHITECT/ENGINEER SIGNATURE

Chief.A.Tej.,26, Bhudevi nilaya, 2nd main road, kalyananagar, No.26, Bhudevi nilaya, 2nd main road, kalyananagar, BCC/BL-3.5/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT 18/1 DODDANEKKUNDI MAIN ROAD, DODDANEKUNDI, K R PURAM HOBLI, BANGALORE - 560037

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

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

HD - NORTH

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

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

User-2

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1st FLOOR PLAN

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SWIMMING POOL BELOW

2ND FLOOR PLAN

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3rd FLOOR PLAN

SCALE : 1:100

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDUR (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt.)	Units Reqd.	Prop.	Reqd./Unit	Car Reqd.	Prop.
GRANDUR (BUILDING)	Residential	Apartment	51-90	2	-	1	97.5	-
			161-329	1	-	1	125	-
	Total						222.5	301

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	222	2775.25	301	4126.75
Visitor's Car Parking	19	261.25	0	0.00
Total Car	202	2777.50	301	4126.75
Twowheeler	-	261.25	0	0.00
Other Parking	-	-	-	1142.25
Total		3038.75		5269.00

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)

VERSION NO.: 1.0.19
VERSION DATE: 23/07/2024

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1477/BESCK/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 181
Nature of Sanction: NEW	City Survey No.: 181
Location: RING-III	Khata No. (As per Khata Extract): 181
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 181
Zone: Mahadevapura	Locality / Street of the property: 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037
Ward: Ward-085	
Planning District: 219-Whitefield	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11128.75
Deduction for NetPlot Area		
Surrender Free of Cost		674.86
Total		674.86
NET AREA OF PLOT	(A-Deductions)	10453.89
COVERAGE DETAIL		
Permissible Coverage area (65.00 %)		6797.53
Proposed Coverage Area (14.9 %)		1548.90
Achieved Net coverage area (14.9 %)		1548.90
Balance coverage area left (50.2 %)		3685.02
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		25035.68
Additional FAR for Green Bldg. (Rating Level-5 Achieved)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.25)		25035.68
Residential FAR (100.00%)		21943.73
Proposed FAR Area		21943.73
Achieved Net FAR Area (1.96)		21943.73
Balance FAR Area (0.29)		3185.95
BUILT UP AREA CHECK		
Proposed BuiltUp Area		35085.83
Substructure Area (Not in BUA Earlier) Cr1		33.76
Achieved BuiltUp Area		35111.23

Approval Condition

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 181, 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037.

a) Consist of 2Basement + 1Ground + 11 UF only.
The sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
2.1 DTS 10 area reserved for car parking shall not be converted for any other purposes.
4.Licence 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 boards and displayed at the site during the period of execution of the work.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by the
the site above DTI Rpts.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion, apply for permission to occupy the building.
7.Necessary drums for running telephone cables, cubicles at ground level for postal services & space for surveying purposes shall as per the guidance shall be provide.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not store any building materials or debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be
accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises and the space shall be made available before release of OCCUPANCY CERTIFICATE.
Installation of transformer equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent such danger & other materials endangering the safety of persons using any road or street adjacent to the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned of the second instance and cancel the registration of the same is
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX to (Bye-law No. 3.8) under sub section 5.8 (a) to (c).
18.Drawing and design shall be in accordance with the provisions of National Building Code.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The BBMP shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times in accordance with the provisions contained in Bye-law No.
21.The building should be designed and constructed adopting the norms prescribed in National Building Code and or the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-1984 published by the BIS and adopted by the building reviewing resolution by the BBMP.
22.Building have to be designed by
a registered structural engineer. Based on SBC, water table and
Type of soil, the structural engineer shall certify the safe design and structural stability. The responsibility of ascertaining structure stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per bbk 17 of Bye-law No. 29 for the
building.
24.Provision for physically handicapped persons prescribed in schedule IX (Bye laws 86" 37) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors (servants / drivers and escorts) and also ensure that they are appropriately segregated from the Physically Handicapped persons together with the elapsed entry.
26.The applicant shall obtain all the necessary permissions from the concerned authorities in the vicinity of construction and shall the construction activities shall strictly before 07.00 PM and shall not resume the work
before 9am 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the premises by composting and installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above Commercial building premises).
28.The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with safe design for retaining walls and safe method of excavation. The safety of the adjoining properties, buildings, roads, services like footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of
the summer season and another during the summer and assure complete safety in respect of fire hazards.

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the competent authority and shall be responsible for any violations of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No: BWSSB/CE/SWD/2007-08 dated: 29/08/2007 regarding the disposal of treated water from the construction activities for built up area more than 2000 Sq.Mtrs.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of apartment / group housing and for every 1000 Sq.mtrs of built up area in case of Tree for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.The Applicant / Owner / Developer shall initiate action against the sanctioned plan the action will be initiated according to BBMP Act of 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40.The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable

41.BBMP will not be responsible in any way for any error or inaccuracy in the drawing or in the
dimensions of structure and also to make provisions for telecom services as per Bye-law
42.In case if the documents submitted in respect of property in question is found to be false or fraudulent or misleading at any stage, action will be taken against you and the sanction / approval plan stands cancelled as per the legal provisions and sanction application will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority.
44.RWA contractors / Owners Welfare Association shall be formed and registered in case of Residential Apartment having 8 Units and more.

45.The permission is issued based on information submitted by the applicant. This authority is not responsible for providing court cases in any court of law.
46.Any false information or misrepresentation of facts submitted by the applicant. This cannot be considered for claiming ownership of the property.
47.Owner / builder/ GPA holder / developer shall take all precautionary measures to ensure the safety of pedestrians and the general public in the adjacent areas.
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 persons or damages caused to public or private properties, 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.Accepted the undertaking given vide letter dated:29/07/2024 submitted by the ADDENDUM (Khatabag) Khatabag (Letter No: LDN/E1/2013-14/ dated: 01-04-2013) Registration of
Architects / Engineers / 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.
50.The Applicant / Owner / Builder / 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 spot.

51.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

52.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDUR (BUILDING)	D6	0.75	2.25	174
GRANDUR (BUILDING)	D3	0.85	2.25	309
GRANDUR (BUILDING)	MD1	0.85	2.25	31
GRANDUR (BUILDING)	D5	0.88	2.25	117
GRANDUR (BUILDING)	GD13	0.99	2.25	31
GRANDUR (BUILDING)	D4	1.00	2.25	174
GRANDUR (BUILDING)	D2	1.00	2.25	294
GRANDUR (BUILDING)	SD12	1.00	2.25	35
GRANDUR (BUILDING)	D1	1.10	2.25	134
GRANDUR (BUILDING)	-D-	1.25	2.25	10
GRANDUR (BUILDING)	SD11	1.50	2.25	35
GRANDUR (BUILDING)	SD10	1.54	2.25	5
GRANDUR (BUILDING)	GD11	1.80	2.25	70
GRANDUR (BUILDING)	SD9	1.85	2.10	10
GRANDUR (BUILDING)	SD8	1.85	2.40	87
GRANDUR (BUILDING)	GD5	1.90	2.25	70
GRANDUR (BUILDING)	SD7	2.10	2.10	29
GRANDUR (BUILDING)	SD6	2.33	2.10	35
GRANDUR (BUILDING)	SD2	3.10	2.10	10
GRANDUR (BUILDING)	GLB6	4.60	2.25	35

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING	W1	1.80	1.50	87

Block :GRANDUS (BUILDING)

Floor Name	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Total FAR Area (Sq.Mt.)	Tenant Area (Sq.Mt.)	Car Parking (No.)
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	121.94	17.23	104.71	72.13	0.00	32.58	0.00	0.00	0.00	0.00	00	0.00
First Floor	2159.65	171.16	1988.49	49.91	0.00	0.00	0.00	0.00	0.00	1944.58	21	0.00
Second Floor	2280.45	178.10	2102.35	94.34	49.91	0.00	0.00	0.00	0.00	1958.20	23	0.00
Third Floor	2280.45	178.10	2102.35	94.34	49.91	0.00	0.00	0.00	0.00	1958.20	23	0.00
Fourth Floor	2360.97	178.10	2182.87	94.34	49.91	0.00	0.00	0.00	0.00	1958.61	23	0.00
Fifth Floor	2280.46	177.82	2102.64	93.96	49.91	0.00	0.00	0.00	0.00	1958.77	23	0.00
Sixth Floor	2280.46	177.83	2102.63	93.96	49.91	0.00	0.00	0.00	0.00	1958.76	23	0.00
Seventh Floor	2491.06	210.64	2271.44	93.96	49.91	0.00	0.00	0.00	0.00	2127.58	23	0.00
Eighth Floor	2304.16	178.39	2125.82	93.96	49.91	0.00	0.00	0.00	0.00	1982.06	23	0.00
Ninth Floor	2280.46	178.25	2102.21	93.96	49.91	0.00	0.00	0.00	0.00	1958.34	23	0.00
Tenth Floor	2112.75	342.85	1769.90	97.74	49.90	0.00	0.00	0.00	0.00	1622.16	19	0.00
Eleventh Floor	1949.17	345.48	1603.69	89.79	49.90	0.00	0.00	0.00	24.36	1439.53	16	194.37
Mezzanine Floor	1626.13	75.22	1550.91	88.20	49.47	0.00	111.29	31.10	0.00	0.00	1270.85	0.00
Basement Floor	6355.75	8.73	6349.02	53.98	49.45	0.00	0.00	0.00	0.00	3891.92	0.00	0.00
Basement Floor	4907.60	5.65	4901.95	48.64	49.47	0.00	0.00	0.00	0.00	3618.84	0.00	0.00
Total	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	31.10	24.36	31111.23	240	194.37
Total Number of Same Blocks	1											
Total:	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	31.10	24.36	31111.23	240	194.37

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.Mt.)	Deduction Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenant Area	Car
					StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
GRANDUR (BUILDING)	1	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	10331.72	21943.73	21943.73	240	756.80
Grand Total:	1	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	10331.72	21943.73	21943.73	240.00	756.80

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. GRANDUS INFRA PROJECTS PRIVATE LIMITED Rep By its Director Mr. VENKATESHA REDDY (GPA HOLDER) MR.MUNI REDDY and Sr.MAHANTHA REDDY (GPA Holder) #112, Sri Hari Nivas, Near Post Office, Doddenekundi, Bangalore North - 560037.

ARCHITECT/ENGINEER SIGNATURE :
Door 3-74-29, Bhuvana Complex, 2nd main road, satyanarayan. No.26, Bhudevi Alwas, 2nd main road, satyanarayan.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT 181 DODDENEKUNDI MAIN ROAD, DODDENEKUNDI, K R PURAM HOBLI, BANGALORE - 560037.

DRAWING TITLE : FIRST, SECOND AND THIRD FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

AREA PLANNING AUTHORITY	ASSISTANT DIRECTOR	ZONAL OFFICER	JOINT DIRECTOR

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

HD : NORTH

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User-2

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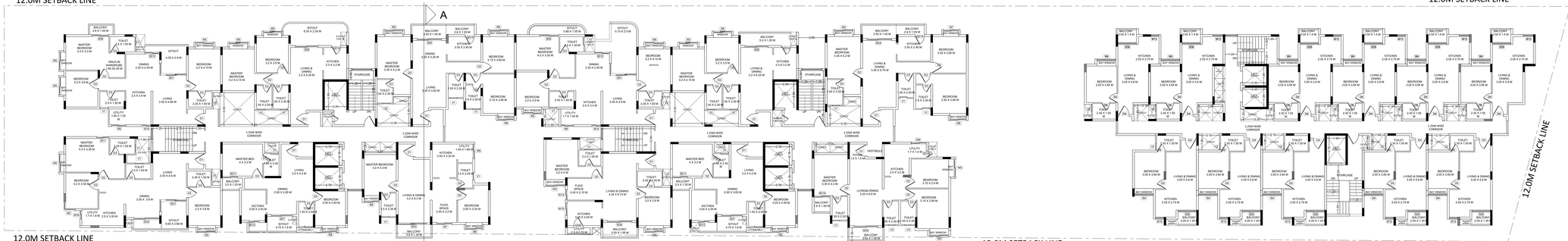

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4th FLOOR PLAN

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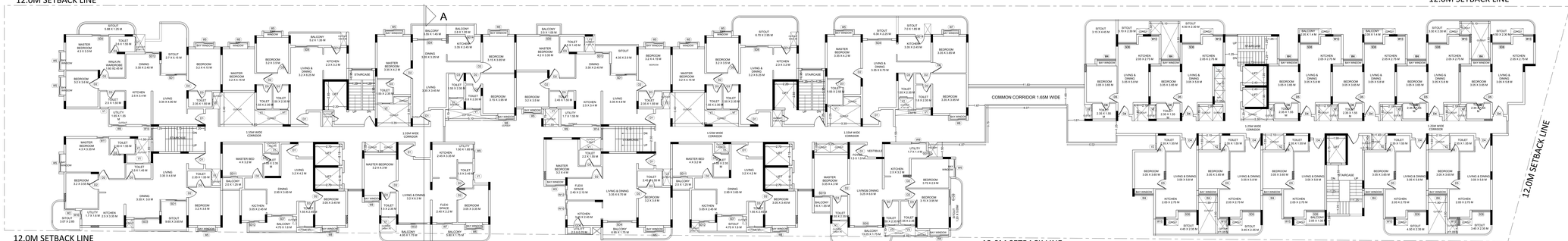

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5th FLOOR PLAN

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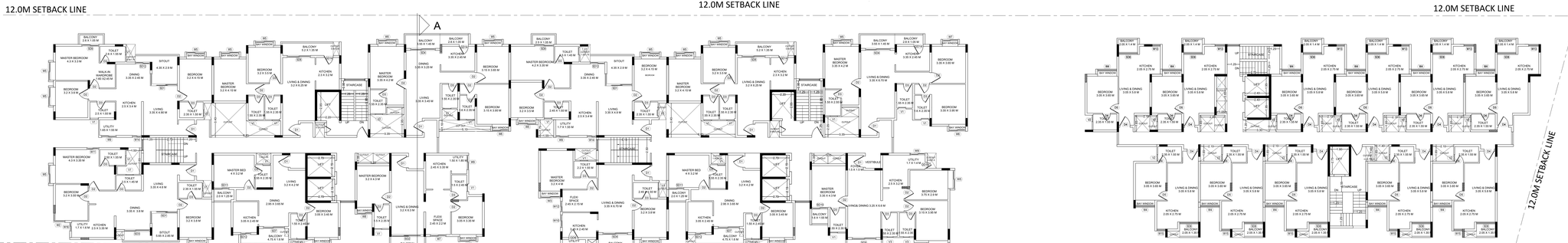

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6th FLOOR PLAN

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDUR (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
GRANDUR (BUILDING)	Residential	Apartment	31-50	7	7	0.7	5	7
			51-129	1	1	1	125	1
	Total						130	301

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.Mt.)	Achieved No.	Achieved Area (Sq.Mt.)
Car	130	2516.25	301	4136.75
Visitor's Car Parking	19	261.25	0	0.00
Total Car	202	2777.50	301	4136.75
Twowheeler	-	261.25	0	0.00
Other Parking	-	-	-	1142.25
Total		3038.75		13278.75

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: 23/07/2024

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1877/BESCHL/23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 181
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 181
Location: RING-III	Khata No. (As per Khata Extract): 181
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 181
Zone: Mahadevapura	Locality / Street of the property: 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037
Ward: Ward-089	
Planning District: 219-Whitefield	

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11129.75
Deduction for NetPlot Area	
Surrender Free of Cost	674.86
Total	674.86
NET AREA OF PLOT (A-Deductions)	10453.89
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	7239.32
Proposed Coverage Area (74.9 %)	7446.90
Achieved Net coverage area (74.9 %)	7446.90
Balance coverage area left (39.2 %)	3680.02
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	25039.98
Additional F.A.R within Ring I and II (for Residential part -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	25039.98
Residential FAR (100.00%)	21943.73
Proposed FAR Area	21943.73
Achieved Net FAR Area (1.96)	21943.73
Balance FAR Area (0.29)	3180.25
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	39385.93
Substructure Area Add In Built-Up Area	0.00
Achieved BuiltUp Area	39111.03

Approval Condition:

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

1.Sanction is accorded for the Residential Building plan at 181 , 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037.

a) Consist of 2Basement + 1Ground + 11 UF only.

The sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

2.1 DTS 10 area reserved for car parking shall not be converted for any other purposes.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on wood or other durable material and shall be displayed and kept present.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained and sent onsite reasons for the same.

the site above DTI Sqm.

6. Construction or reconstruction of the building should be completed before the expiry of the years from the date of issue of the license & within one month after its completion shall apply for permission for occupancy certificate.

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for display of guidance system within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion of work.

9.The applicant shall INDEMNIFY all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.

10.The applicant shall not store any building materials or debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be

accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub 5) code leaving 3.00 mts. from the building within the premises and the same shall be made available to the authorities at the time of release of OC for the purpose of installation of transformer equipment and also for any transformers for telecom services as per the plan.

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other hazards endangering the adjoining premises and structures etc. & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the plan sanction is liable to be cancelled and action will be taken by the Authority as the case may be. And the second instance and cancel the registration of the same is

Applicable as per the rules.

17.The Owner / Developer shall provide and ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times in accordance with the Rain Water Harvesting Bye-Laws, 2009.

18.The building shall be designed and constructed adopting the norms specified in National Building Code and or the "Criteria for earthquake resistant design of structures" bearing No. IS 1893(Part-1)2002 published by the Bureau of Indian Standards making the building resistant to earthquake forces as it is likely to be designed by a registered structural engineer. Based on SBC, water table and

type of soil condition at the site before the commencement of work and the structural stability. The responsibility of maintaining structural stability lies on the owner / builder and the structural engineer.

19.The applicant should provide solar water heaters as per rule 17 of Bye-law No. 29 for the

Building.

20.Provision for physically handicapped persons prescribed in schedule XI (Bye laws 861 37) of Building bye laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security and also shall provide an additional toilet for the use of the Physically Handicapped persons together with the elapsed entry

26.The applicant shall not make any alterations in the storm water drains/culverts in the vicinity of construction work and that the construction activities shall stop before 22.00 Hrs and shall not resume the work

before 6am 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from departments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above commercial / Institutional buildings).

28. The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with safe design for retaining walls and safe method of excavation. The safety of the neighboring structures, underground cables, water footpaths, and trenches ensuring safety of workmen and general public by erecting safe barricades.

29.Two wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock $\frac{1}{2}$ hour in the building one before the onset of

the summer season and another during the summer and assure complete safety in respect of fire hazards.

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.Last of children of workers shall be furnished by the builder / contractor to the Labour Department before the commencement of

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority and shall be solely responsible for the consequences of any violation of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Planning Norms and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No: BWSSB/Cauvery/Layout/2015 dated: 30.12.2015 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.Mts.

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management Plan and shall submit the report of the same as per the prescribed norms. Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.The Applicant / Owner / Developer shall obtain occupancy certificate against the sanctioned plan the action will be initiated according to BBMP Act of 2020.

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

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

41.In case if the documents submitted in respect of property in question is found to be false or fabricated, action will be initiated against the person concerned and the plan if any sanctioned plan stands cancelled as per the legal provisions and subletting legal action will be initiated.

42.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) constituted by Government of Karnataka Commencement certificate in case of Apartments having 8 Units and more.

43.If the permission is issued based on information submitted by the applicant. This authority is not responsible for providing court cases in any court of law.

44.The Sanction is accorded for the Residential purpose mentioned by the applicant. This cannot be converted for any other purpose without obtaining the permission of the Competent Authority.

45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of adjacent properties during the course of excavation work.

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 the same in such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47.Construction workers working in the project should be registered under BOCW&EM ADDENDUM (Kkaushalya Hrudaya) Latter No.LD/BEL/27/2013 dated: 01.04.2013

/ Registration of

Construction workers: Owner / Contractor and the construction workers working in the project should be registered with the Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

48.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Id 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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDUR (BUILDING)	D6	0.75	2.25	114
GRANDUR (BUILDING)	D3	0.85	2.25	309
GRANDUR (BUILDING)	MD1	0.85	2.25	21
GRANDUR (BUILDING)	D5	0.98	2.25	117
GRANDUR (BUILDING)	GD13	0.99	2.25	11
GRANDUR (BUILDING)	D4	1.00	2.25	117
GRANDUR (BUILDING)	D2	1.00	2.25	294
GRANDUR (BUILDING)	SD12	1.00	2.25	35
GRANDUR (BUILDING)	D1	1.10	2.25	132
GRANDUR (BUILDING)	D7	1.25	2.25	132
GRANDUR (BUILDING)	SD11	1.50	2.25	70
GRANDUR (BUILDING)	SD10	1.54	2.25	51
GRANDUR (BUILDING)	GD11	1.80	2.25	15
GRANDUR (BUILDING)	SD8	1.85	2.10	57
GRANDUR (BUILDING)	SD9	1.85	2.40	87
GRANDUR (BUILDING)	GD5	1.90	2.25	11
GRANDUR (BUILDING)	SD7	2.10	2.10	39
GRANDUR (BUILDING)	SD4	2.33	2.10	39
GRANDUR (BUILDING)	SD2	3.10	2.10	15
GRANDUR (BUILDING)	GLR6	4.60	2.25	51

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDUR (BUILDING)	M1	1.00	2.10	15

Block GRANDUR (BUILDING)

Floor Name	Gross Buildup Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Total Built Up Area (Sq.mt.)	Proposed Fire Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Type	Total No. of Tenements	Carpet Area of other Tenament
		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.					
Terrace Floor	121.94	17.23	104.71	72.13	0.00	32.58	0.00	0.00	0.00	0.00	0.00	00	0.00
Ground Floor	2159.65	171.16	1988.49	93.56	49.91	0.00	0.00	0.00	0.00	1944.93	0.00	23	0.00
First Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	1998.20	1998.20	23	0.00
Second Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	1998.20	1998.20	23	0.00
Third Floor	2280.47	178.30	2102.17	93.56	49.91	0.00	0.00	0.00	0.00	1998.61	1998.61	23	0.00
Fourth Floor	2280.46	177.82	2102.64	93.56	49.91	0.00	0.00	0.00	0.00	1998.77	1998.77	23	0.00
Fifth Floor	2280.46	177.83	2102.63	93.56	49.91	0.00	0.00	0.00	0.00	1998.76	1998.76	23	0.00
Sixth Floor	2491.06	210.64	2271.44	93.56	49.91	0.00	0.00	0.00	0.00	2127.97	2127.97	23	0.00
Seventh Floor	2304.15	178.39	2125.76	93.56	49.91	0.00	0.00	0.00	0.00	1982.56	1982.56	23	0.00
Eighth Floor	2280.46	178.25	2102.21	93.56	49.91	0.00	0.00	0.00	0.00	1998.34	1998.34	23	0.00
Ninth Floor	2112.75	342.85	1769.90	97.74	49.90	0.00	0.00	0.00	0.00	1622.16	1622.16	19	0.00
Tenth Floor	1949.37	140.48	1402.68	89.79	49.90	0.00	0.00	0.00	24.36	1256.92	1281.28	14	164.37
Eleventh Floor	1626.13	75.22	1550.91	89.20	49.47	0.00	111.29	31.10	0.00	0.00	1270.85	06	642.23
Basement Floor	6355.75	6.73	6349.02	53.98	49.45	0.00	0.00	0.00	0.00	360.97	5899.92	0.00	0.00
Basement Floor	4907.60	5.65	4901.95	48.64	49.47	0.00	0.00	0.00	0.00	367.84	4436.25	0.00	0.00
Total	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	31.10	24.36	21277.71	32331.72	2160.73	2160.73	240	806.60
Total No. of Same Blocks	1														
Total:	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	31.10	24.36	21277.71	32331.72	2160.73	2160.73	240	787

FAR &Tenement Details

Block Name	No. of Same Blocks	Gross Buildup Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Total Built Up Area (Sq.mt.)	Proposed Fire Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Type	Total No. of Tenements	Carpet Area of other Tenament
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.					
GRANDUR (BUILDING)	1	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	32331.72	2160.73	2160.73	240	806.60
Grand Total:	1	37152.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	32331.72	2160.73	2160.73	240.00	806.60

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. GRANDUR INFRA PROJECTS PRIVATE LIMITED Rep By its Director Mr. MOHAMMAD REDDY GPA Holder BIRRU MUNI REDDY and N.MANIKYA REDDY GPA Holder # 112, Sri Hari Nivas, Near Post Office, Doddenekundi, Bangalore North - 560037

ARCHITECT/ENGINEER SIGNATURE

Cmd.3.74.25, Bhuteni nilaya, 2nd main road, kalyananagar, No.26, Bhuteni nilaya, 2nd main road, kalyananagar, BCOL/3.6/E-3672/2012-13

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT 181 DODDENEKUNDI MAIN ROAD, DODDANEKUNDI, K R PURAM HOBLI, BANGALORE - 560037

DRAWING TITLE : FOURTH, FIFTH AND SIXTH FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	JOINT DIRECTOR

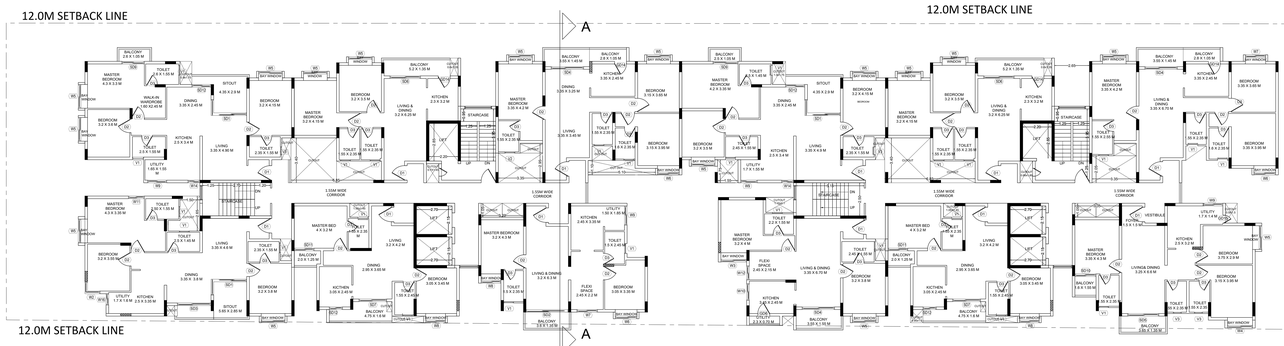
This approval of Building plans/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

HD : NORTH

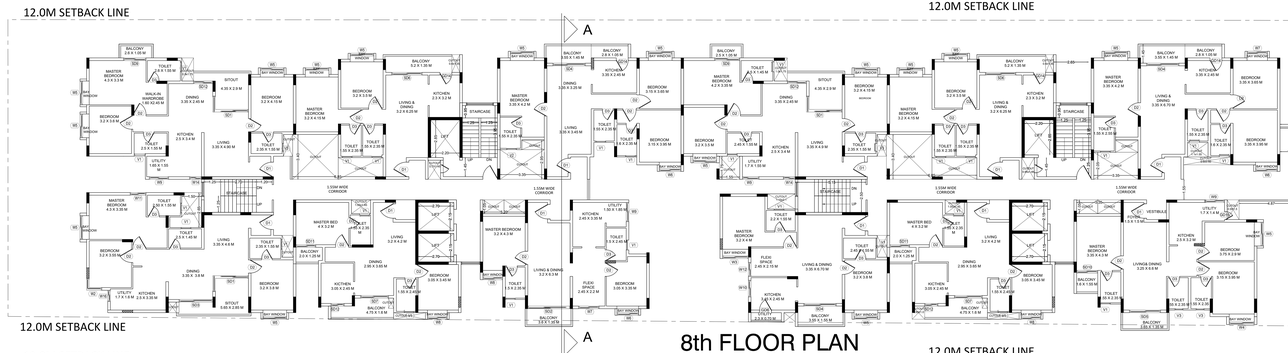
This is system generated report and does not require any signature.

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

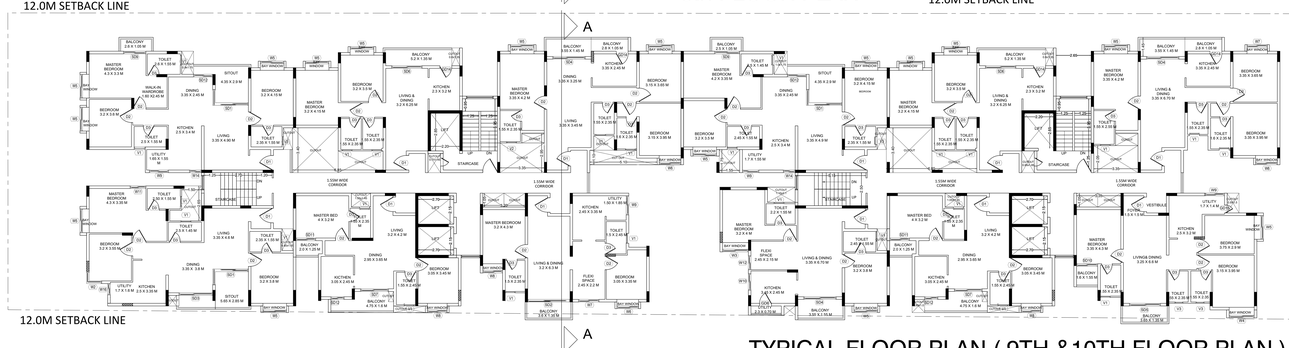
User-2



7th FLOOR PLAN



8th FLOOR PLAN



TYPICAL FLOOR PLAN (9TH &10TH FLOOR PLAN)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDUR (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
GRANDUR (BUILDING)	Residential	Apartment	41 - 60	2	-	1	67.5	-
			60 - 225	1	-	1	135	-
	Total :						202.5	201

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	135	2418.25	201	4136.75
Visitor's Car Parking	19	261.25	0	0.00
Total Car	202	2777.50	201	4136.75
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	1742.00
Total		3038.75		11878.75

Color Notes

COLOR INDEX

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

SCALE : 1:100

AREA STATEMENT (BBMP) | VERSION NO.: 1.0.19 | VERSION DATE: 23/07/2024

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward No: PRJ/0177/BESCMS/25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 181/	
Nature of Sanction: NEW	City Survey No.: 181	
Location: RING-III	Khata No. (As per Khata Extract): 181	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 181	
Zone: Mahadevapura	Locality / Street of the property: 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037	
Ward: Ward-089		
Planning District: 219-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1118.75
Deduction for NetPlot Area		
Surrender Area of Road		674.96
Total :		674.96
NET AREA OF PLOT	(A-Deductions)	1043.85
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		1230.42
Proposed Coverage Area (74.8 %)		1548.00
Achieved Net coverage area (74.8 %)		1548.00
Balance coverage area left (30.2 %)		3680.02
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		25233.68
Additional FAR for Plot within Impact Zone (0.00)		0.00
Allowable TDR Area (60% of Basic FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.25)		25233.68
Residential FAR (100.00%)		21943.73
Proposed FAR Area		21943.73
Achieved Net FAR Area (1.96)		21943.73
Balance FAR Area (0.29)		3289.95
BUILT UP AREA CHECK		
Proposed BuiltUp Area		39385.93
Substructure Area (Not in Block Exempt List)		33.19
Achieved BuiltUp Area		39111.01

Approval Condition

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 181, 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037.

a) Consist of 2Basement + 1Ground + 11 UF only.
b) The sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
2.1 CFO/ 10 area reserved for car parking shall not be converted for any other purposes.
4.Licence 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 boards and displayed at the site during the period of execution of works.
5.On completion of foundations or footings before erection of walls on the foundations and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

Fire safe above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of commencement and if not completed the sanction shall apply for permission from the Authority.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for licensing garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned daily by the building contractor.
9.The applicant shall INSURE all workmen involved in the construction work against any accidents / untoward incidents arising during the time of construction.
10.The applicant shall not store any building materials on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be
accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub 5) code leaving 3.00 mts. from the building within the premises and the space shall be informed to the Bangalore Electricity Supply Co. Ltd., before the commencement of installation of transform equipment and also to make provisions for telecom services as per law.

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the adjacent properties and additional high section will be insisted & ensured for site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work by the Authority & the first instance, warned & the second instance and cancel the registration of the same is
liable for cancellation.
17.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times in accordance with the provisions stipulated in Bye-law 32(a).
18.The building shall be designed and constructed adopting the norms prescribed in National Building Code and or the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-1984 (Fifth Revision) and the Structural Design Sanction Norms being revised to earthquake resistant design.
19.Building shall not be designed by
a registered structural engineer. Based on SBC, water table and
other soil characteristics, the Architect / Engineer shall certify about structural stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural
engineer.
20.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the
buildings.
21.Provision for physically handicapped persons prescribed in schedule XI (Bye laws 887 .21) of
Building bye laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security guard. The common toilet shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall obtain all the necessary permissions from the employers in the vicinity of construction and that the construction activities shall strictly adhere to 27.50 Hrs and shall not resume the work
earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling / composting unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above commercial / mixed use buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with safe design for retaining walls and safe method of excavation. The safety of the neighboring buildings, common services like water, footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high rise building shall construct two nos.of 'M' mats in the building area before the onset of
the pre-monsoon showers during the summer and assure complete safety in respect of
fire hazards.

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority and in case of such deviation the sanction is liable for cancellation besides attracting provisions of the Act, Rules, Bye laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule IX -Further. The Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No: BWSSB/ENGG/CAUVERY/ 2012-13 dated: 19/03/2013 regarding installation of treated water line at construction activities for built up area more than 2000 Sq.Mtrs.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management Plan and shall submit the report periodically until completion of the project. Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.The Applicant / Owner / Developer shall initiate any action against the sanctioned plan the action will be initiated according to BBMP Act 2nd 321.

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

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

41.BBMP will not be responsible for the legal issues and disputes that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated, the sanction shall be withdrawn automatically without prior notice. The work carried out after sanctu cancelled shall be treated as illegal structure and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) complying with provisions of Real Estate (Regulation and Development) Act 2016.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for providing court cases in any court of law.
45.Sanction is accorded for the plan and documents submitted by the applicant. This cannot be considered as ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of adjacent properties during the course of excavation and building operations.
47.Due to non-compliance of safety precautionary measures or due to any other reasons 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.The applicant shall comply with all the conditions mentioned in GOVERNMENT ADDENDUM Khatabag/ Hoodi(e) Letter No. LD/66/LET/2013, dated: 31.04.2013
/ Registration of
Establishment of 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.
49.The Owner / Builder / Developer / 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.

50.The applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

51.any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDUR (BUILDING)	D6	0.75	2.25	174
GRANDUR (BUILDING)	D3	0.85	2.25	39
GRANDUR (BUILDING)	MD1	0.85	2.25	21
GRANDUR (BUILDING)	D5	0.88	2.25	117
GRANDUR (BUILDING)	GD13	0.99	2.25	11
GRANDUR (BUILDING)	D4	1.05	2.25	117
GRANDUR (BUILDING)	D2	1.05	2.25	234
GRANDUR (BUILDING)	SD12	1.05	2.25	39
GRANDUR (BUILDING)	D1	1.10	2.25	156
GRANDUR (BUILDING)	D	1.25	2.25	39
GRANDUR (BUILDING)	SD11	1.50	2.25	39
GRANDUR (BUILDING)	SD10	1.54	2.25	51
GRANDUR (BUILDING)	GD11	1.80	2.25	51
GRANDUR (BUILDING)	SD8	1.95	2.10	51
GRANDUR (BUILDING)	SD6	1.80	2.40	87
GRANDUR (BUILDING)	GD5	1.90	2.25	11
GRANDUR (BUILDING)	SD7	2.10	2.10	39
GRANDUR (BUILDING)	SD4	2.33	2.10	39
GRANDUR (BUILDING)	SD2	3.10	2.10	39
GRANDUR (BUILDING)	GLSB	4.60	2.25	51

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING	M1	1.50	2.10	6
BUILDING				

Block GRANDUS (BUILDING)

Floor Name	Gross Bulty Area	Deductions (Area in Sq.Mt.) Cutout	Total BuiltUp Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Total FAR Area (Sq.Mt.)	Tenant	Cancel Flr Area Tenament
Terrace Floor	121.94	17.23	104.71	72.13	0.00	32.58	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	2118.65	171.15	1947.50	139.61	0.00	64.68	0.00	0.00	0.00	0.00	1744.20	1744.20	23	0.00
Typical Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Typical Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Typical Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Typical Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Typical Floor	2280.45	177.82	2102.64	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1958.77	1958.77	23	0.00
Typical Floor	2280.45	177.82	2102.63	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1958.76	1958.76	23	0.00
Typical Floor	2461.06	210.64	2271.44	93.96	49.91	0.00	0.00	0.00	0.00	0.00	2127.56	2127.56	23	0.00
Typical Floor	2304.16	178.39	2125.82	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1982.06	1982.06	23	0.00
Typical Floor	2280.46	178.25	2102.21	93.96	49.91	0.00	0.00	0.00	0.00	0.00	1958.34	1958.34	23	0.00
Typical Floor	2112.75	342.85	1769.90	97.74	49.90	0.00	0.00	0.00	0.00	0.00	1622.16	1622.16	19	0.00
Typical Floor	1949.37	183.08	1766.29	93.96	49.90	0.00	0.00	0.00	0.00	24.38	1594.05	1618.43	19	0.00
Basement Floor	1626.13	75.22	1550.91	88.20	49.47	0.00	111.29	31.10	0.00	0.00	1270.85	1270.85	06	642.23
Basement Floor	6355.75	6.73	6349.02	53.98	49.45	0.00	0.00	0.00	0.00	0.00	5899.92	0.00	0.00	00
Basement Floor	4907.60	5.65	4901.95	48.64	49.47	0.00	0.00	0.00	0.00	0.00	3971.84	4436.25	0.00	00
Total :	37702.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	31.10	00.48	24.38	1117.71	32331.72	2160.73	2160.73	240	796.80
Total Number of Same Blocks	1															
Total:	37702.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	31.10	00.48	24.38	1117.71	32331.72	2160.73	2160.73	240	796.80

FAR &Tenement Details

Block	No. of Same Blocks	Total Gross BuiltUp Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed Total FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenant	Cancel Flr Area Tenament
GRANDUR (BUILDING)	1	37702.28	2616.45	3085.83	1296.94	697.38	32.58	111.29	00.48	24.38	1117.71	32331.72	2160.73	2160.73	240	796.80
Total Number of Same Blocks :	1	37702.28	2616.45	3085.83	1296.94	697.38	32.58	111.29	00.48	24.38	1117.71	32331.72	2160.73	2160.73	240.00	796.80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/s. GRANDUS INFRA PROJECTS PRIVATE LIMITED Rep By its Authorized Signatory Mr. MANIKANTA REDDY (GPA Holder) #112, Sri Hari Nivas, Near Post Office, Doddenekundi, Bangalore North - 560037

ARCHITECT/ENGINEER SIGNATURE
Gopi S No.29, Bhuvana, 2nd main road, kalyaananagar, No.26, Bhuvana, 2nd main road, kalyaananagar, BCC/BL-3.5/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT 181 DODDANEKUNDI MAIN ROAD, DODDANEKUNDI, K R PURAM HOBLI, BANGALORE - 560037

DRAWING TITLE : SEVENTH, EIGHTH AND TYPICAL FLOOR PLAN (9TH &10TH) FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

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

SIGNATURE (Joint Director of Town Planning)	NAME (With Designation)	SIGNATURE	NAME (With Designation)

HD → NORTH

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

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

User-2

12.0M SETBACK LINE

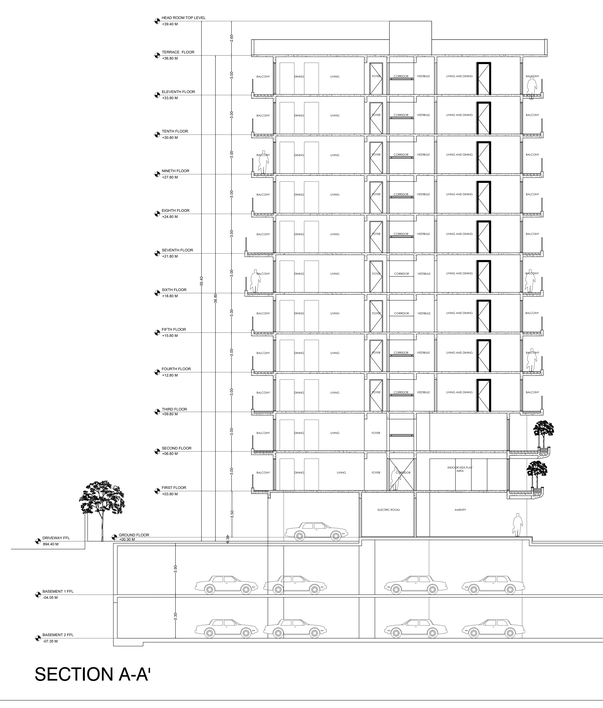
12.0M SETBACK LINE

12.0M SETBACK LINE

12.0M SETBACK LINE

12.0M SETBACK LINE

11th FLOOR PLAN



SECTION A-Aᴵ

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDUR (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt.)	Unit Reqd.	Unit Prop.	Car Reqd. Unit	Car Prop.
GRANDUR (BUILDING)	Residential	Apartment	41.00 - 60.00	2	-	1	67
			161 - 225	1	-	1	125
	Total:						192

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	192	2416.20	321	4136.75
Visitor's Car Parking	19	261.20	0	0.00
Total Car	202	2777.50	321	4136.75
Two/Wheeler	-	261.25	0	0.00
Other Parking	-	-	-	1142.25
Total		3038.75		11279.75

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 23/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1177/BESCK/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 18/1
Nature of Sanction: NEW	City Survey No.: 18/1
Location: RING-III	Khata No. (As per Khata Extract): 18/1
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 181
Zone: Mahadevapura	Locality / Street of the property: 18/1 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037
Ward: Ward-089	
Planning District: 219-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11129.75
Deduction for NetPlot Area	
Surrender Free of Cost	674.86
Total:	674.86
NET AREA OF PLOT	(A-Deductions) 10453.89
COVERAGE DETAIL:	
Permissible Coverage area (65.00 %)	7293.92
Proposed Coverage Area (74.8 %)	7548.90
Achieved Net coverage area (74.8 %)	7548.90
Balance coverage area left (39.2 %)	3680.02
FAR DETAIL:	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	25220.68
Additional F.A.R within Ring I and II (for amenity premium) (AP -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	25220.68
Residential FAR (100.00%)	21842.73
Proposed FAR Area	21842.73
Achieved Net FAR Area (1.96)	21842.73
Balance FAR Area (0.29)	3186.06
BUILT UP AREA CHECK	
Proposed BuiltUp Area	35085.83
Substructure Area Add In Block &

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GRANDUE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
GRANDUE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	0	0	
			50 - 225	1	-	1	125	-	
			Total :	-	-	-	185	301	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	185	2775.00	301	4126.75
Visitor's Car Parking	19	261.25	0	0.00
Total Car	204	2777.50	301	4126.75
Twowheeler	-	261.25	0	0.00
Other Parking	-	-	-	1142.25
Total		3038.75		11379.75

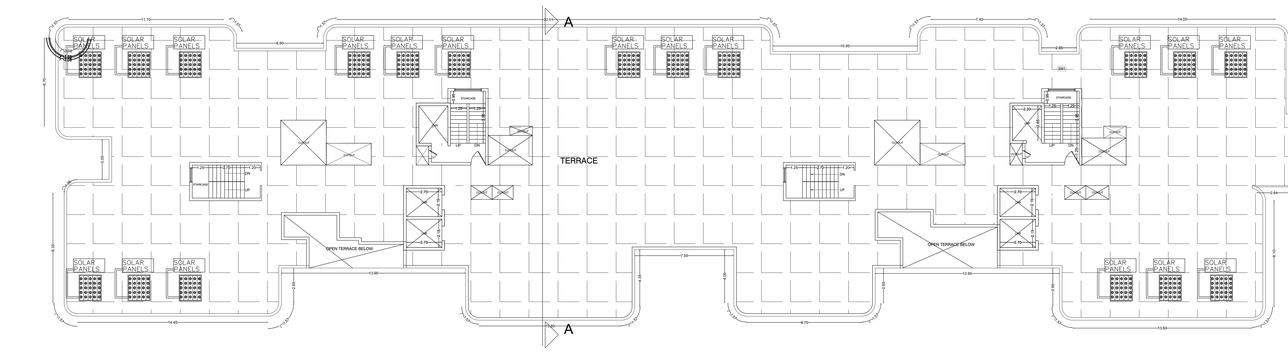
Color Notes

COLOR INDEX

	PLOT BOUNDARY
	ABUTTING ROAD
	BUILT UP AREA (COVERAGE AREA)
	EXISTING (To be retained)
	EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1177/BESCK/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 181
Nature of Sanction: NEW	City Survey No.: 181
Location: RING-III	Khata No. (As per Khata Extract): 181
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 181
Zone: Mahadevapura	Locality / Street of the property: 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037
Ward: Ward-085	
Planning District: 219-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 1119.75
Deduction for NetPlot Area	
Surrender Free of Cost	674.86
Total :	674.86
NET AREA OF PLOT	(A-Deductions) 1043.85
COVERAGE DETAILS	
Permissible Coverage area (65.00 %)	1230.32
Proposed Coverage Area (74.9 %)	1546.90
Achieved Net coverage area (74.9 %)	1546.90
Balance coverage area left (-39.2 %)	3680.02
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	25230.68
Additional F.A.R within Ring I and II (for amenities) (AF-)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.25)	25230.68
Residential FAR (100.00%)	21842.73
Proposed FAR Area	21842.73
Achieved Net FAR Area (1.96)	21842.73
Balance FAR Area (0.29)	3387.95
BUILT UP AREA CHECK	
Proposed BuiltUp Area	39385.03
Substructure Area Add In Built Extent / Crt	31.76
Achieved BuiltUp Area	39111.03

SCALE : 1:100



TERRACE FLOOR PLAN

EAST SIDE - ELEVATION

Approval Condition:

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

1.Sanction is accorded for the Residential Building plan at 181 , 181 Doddenekundi Main Road, Doddenekundi, K R Puram Hobli, Bangalore - 560037, Bangalore.

a) Consist of 2Basement + 1Ground + 11 UF only.

Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

2.1 121979.10 area reserved for car parking shall not be converted for any other purposes.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises, The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed in a conspicuous place of the premises during construction.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from

the site above 371 Sqm.

6. Construction or reconstruction of the building should be completed before the expiry of the years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion of work.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforseen incidents arising during the time of construction.

10.The applicant shall not stock building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be

accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub 5) code leaving 3.00 mts. from the building within the premises for the purpose and shall permit entry of authorised persons of the K.E.B. for the purpose of installation of telecom equipment and also to make provisions for telecom services as per Bye law 32(a).

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other inadvertal endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant / Executive Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is

repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IM " IV (Bye-law No. 3.8) under sub section 5 of (a) to (k).

18.The applicant shall not change the line and level of the storm water drain abutting the site.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times in accordance with the provisions stipulated in Bye-law 32(a).

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-1984 published by the Bureau of Indian Standards making the building resistant to earthquake.

22.Building bone to be designed by

a registered structural engineer. Based on SBC, water table and

other parameters of the soil investigation report for the safety and structural stability. The responsibility of maintaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Provision for physically handicapped persons prescribed in schedule XI (Bye laws 84" 31) of Building bye laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security room and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall obtain the necessary permission from the competent authorities in the vicinity of construction and that the construction activities shall strictly adhere to'S' 09 PM and shall not resume the work

earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above in case of Commercial buildings).

28. The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with safe design for retaining walls and safe slopes for the sides of the pit, safe method of excavation, dewatering of the pit during the footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock-lll" trials in the building one before the onset of

the summer season during the summer and assure complete safety in respect of fire hazards.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the competent authority. Any violation during the construction shall be liable for demolition of such portions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ENGG/SWD/CR-1/2014-15 dated:29/08/2014 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.Mtrs.

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment (group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.The Applicant / Owner / Developer shall initiate any construction against the sanctioned plan the action will be initiated according to BBMP Act a€" 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanction will be withdrawn automatically without any notice. The sanctioned plan stands cancelled as per the legal provisions and sublime legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for providing court cases in any court of law.

45.Any false information or misrepresentation of facts submitted by the applicant. This cannot be considered for obtaining any title deed by the applicant.

46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of workmen employed in the work and public passing nearby.

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.The applicant / owner / developer shall comply with the additional conditions vide ADDENDUM Khatabagi Hoodings Letter No. LD(ESTATE)/21 dated: 01.04.2013

Registration of

Supervisors of Works: 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 / Owner / Builder / 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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDUE (BUILDING)	D6	0.75	2.25	116
GRANDUE (BUILDING)	D3	0.85	2.25	305
GRANDUE (BUILDING)	WD1	0.85	2.25	31
GRANDUE (BUILDING)	D5	0.98	2.25	117
GRANDUE (BUILDING)	GD13	0.99	2.25	31
GRANDUE (BUILDING)	D4	1.00	2.25	116
GRANDUE (BUILDING)	D2	1.00	2.25	256
GRANDUE (BUILDING)	SD12	1.00	2.25	56
GRANDUE (BUILDING)	D1	1.10	2.25	124
GRANDUE (BUILDING)	D	1.25	2.25	52
GRANDUE (BUILDING)	SD11	1.50	2.25	56
GRANDUE (BUILDING)	SD10	1.54	2.25	51
GRANDUE (BUILDING)	GD11	1.80	2.25	55
GRANDUE (BUILDING)	SD9	1.85	2.10	52
GRANDUE (BUILDING)	SD8	1.85	2.40	87
GRANDUE (BUILDING)	GD5	1.90	2.25	111
GRANDUE (BUILDING)	SD7	2.10	2.10	39
GRANDUE (BUILDING)	SD6	2.33	2.10	39
GRANDUE (BUILDING)	SD2	3.10	2.10	10
GRANDUE (BUILDING)	GLR6	4.60	2.25	51

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
GRANDUE (BUILDING)	W1	1.80	1.50	52

Block GRANDUS (BUILDING)

Floor Name	Gross Bulltup Area (Sq.mt.)	Deductions (Area in Sq.mt.) Colmt 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.)	Tenant	Car parking Area for Tenament
		Colmt		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	121.94	17.23	104.71	72.13	0.00	32.58	0.00	0.00	0.00	0.00	0.00	00	0.00
Eleventh Floor	2159.65	171.16	1988.49	83.96	49.91	0.00	0.00	0.00	0.00	1844.68	1844.68	21	0.00
Tenth Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Ninth Floor	2280.45	178.10	2102.35	94.24	49.91	0.00	0.00	0.00	0.00	1958.20	1958.20	23	0.00
Eighth Floor	2280.07	178.32	2102.07	94.26	49.91	0.00	0.00	0.00	0.00	1958.01	1958.01	23	0.00
Seventh Floor	2280.46	177.82	2102.64	93.96	49.91	0.00	0.00	0.00	0.00	1958.77	1958.77	23	0.00
Sixth Floor	2280.46	177.83	2102.63	93.96	49.91	0.00	0.00	0.00	0.00	1958.76	1958.76	23	0.00
Fifth Floor	2491.06	210.64	2271.44	93.96	49.91	0.00	0.00	0.00	0.00	2127.58	2127.58	23	0.00
Fourth Floor	2304.15	178.39	2125.82	93.96	49.91	0.00	0.00	0.00	0.00	1982.06	1982.06	23	0.00
Third Floor	2280.46	178.25	2102.21	93.96	49.91	0.00	0.00	0.00	0.00	1958.34	1958.34	23	0.00
Second Floor	2172.75	342.95	1769.80	97.74	49.90	0.00	0.00	0.00	0.00	1622.16	1622.16	19	0.00
First Floor	1949.17	305.48	1453.68	89.79	49.90	0.00	0.00	24.36	0.00	1289.62	1289.62	15	164.37
Ground Floor	1626.13	75.22	1550.91	88.20	49.47	0.00	111.29	31.10	0.00	0.00	1275.85	06	642.23
Basement One Floor	6355.75	6.73	6349.02	53.98	49.45	0.00	0.00	0.00	0.00	3901.07	5899.52	0.00	0.00
Basement Floor	4907.60	5.65	4901.95	48.64	49.47	0.00	0.00	0.00	0.00	3618.25	0.00	0.00	0.00
Total :	37702.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	10331.72	21842.73	240	796.60
Total Number of Same Blocks	1												
Total:	37702.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	10331.72	21842.73	240	796.60

FAR &Tenement Details

Block	No. of Same Blocks	Gross Bulltup Area (Sq.mt.)	Deductions (Area in Sq.mt.) Colmt 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.)	Tenant	Car parking Area for Tenament
					StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
GRANDUE (BUILDING)	1	37702.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	10331.72	21842.73	240	796.60
Grand Total:	1	37702.28	2616.45	35085.83	1296.94	697.38	32.58	111.29	55.46	717.71	10331.72	21842.73	240.00	796.60

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. GRANDUS INFRA PROJECTS PRIVATE LIMITED Rep By its Authorized Signatory Mr. SRINIVASA REDDY and N.MAHANTHA REDDY GPA Holder,# 112, Sri Hari Nivas, Near Post Office, Doddenekundi, Bangalore North - 560037

ARCHITECT/ENGINEER SIGNATURE

Cmd.A.S.No.26, Bhuvana nilaya, 2nd main road, kalyananagar, No.26, Bhuvana nilaya, 2nd main road, kalyananagar, BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT 181 DODDANEKUNDI MAIN ROAD, DODDANEKUNDI, K R PURAM HOBLI, BANGALORE - 560037.

DRAWING TITLE : TERRACE FLOOR PLAN AND ELEVATION.

SHEET NO : 9

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)	ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	JOINT DIRECTOR

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

Digitally signed by Assistant Director of Town Planning (East) Bruhat Bangalore Mahanagara Palike Date: 2024.08.23 15:39:13 IST

HO :- NORTH

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

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