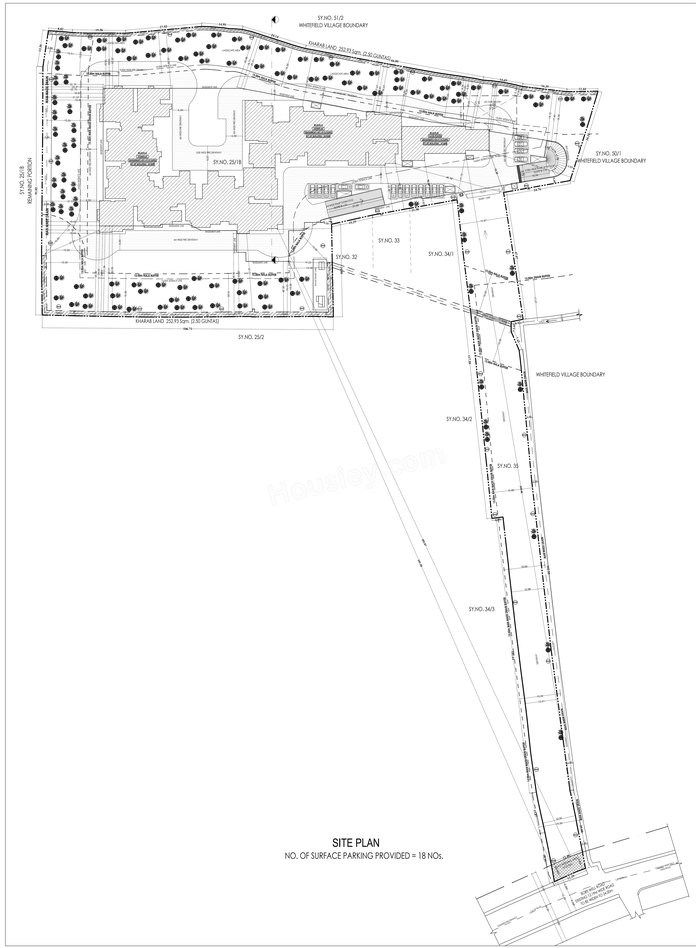


PRJ/15659/22-23

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/18 & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of BUILDING, Tower - 01 & 02, (BSF + GF + 15 Upper Floors) Fifteen Upper Floors only)
   b) Consisting of CLUBHOUSE, (BF + GF + 3 Upper Floors) Three Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 14265.48 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 licenses and the copies of sanctioned plans with specifications should be kept at the site of the work for reference of the officers while conducting inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Permission for running telephone cables, cutcables at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The owners/ occupants are 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.(Ele.Ele.D) rules leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.85 m in the basement for installation of telecom equipment and also to make provision for laying telecom cable in the premises.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-II of the Bye-law 32 of the Karnataka Municipal Corporations Act 2020.
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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 7.1F of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 84" (1) of Building bye-laws 2003 and Government orders issued from time to time.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above for other Commercial establishments).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Developer shall INSTALL a Rain water harvesting structure of "Sump type" and "Recharge shaft" in the building, one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They should 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 along with the fee. The Sanctioning Authority shall acknowledge the intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/2022/19-20, Dated. 25-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owner / Developer shall provide charging infrastructure for charging electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 200 Sq.mts of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner develop building construction against the sanctioned plan the action will be initiated according to BBMP Act 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 while executing the work.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if ownerfrauds has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. The non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(Hosalagu Hoodiket Letter No. LD/86LET/2013, dated 31-04-2013)

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder/ contractor to the Labour Department 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.

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.				
A (RESIDENTIAL)	1	59150.94	2172.25	55978.68	1391.88	793.29	56.71	610.16	896.51	13769.51	38908.63	38908.63	285	573.59
B (CLUBHOUSE)	1	1362.91	19.30	1343.61	142.73	14.40	32.30	0.00	0.00	0.00	1154.18	1154.18	00	1284.76
Grand Total	2	59513.85	2191.55	57322.30	1524.61	769.68	89.01	610.16	896.51	13769.51	39962.81	39962.81	285.00	1858.35

SANCTIONING AUTHORITY :

SENIOR ARCHITECT / ASSISTANT DIRECTOR town planner — DEPUTY DIRECTOR town planner — JOINT DIRECTOR town planner

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.

BANGALORE MAHANAGARA PALIKE

MAHADEVAPURA

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2021

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/15659/22-23	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 153/2/1/1
Nature of Sanction: NEW	City Survey No.: SY NO. 25/18, 35/1&2 & 35
Location: RMZone	Khata No. (As per Khata Extract): 153/2/1/1
Building Line Specified as per Z.R: NA	Village/ Town: NELLURAHALLI VILLAGE, WHITE FIELD
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 153/2/1/1, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALU
Ward: Ward-084	
Planning District: 215-Whitefield	

AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	18809.49
Deduction for Net Plot Area		
Surrender Free of Cost		74.23
Shared/and Area		320.36
Total		580.28
NET AREA OF PLOT	(A-Deductions)	18229.40
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9114.70
Proposed Coverage Area (18.18 %)		3313.57
Achieved Net coverage area (18.18 %)		3313.57
Balance coverage area left (31.82 %)		5801.13
FAR CHECK		
Permissible F.A.R as per zoning regulation 2015 (2.25)		41183.16
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		41183.16
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		41183.16
Residential FAR (100.00%)		39660.64
Proposed FAR Area		39660.64
Achieved Net FAR Area (2.17)		39660.64
Balance FAR Area (0.08)		1522.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		57322.29
Substructure Area Add in BUA (Lateral Lvl)		15.00
Achieved BuiltUp Area		57337.30

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	285	-
	Total :		-	-	-	-	285	331

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	285	3918.75	331	4551.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	314	4317.50	331	4551.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	9748.23
Total		4716.25		14299.48

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.90 4 X 4.1	17.16	36.73
	1.10 X 4.10 X 1.10 1	4.95	
	1.10 X 4.20 X 1.10 1	4.67	
	1.35 X 4.20 X 1.10 1	5.94	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	1.20 X 4.20 X 1.14 14	78.26	601.68
	1.10 X 3.90 X 1.14 2	144.76	
	1.00 X 5.70 X 1.14 14	144.76	
	1.45 X 3.90 X 2.14 14	158.80	
	1.00 X 4.10 X 1.14 14	77.00	
Total :			638.31

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
4th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9980179145

SCALE : 1:400

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE ESTATES PROJECTS LTD Rep By IRFAN RAZACK No18 Prestige Falcon Tower Brunton Road Bangalaru

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidharu. N. R
BCC/BL-3.2.5E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
8th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/18 & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : SITE PLAN

SHEET NO : 01 OF 09

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.

Block A (Tower - 01 & 02, RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet area other than Tenement
Terrace Floor	163.41	3.60	159.81	103.12	0.00	36.71	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Fourteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Thirteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Twelfth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Eleventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Tenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Ninth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Eighth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Seventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Sixth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Fifth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Fourth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Third Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Second Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
First Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Ground Floor	2769.19	260.00	2509.19	68.16	41.56	0.00	0.56	0.00	0.00	2441.60	2441.60	19	0.00
Stilt Floor	3200.30	207.87	2992.43	68.44	41.56	0.00	137.14	0.00	2240.70	504.59	504.59	00	573.59
Basement Floor	6863.78	55.64	6810.14	55.96	45.16	0.00	464.62	449.29	5757.11	0.00	0.00	00	0.00
Basement Floor	6379.76	19.71	6360.05	55.96	45.16	0.00	0.00	449.22	5771.70	0.00	0.00	00	0.00
Total :	59150.93	2172.25	55978.68	1391.88	793.29	36.71	610.16	896.51	13769.51	38908.63	38908.63	285	573.59
Total Number of Blocks	1												
Total :	59150.93	2172.25	55978.68	1391.88	793.29	36.71	610.16	896.51	13769.51	38908.63	38908.63	285	573.59

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.90	1.35	704
A (RESIDENTIAL)	D1	0.75	2.10	704
A (RESIDENTIAL)	W3	1.20	1.05	15
A (RESIDENTIAL)	W2	1.50	1.05	150
A (RESIDENTIAL)	W5	1.65	1.05	30
A (RESIDENTIAL)	W1	2.00	1.05	346
A (RESIDENTIAL)	W4	2.40	1.05	38

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.90	1.35	704
A (RESIDENTIAL)	D1	0.75	2.10	45
A (RESIDENTIAL)	W3	1.20	1.05	15
A (RESIDENTIAL)	W2	1.50	1.05	150
A (RESIDENTIAL)	W5	1.65	1.05	30
A (RESIDENTIAL)	W1	2.00	1.05	346
A (RESIDENTIAL)	W4	2.40	1.05	38

UnitBUA Table for Block A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRSTFLOOR PLAN	FF Tower 1 _01	FLAT	169.41	132.38	3	1
	FF Tower 1 _02	FLAT	106.70	82.98	2	1
	FF Tower 1 _03	FLAT	110.98	87.61	2	1
	FF Tower 1 _04	FLAT	133.74	116.08	11	1
	FF Tower 1 _05	FLAT	117.72	103.73	3	1
	FF Tower 1 _06	FLAT	117.75	103.91	3	1
	FF Tower 1 _07	FLAT	133.74	116.08	11	1
	FF Tower 1 _08	FLAT	132.79	117.62	10	1
	FF Tower 1 _09	FLAT	81.25	69.45	3	1
	FF Tower 1 _10	FLAT	107.50	93.15	3	1
	FF Tower 1 _11	FLAT	107.66	93.12	3	1
	FF Tower 1 _12	FLAT	81.25	69.45	3	1
	FF Tower 1 _13	FLAT	76.09	64.31	2	1
	FF Tower 2 _02	FLAT	76.98	66.58	2	1
	FF Tower 2 _03	FLAT	71.23	60.55	2	1
	FF Tower 2 _04	FLAT	83.03	72.07	3	1
	FF Tower 2 _05	FLAT	146.13	130.67	11	1
	FF Tower 2 _06	FLAT	212.26	196.20	15	1
	FF Tower 2 _07	FLAT	132.62	115.98	11	1
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	1 F Tower 1 _01	FLAT	148.61	132.28	12	1
	1 F Tower 1 _02	FLAT	111.20	97.46	10	1
	1 F Tower 1 _03	FLAT	110.98	97.61	8	1
	1 F Tower 1 _04	FLAT	136.24	120.58	11	1
	1 F Tower 1 _05	FLAT	119.09	105.10	9	1
	1 F Tower 1 _06	FLAT	119.11	105.27	9	1
	1 F Tower 1 _07	FLAT	141.92	124.68	12	1
	1 F Tower 1 _08	FLAT	134.72	119.55	10	1
	1 F Tower 1 _09	FLAT	81.55	69.40	9	1
	1 F Tower 1 _10	FLAT	108.53	94.03	9	1
	1 F Tower 1 _11	FLAT	108.29	93.99	9	1
	1 F Tower 1 _12	FLAT	121.41	116.83	11	1
	1 F Tower 2 _01	FLAT	79.28	69.31	8	1
	1 F Tower 2 _02	FLAT	76.98	66.58	8	1
	1 F Tower 2 _03	FLAT	71.23	60.55	8	1
	1 F Tower 2 _04	FLAT	83.03	72.07	8	1
	1 F Tower 2 _05	FLAT	146.11	131.72	12	1
	1 F Tower 2 _06	FLAT	212.26	196.20	15	1
	1 F Tower 2 _07	FLAT	138.21	121.57	11	1
Total :	-	-	3992.84	3661.38	260	285

Block B (CLUBHOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
Terrace Floor	67.80	3.45	64.45	32.15	0.00	32.30	0.00	0.00	0.00	
Third Floor	318.48	3.45	315.03	28.28	3.60	0.00	283.17	283.17	317.43	
Second Floor	347.07	3.45	343.62	28.28	3.60	0.00	311.76	311.76	346.02	
First Floor	318.48	3.45	315.03	28.28	3.60	0.00	283.17	283.17	317.43	
Ground Floor	318.48	5.58	312.90	25.80	3.60	0.00	279.28	279.28	301.88	
Total :	1362.31	19.30	1343.01	142.73	14.40	32.30	1154.18	1154.18	1284.76	
Total Number of Same Blocks	1									
Total :	1362.31	19.30	1343.01	142.73	14.40	32.30	1154.18	1154.18	1284.76	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	D	0.75	2.10	38
B (CLUBHOUSE)	W1	1.50	1.05	24
B (CLUBHOUSE)	CO1	1.00	2.45	03
B (CLUBHOUSE)	CO1	2.00	2.45	04

SCHEDULE OF JOINERY:

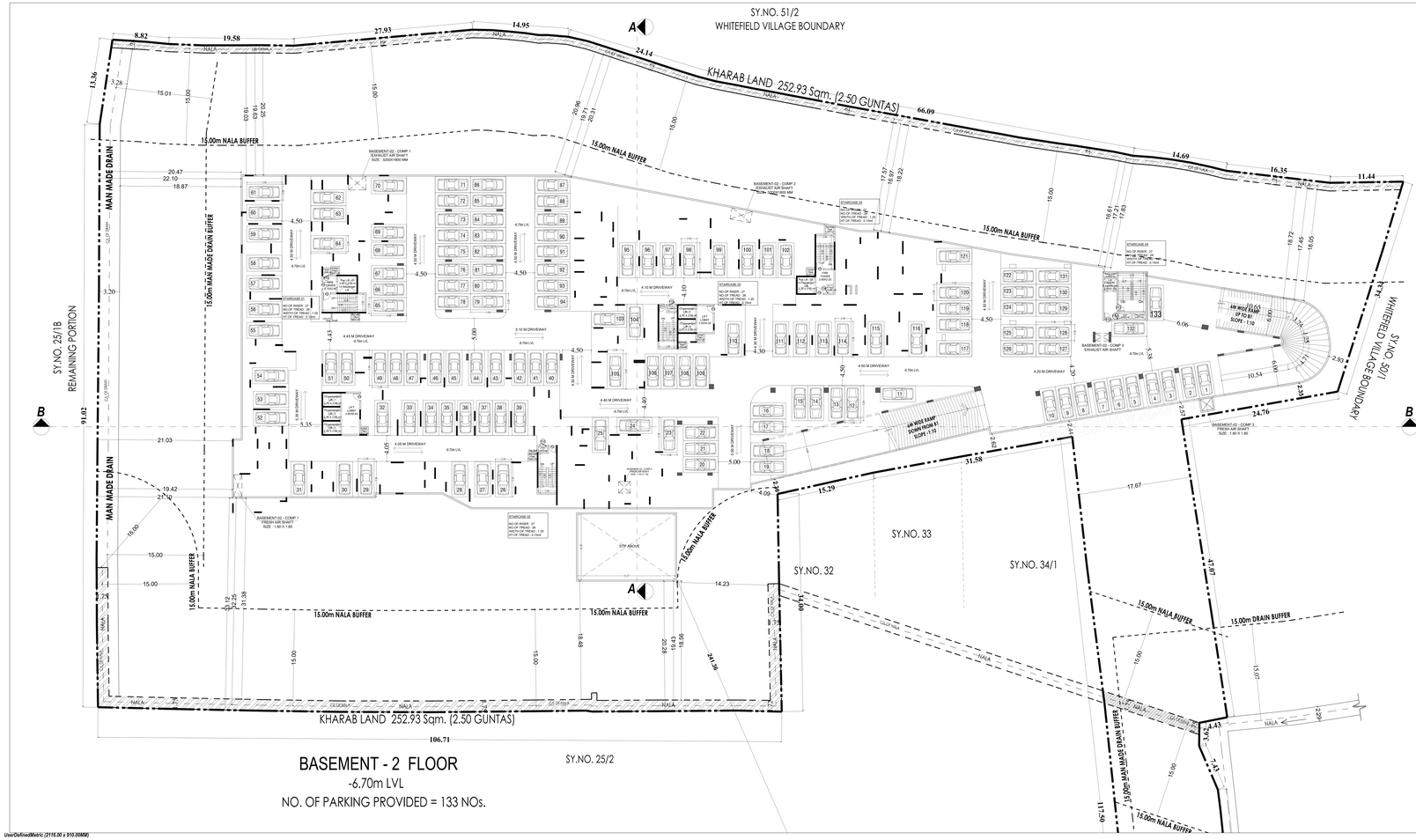
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	CO1	1.00	1.95	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 15.00 X 1.0 1	26.31	26.31
Total :	-	-	26.31

UnitBUA Table for Block B (CLUBHOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement



UserDefinedMetric (2116.00 x 910.00MM)

PRJ/15659/22-23

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of BUILDING, Tower - 01 & 02, 2BF + GF + 15 Upper Floors (Fifteen Upper Floors only)
   b) Consisting of CLUBHOUSE, 2BF + GF + 3 Upper Floors (Three Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 14269.48 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 connected documents on site shall be made available for inspection to the officials available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columns structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
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. Provision for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The owners/ occupants are 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.
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 provision for laying cables from the road to the premises.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel it the same stands in 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-II of the Karnataka Building and Other Construction Workers Act, 1996.
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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17-J of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule-XI (Bye laws 96" (1) of Building bye-laws 2003 and Government orders issued from time to time.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above for Commercial building) as per Municipal Norms.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by ensuring safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Fire Fighting Equipment & Fire Alarm System shall be provided as per the mock drill / trials in the building, one before the onset of summer and another during the summer and secure complete safety in respect of the occupants.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed along with the fee. The Sanctioning Authority shall acknowledge the 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 DCI letter No. BWSSB/A/2021/9-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owner / Developer shall provide charging points for electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 200 Sq.mts of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner desire building construction against the sanctioned plan the action will be initiated according to BBMP Act 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 while executing the work.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
47. In the event of 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 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
(Anadalaga Hoodidu) Letter No. LD96LET2015, dated: 01-04-2015

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

Note:

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

Block :A (Tower - 01 & 02, RESIDENTIAL)															
Floor Name	Deductions From Gross Built Up Area - (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet area otherr than Tenement
	Cellar	Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	163.40	3.60	159.80	100.12	0.00	36.71	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteen Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Fourteen Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Thirteen Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Twelfth Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Eleventh Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Tenth Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Ninth Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Eighth Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Seventh Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Sixth Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Fifth Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Fourth Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Third Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Second Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
First Floor	2768.32	121.98	2646.74	88.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00
Ground Floor	2769.19	122.87	2646.32	88.16	41.56	0.00	0.56	0.00	0.00	2491.60	2491.60	18	0.00
Stilt Floor	3200.30	207.87	2992.43	68.44	41.56	0.00	137.14	0.00	2240.70	504.59	504.59	00	573.59
Basement Floor	6865.78	55.64	6810.14	93.96	45.16	0.00	464.62	449.29	5707.11	0.00	0.00	00	0.00
Basement Floor	6379.76	19.71	6360.05	93.96	45.16	0.00	0.00	449.22	5771.70	0.00	0.00	00	0.00
Total :	58150.50	2172.25	55978.68	1391.88	755.28	36.71	610.16	898.51	13769.51	38908.63	38908.63	285	573.59
Total Number of Blocks	1												
Total:	58150.50	2172.25	55978.68	1391.88	755.28	36.71	610.16	898.51	13769.51	38908.63	38908.63	285	574

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.92	1.20	154
A (RESIDENTIAL)	d1	0.76	1.20	19
A (RESIDENTIAL)	d2	1.20	1.20	19
A (RESIDENTIAL)	d3	1.00	1.20	155
A (RESIDENTIAL)	d4	0.75	1.20	19
A (RESIDENTIAL)	d5	0.90	1.20	38
A (RESIDENTIAL)	d6	2.00	1.50	346
A (RESIDENTIAL)	SD	1.50	2.10	38

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	a	0.60	1.20	19
A (RESIDENTIAL)	aa	1.10	1.20	45
A (RESIDENTIAL)	ab	1.00	1.20	19
A (RESIDENTIAL)	ad	1.00	1.20	155
A (RESIDENTIAL)	ae	0.75	1.20	19
A (RESIDENTIAL)	af	0.90	1.20	38
A (RESIDENTIAL)	ag	1.42	1.20	38

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	LivelEcA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT	1 - 02	146.61	122.38	3	1
	FLAT	1 - 02	106.70	82.68	3	1
	FLAT	1 - 02	110.98	87.01	3	1
	FLAT	1 - 04	133.74	118.08	11	1
	FLAT	1 - 04	117.72	103.73	9	1
	FLAT	1 - 06	117.75	103.91	9	1
	FLAT	1 - 06	133.74	118.08	11	1
	FLAT	1 - 08	133.79	117.62	11	1
	FLAT	1 - 09	81.05	65.45	5	1
	FLAT	1 - 10	101.50	83.15	8	1
	FLAT	1 - 11	107.68	53.13	9	1
	FLAT	1 - 12	76.97	64.74	4	1
	FLAT	1 - 13	76.97	64.74	4	1
	FLAT	1 - 02	76.98	66.58	4	1
	FLAT	1 - 02	77.23	66.55	4	1
	FLAT	1 - 04	83.03	72.07	8	1
	FLAT	1 - 04	146.13	126.87	11	1
	FLAT	1 - 06	212.26	186.20	16	1
	FLAT	1 - 08	150.92	115.68	12	1
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	FLAT	2 - 01	146.61	122.38	3	1
	FLAT	2 - 01	111.20	87.48	10	1
	FLAT	2 - 01	110.98	87.01	8	1
	FLAT	2 - 01	136.24	120.98	11	1
	FLAT	2 - 01	119.09	105.10	9	1
	FLAT	2 - 01	119.11	105.27	9	1
	FLAT	2 - 01	141.92	124.68	12	1
	FLAT	2 - 01	134.72	118.00	10	1
	FLAT	2 - 01	81.55	65.45	5	1
	FLAT	2 - 01	108.53	94.03	9	1
	FLAT	2 - 01	108.25	93.98	9	1
	FLAT	2 - 01	131.41	116.62	11	1
	FLAT	2 - 02	79.28	69.31	8	1
	FLAT	2 - 02	76.98	66.58	8	1
	FLAT	2 - 02	77.23	66.55	8	1
	FLAT	2 - 02	83.03	72.07	8	1
	FLAT	2 - 02	146.11	131.72	12	1
	FLAT	2 - 02	212.26	186.20	16	1
	FLAT	2 - 02	136.21	121.57	11	1
Total :	-	-	3992.94	3661.08	2830	285

Block :B (CLUBHOUSE)															
Floor Name	Gross Built-up Area	Deductions From Gross Built-Up Area - (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area otherr than Tenement
		Cellar	Cutout		StairCase	Lift	Lift Machine	Ramp	Resi.					
Terrace Floor	67.90		3.45	64.45	32.15	0.00	32.30	0.00	0.00		0.00			
Third Floor	318.48		3.45	315.03	26.28	3.60	0.00	283.17	283.17		311.43			
Second Floor	347.07		3.45	343.62	26.28	3.60	0.00	0.00	311.76		311.76		346.02	
First Floor	318.48		3.45	315.03	26.28	3.60	0.00	283.17	283.17		311.43			
Ground Floor	318.48		5.58	312.90	26.80	3.60	0.00	276.08	276.08		301.88			
Stilt Floor	1362.91		19.30	1343.61	142.73	14.40	32.30	0.00	1154.18		1154.18		1284.76	
Total :	-		-	-	-	-	-	-	-		-		-	
Number of Same Blocks	1													
Total :	1362.91		19.30	1343.61	142.73	14.40	32.30	1154.18	1154.18		1284.76			

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	D1	0.75	1.20	24
B (CLUBHOUSE)	D2	0.90	1.10	36
B (CLUBHOUSE)	D3	1.00	2.10	24
B (CLUBHOUSE)	CD	1.00	2.40	55
B (CLUBHOUSE)	CC	2.00	2.40	24

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	CD	11.00	1.00	24

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 15.00 X 1 X 1	26.31	26.31
Total :	-	-	26.31

UnitBUA Table for Block :B (CLUBHOUSE)

FLOOR	Name	UnitBUA Type	LivelEcA Area	Carpet Area	No. of Rooms	No. of Tenement

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2021
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PRJ/15659/22-23		Plot Sub-Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposed Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 153/2/1/1
Nature of Sanction: NEW		City Survey No.: SY NO. 25/1B, SY NO. 35
Location: RMA-2		Revenue Ward: Anekal(Jigani) Village: 153/2/1/1
Building Line Specified as per Z.R: NA		Inward No.: PID No. of the Property: KATHA NO. 153/2/1/1, NELLURAHALLI
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 153/2/1/1, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALU
		Ward: Ward-084
		Planning District: 215-Whitefield
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	18809.49
Deduction for Roads		
Surrender Free of Cost		74.23
Khandaval Area		525.36
Total :		599.59
NET AREA OF PLOT	(A-Deductions)	18209.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9114.75
Proposed Coverage Area (18.18 %)		3313.07
Achieved Net coverage area (18.18 %)		3313.07
Balance coverage area left (31.82 %)		5801.72
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		41193.78
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		41193.78
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		41193.78
Residential FAR (100.00%)		39660.84
Proposed FAR Area		39660.84
Achieved FAR Area (2.17)		39660.84
Balance FAR Area (0.08)		1532.93
BUILT UP AREA CHECK		
Proposed BuiltUp Area		57322.29
Substructure Area Add in BUA (Lapsed Lift)		15.00
Achieved BuiltUp Area		57337.30

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	285	-
	Total :		-	-	-	-	285	331

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	285	14269.48	331	4551.25
Visitor's Car	29	398.75	0	0.00
Total Car	314	4317.50	331	4551.25
Two Wheeler	-	398.75	0	0.00
Other Parking	-	-	-	9748.23
Total	-	4716.25	-	14299.48

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.80 X 4 X 1	17.16	36.73
	1.10 X 4.10 X 1 X 1	4.51	
	1.10 X 4.20 X 1 X 1	4.62	
	1.10 X 8.30 X 1 X 1	9.13	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	1.10 X 4.20 X 14 X 14	78.26	601.58
	1.10 X 3.80 X 3 X 14	140.76	
	1.10 X 4.10 X 3 X 14	151.74	
	1.40 X 3.80 X 2 X 14	148.90	
	1.10 X 4.10 X 1 X 14	77.00	
Total :	-	-	638.31

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
4th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880170145

SCALE : 1: 150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MIS PRESTIGE ESTATES PROJECTS LTD Rep By IRFAN RAZACK
No18 Prestige Falcon Tower Brunton Road Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/02-03
V.S.Associates, #4, R.R Mansion, 3rd Floor,
8th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B& 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BASEMENT - 02 FLOOR PLAN

SHEET NO : 02 OF 09

SANCTIONING AUTHORITY :			
ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

MAHADEVAPURA

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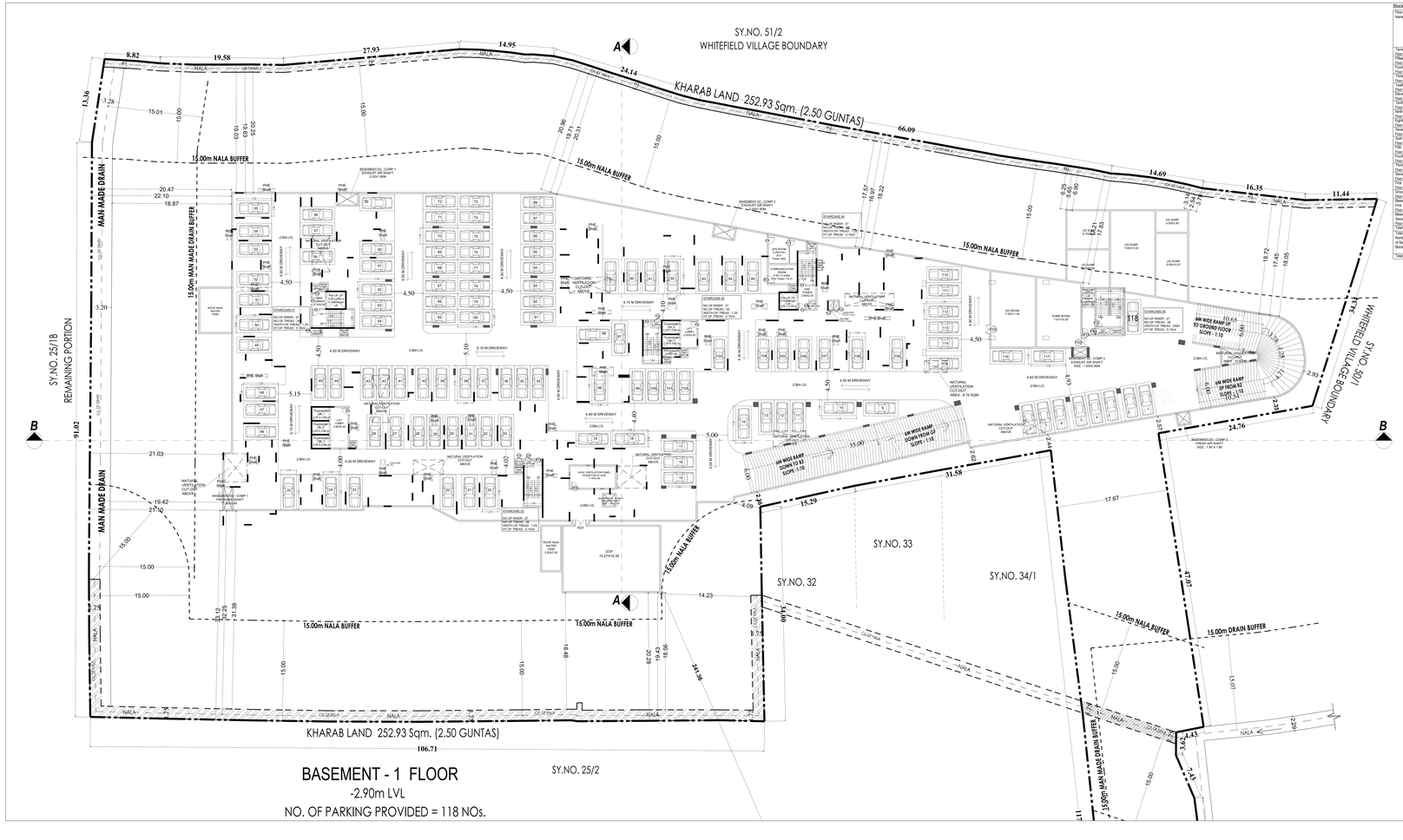


BASEMENT - 1 FLOOR

-2.90m LVL

NO. OF PARKING PROVIDED = 118 NOs.

PRJ/15659/22-23

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of 1Building(s), Tower - 01 & 02, 2BF + GF + 15 Upper Floors (Fifteen Upper Floors only)
   b) Consisting Of :CLUBHOUSE, 2BF + GF + 3 Upper Floors (Three Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 14250.48 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 licenses and the copies of sanctioned plans shall be produced on demand before the officers of the Corporation or any other persons authorised for inspecting inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columns/ 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. Provision for solid waste management, collection, collocate at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unexpected incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant shall strictly not prohibited from setting 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.(E&A D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provision for laying cable from the road side.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-II of the Karnataka Building and Other Construction Workers (RE&CS) Rules, 2019.
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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer. The applicant should provide solar water heaters as per table 17-J of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 887 (1) of Building bye-laws 2003 and Government orders issued from time to time.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above Commercial building or Apartments).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safety barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The applicant shall ensure that "No Parking" boards are displayed at the work site" Vehicles in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall 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 by the BBMP. The BBMP (Sanctioning Authority) shall issue 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 DCI letter No. BWSSB/AD/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owner / Developer shall provide charging infrastructure for charging electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mt of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner devate building construction against the sanctioned plan the action will be initiated according to BBMP Act 846' 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 while executing the work.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. The non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCDN:NOC/NOH (Hoardings) Hoodinet Letter No. LD/NILE/7/2015, dated: 01-06-2015

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any in the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

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

Block A (Tower - 01 & 02, RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Subtotal/ramp	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inclusive of Other than Tenement
Terrace Floor	163.43	3.60	159.83	153.12	3.60	36.71	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Fourteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Thirteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Twelfth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Eleventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Tenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Ninth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Eighth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Seventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Sixth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Fifth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Fourth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Third Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Second Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
First Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.56	2536.46	2536.46	19	0.00
Ground Floor	2769.19	121.58	2647.61	68.16	41.56	0.00	0.56	0.00	0.56	2541.60	2541.60	19	0.00
Stilt Floor	3200.30	207.87	2992.43	68.44	41.56	0.00	137.14	0.00	2240.70	504.59	504.59	00	573.59
Basement Floor	6863.78	55.94	6807.84	55.96	45.16	0.00	0.00	464.62	449.29	5757.11	0.00	00	0.00
Basement Floor	6379.76	19.71	6360.05	55.96	45.16	0.00	0.00	0.00	449.22	5771.70	0.00	00	0.00
Total:	58160.93	2172.25	55978.68	1381.88	793.28	36.71	610.16	896.51	13769.51	38908.63	38908.63	295	573.59
Total Number of Blocks	1												
Total:	58160.93	2172.25	55978.68	1381.88	793.28	36.71	610.16	896.51	13769.51	38908.63	38908.63	295	573.59

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.90	2.10	704
A (RESIDENTIAL)	D1	0.75	2.10	16
A (RESIDENTIAL)	D2	1.20	2.10	72
A (RESIDENTIAL)	D3	1.00	2.10	150
A (RESIDENTIAL)	D4	1.20	2.10	30
A (RESIDENTIAL)	D5	2.00	1.50	24
A (RESIDENTIAL)	D6	2.40	2.10	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	SD	0.90	1.85	154
A (RESIDENTIAL)	SD1	1.10	1.85	45
A (RESIDENTIAL)	SD2	1.20	1.85	15
A (RESIDENTIAL)	SD3	1.00	1.85	105
A (RESIDENTIAL)	SD4	1.20	1.85	15
A (RESIDENTIAL)	SD5	2.00	1.85	24
A (RESIDENTIAL)	SD6	2.40	1.85	48

UnitBUA Table for Block A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,FLOOR PLAN	FF Tower 1 - 02	FLAT	135.41	122.38	5	19
	FF Tower 1 - 02	FLAT	106.70	92.88	3	
	FF Tower 1 - 03	FLAT	110.68	97.41	3	
	FF Tower 1 - 04	FLAT	133.74	119.58	11	
	FF Tower 1 - 05	FLAT	133.74	119.58	11	
	FF Tower 1 - 06	FLAT	117.75	103.91	9	
	FF Tower 1 - 07	FLAT	117.75	103.91	9	
	FF Tower 1 - 08	FLAT	132.76	117.62	10	
	FF Tower 1 - 09	FLAT	61.25	48.45	3	
	FF Tower 1 - 10	FLAT	107.58	93.15	3	
	FF Tower 1 - 11	FLAT	107.66	93.12	3	
	FF Tower 1 - 12	FLAT	76.08	66.58	4	
	FF Tower 1 - 13	FLAT	76.08	66.58	4	
	FF Tower 1 - 14	FLAT	76.08	66.58	4	
	FF Tower 1 - 15	FLAT	71.23	60.55	3	
	FF Tower 2 - 04	FLAT	83.03	72.07	3	
	FF Tower 2 - 05	FLAT	148.13	130.07	11	
	FF Tower 2 - 06	FLAT	212.26	196.20	16	
	FF Tower 2 - 07	FLAT	182.02	170.88	14	
TYPICAL - 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,FLOOR PLAN	FF Tower 1 - 01	FLAT	146.61	132.38	12	266
	FF Tower 1 - 02	FLAT	111.20	97.40	10	
	FF Tower 1 - 03	FLAT	110.98	97.61	8	
	FF Tower 1 - 04	FLAT	136.24	122.58	11	
	FF Tower 1 - 05	FLAT	119.09	105.10	9	
	FF Tower 1 - 06	FLAT	119.11	105.27	9	
	FF Tower 1 - 07	FLAT	141.92	124.68	12	
	FF Tower 1 - 08	FLAT	134.73	118.55	10	
	FF Tower 1 - 09	FLAT	61.55	48.45	3	
	FF Tower 1 - 10	FLAT	108.53	94.03	3	
	FF Tower 1 - 11	FLAT	108.29	93.99	3	
	FF Tower 1 - 12	FLAT	121.41	116.83	11	
	FF Tower 1 - 13	FLAT	75.28	69.31	8	
	FF Tower 1 - 14	FLAT	76.98	69.58	8	
	FF Tower 1 - 15	FLAT	71.23	60.55	3	
	FF Tower 2 - 01	FLAT	83.03	72.07	3	
	FF Tower 2 - 02	FLAT	148.11	131.72	12	
	FF Tower 2 - 03	FLAT	212.26	196.20	16	
	FF Tower 2 - 04	FLAT	136.21	121.57	11	
Total:	-	-	3992.94	3661.38	295	285

Block B (CLUBHOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area inclusive of Other than Tenement
Terrace Floor	67.80	3.45	64.45	32.15	0.00	32.30	0.00	0.00	0.00	0.00	0.00	
Third Floor	318.48	3.45	315.03	28.28	3.60	0.00	263.17	263.17	263.17	311.76	311.76	340.02
Second Floor	347.07	3.45	343.62	28.28	3.60	0.00	311.76	311.76	311.76	343.02	343.02	
First Floor	318.48	3.45	315.03	28.28	3.60	0.00	263.17	263.17	263.17	311.43	311.43	
Ground Floor	318.48	5.58	309.48	25.80	3.60	0.00	276.08	276.08	276.08	301.88	301.88	
Total:	1362.31	19.30	1343.61	142.73	14.40	32.30	1114.18	1114.18	1114.18	1268.76	1268.76	
Total Number of Same Blocks	1											
Total:	1362.31	19.30	1343.61	142.73	14.40	32.30	1114.18	1114.18	1114.18	1268.76	1268.76	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	D	0.75	2.10	36
B (CLUBHOUSE)	D1	0.90	2.10	24
B (CLUBHOUSE)	CD	1.00	2.40	33
B (CLUBHOUSE)	CD1	2.00	2.40	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	SD	1.00	1.85	24

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 15.00 X 1.00	26.31	26.31
Total:	-	-	26.31

UnitBUA Table for Block B (CLUBHOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SF Tower 1 - 01	FLAT	340.02	311.76	3	3

FAR &Tenement Details

Block	No. of Same Bldg	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inclusive of Other than Tenement
		Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	58160.94	2172.25	55978.68	1381.88	793.28	36.71	610.16	896.51	13769.51	38908.63	295	573.59
B (CLUBHOUSE)	1	1362.31	19.30	1343.61	142.73	14.40	32.30	0.00	0.00	0.00	1154.18	00	1284.76
Grand Total:	2	59523.85	2191.55	57322.30	1524.61	769.68	69.01	610.16	896.51	13769.51	39962.81	295.00	1858.35

SANCTIONING AUTHORITY :

SENIOR ASSISTANT DIRECTOR | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR

PRJ/15659/22-23

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/15659/22-23	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 153/2/1/1
Nature of Sanction: NEW	City Survey No.: SY NO. 25/1B, 35/1B & 35
Location: RMZone	Khata No. (As per Khata Extract): 153/2/1/1
Building Line Specified as per Z.R: NA	Village/ Town: Nellurahalli Village, Kathanur Hobli
Zone: Mahadevapura	Locality / Street of the Site: KATHA NO. 153/2/1/1, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALU
Ward: Ward-084	
Planning District: 215-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	18809.49
Deduction for Roads	
Surrender Free of Cost	74.23
Standard Area	505.36
Total	580.39
NET AREA OF PLOT (A-Deductions)	18229.48
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	9114.75
Proposed Coverage Area (16.18 %)	3313.57
Achieved Net coverage area (16.18 %)	3313.57
Balance coverage area left (33.82 %)	6801.13
FAR CHECK	
Permissible F.A.R as per zoning regulation 2015 (2.25)	41153.16
Additional F.A.R within Ring I and II for amalgamated plot 2.25 ( )	41153.16
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	41153.16
Residential FAR (100.00%)	39660.64
Proposed FAR Area	39660.64
Achieved FAR Area (2.17)	39660.64
Balance FAR Area (0.08)	1492.52
BUILT UP AREA CHECK	
Proposed BuiltUp Area	57322.29
Achieved BuiltUp Area	15.00
Achieved BuiltUp Area	57337.30

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	IR
B (CLUBHOUSE)	Residential	Apartment	Highrise	IR

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	285
	Total :		-	-	-	285	331

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	285	3918.75	331	4551.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	314	4317.50	331	4551.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	9148.23
Total	-	4716.25	-	14299.48

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.80 X 4 X 1	17.16	36.73
	1.10 X 1.10 X 1.75 X 1	4.95	
	1.10 X 1.25 X 1 X 1	4.67	
	1.35 X 1.35 X 1.75 X 1	15.34	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	1.20 X 4.20 X 1 X 14	70.56	651.08
	1.10 X 1.20 X 1.75 X 14	29.01	
	1.00 X 5.10 X 1.75 X 14	144.76	
	1.40 X 3.80 X 1.75 X 14	186.90	
	1.00 X 4.10 X 1.75 X 14	71.05	
Total:	-	-	688.31

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
4th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9980179145

SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MS PRESTIGE ESTATES PROJECTS LTD Rep By IRFAN RAZACK No18 Prestige Falcon Tower Brunton Road Bangalaru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidharu. N. R
BCC/BL-3.2.SE-1085/92-93
V.S Associates, #4, R.R Mansion, 3rd Floor,
8th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :

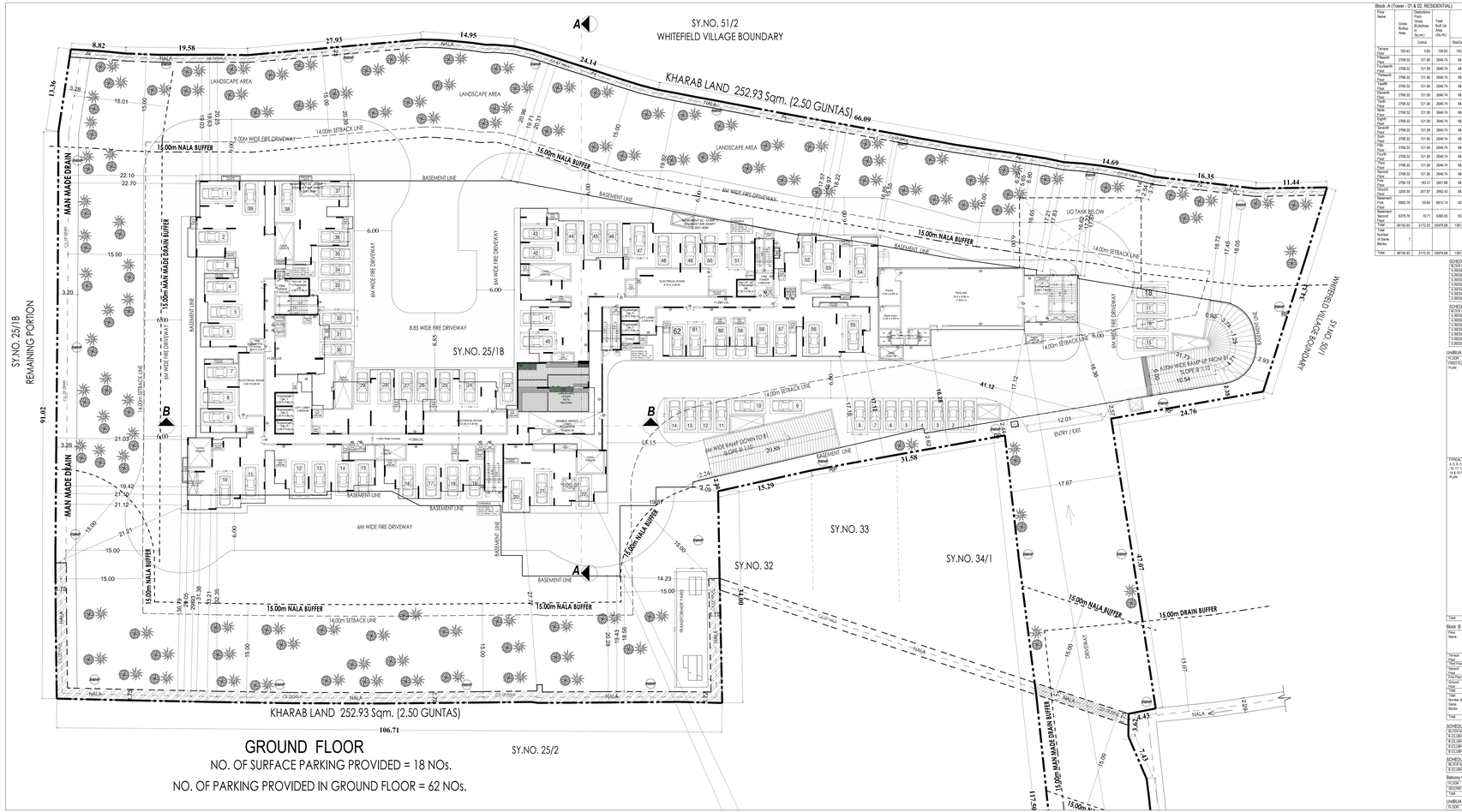
BASEMENT - 01 FLOOR PLAN

SHEET NO : 03 OF 09

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

MAHADEVAPURA

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



GROUND FLOOR

NO. OF SURFACE PARKING PROVIDED = 18 NOs.

NO. OF PARKING PROVIDED IN GROUND FLOOR = 62 NOs.

Block :A (Tower - 01 & 02, RESIDENTIAL)

Floor Name	Gross Build Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Roof	Deductions (Area in Sq.mt.) Void	Deductions (Area in Sq.mt.) Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Lift Machine	Deductions (Area in Sq.mt.) Substructure	Deductions (Area in Sq.mt.) Ramp	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	163.41	3.60	159.83	163.53	3.60	36.71	0.00	0.00	0.00	0.00	0.00	00	0.00	00
Fourteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Thirteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Twelfth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Eleventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Tenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Ninth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Eighth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Seventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Sixth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Fifth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Fourth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Third Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Second Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
First Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Ground Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	0.00	2526.46	2526.46	19	0.00
Stilt Floor	3200.30	207.87	2992.43	68.44	41.56	0.00	137.14	0.00	2240.70	504.59	504.59	00	573.09	
Total	38160.93	55.64	38110.14	55.96	45.16	0.00	464.62	449.29	5737.11	0.00	0.00	00	0.00	
Total Number of Blocks	1													
Grand Total	38160.93	2172.25	35988.68	1381.88	755.28	36.71	610.16	898.51	13769.51	38908.63	39908.63	295	574	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.90	1.35	704
A (RESIDENTIAL)	D1	0.75	1.35	16
A (RESIDENTIAL)	D2	1.20	1.35	10
A (RESIDENTIAL)	W1	1.50	1.20	100
A (RESIDENTIAL)	W2	1.20	1.20	30
A (RESIDENTIAL)	W3	2.00	1.20	348
A (RESIDENTIAL)	W4	0.60	1.20	38

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.90	1.35	704
A (RESIDENTIAL)	D1	1.10	1.35	45
A (RESIDENTIAL)	D2	1.20	1.35	15
A (RESIDENTIAL)	W1	1.50	1.20	105
A (RESIDENTIAL)	W2	1.20	1.20	30
A (RESIDENTIAL)	W3	2.00	1.20	348
A (RESIDENTIAL)	W4	0.60	1.20	38

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FR Tower 1 - 01	FLAT	165.61	132.38	4	1
	FR Tower 1 - 02	FLAT	106.70	82.88	3	1
	FR Tower 1 - 03	FLAT	110.08	87.42	3	1
	FR Tower 1 - 04	FLAT	133.74	116.08	11	1
	FR Tower 1 - 05	FLAT	133.74	116.08	11	1
	FR Tower 1 - 06	FLAT	117.75	103.91	9	1
	FR Tower 1 - 07	FLAT	117.75	103.91	9	1
	FR Tower 1 - 08	FLAT	133.74	116.08	10	1
	FR Tower 1 - 09	FLAT	81.05	68.45	5	1
	FR Tower 1 - 10	FLAT	107.60	93.10	6	1
	FR Tower 1 - 11	FLAT	107.60	93.10	6	1
	FR Tower 1 - 12	FLAT	81.05	68.45	5	1
	FR Tower 2 - 01	FLAT	76.00	64.31	4	1
	FR Tower 2 - 02	FLAT	76.98	66.58	4	1
	FR Tower 2 - 03	FLAT	71.23	60.55	4	1
	FR Tower 2 - 04	FLAT	83.03	72.07	5	1
	FR Tower 2 - 05	FLAT	148.13	130.67	11	1
	FR Tower 2 - 06	FLAT	212.26	186.20	16	1
	FR Tower 2 - 07	FLAT	130.62	115.86	10	1
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	- 1 Tower 1 - 01	FLAT	148.61	132.38	12	19
	- 1 Tower 1 - 02	FLAT	111.20	97.40	10	
	- 1 Tower 1 - 03	FLAT	110.98	97.61	8	
	- 1 Tower 1 - 04	FLAT	136.24	120.58	11	
	- 1 Tower 1 - 05	FLAT	119.09	105.10	9	
	- 1 Tower 1 - 06	FLAT	119.11	105.27	9	
	- 1 Tower 1 - 07	FLAT	141.92	124.68	12	
	- 1 Tower 1 - 08	FLAT	134.72	118.50	10	
	- 1 Tower 1 - 09	FLAT	81.05	68.45	9	
	- 1 Tower 1 - 10	FLAT	121.41	116.83	11	
	- 1 Tower 1 - 11	FLAT	79.28	69.31	8	
	- 1 Tower 1 - 12	FLAT	76.98	66.58	8	
	- 1 Tower 2 - 01	FLAT	71.23	60.55	8	
	- 1 Tower 2 - 02	FLAT	83.03	72.07	8	
	- 1 Tower 2 - 03	FLAT	148.11	131.72	12	
	- 1 Tower 2 - 04	FLAT	212.26	186.20	15	
	- 1 Tower 2 - 05	FLAT	136.21	121.57	11	
Total :	-		3992.84	3561.38	290	285

Block :B (CLUBHOUSE)

Floor Name	Gross Build Up Area	Deductions From Gross Area (Sq.mt.) Void	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Lift Machine	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
Terrace Floor	67.80	3.45	64.45	32.15	0.00	32.30	0.00	0.00	
Stilt Floor	318.48	3.45	315.03	28.28	3.60	0.00	283.17	283.17	317.43
Second Floor	347.07	3.45	343.62	28.28	3.60	0.00	311.76	311.76	346.02
First Floor	318.48	3.45	315.03	28.28	3.60	0.00	283.17	283.17	317.43
Ground Floor	318.48	5.58	309.48	25.80	3.60	0.00	279.08	279.08	301.88
Total :	1362.31	19.30	1343.61	142.73	14.40	32.30	1156.18	1156.18	1284.76
Total Number of Same Blocks	1								
Grand Total :	-		-	-	-	-	-	-	-

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	D1	1.10	2.10	08
B (CLUBHOUSE)	D2	0.75	2.10	04
B (CLUBHOUSE)	D3	0.90	2.10	06
B (CLUBHOUSE)	CD1	1.00	2.40	03
B (CLUBHOUSE)	CD1	2.00	2.40	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	D1	1.10	2.10	08
B (CLUBHOUSE)	D2	0.75	2.10	04
B (CLUBHOUSE)	D3	0.90	2.10	06
B (CLUBHOUSE)	CD1	1.00	2.40	03
B (CLUBHOUSE)	CD1	2.00	2.40	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 18.30 X 1.0 X 1.0	32.01	32.01
Total :	-	-	32.01

UnitBUA Table for Block :B (CLUBHOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

PRJ/15659/22-23

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of BUILDING, Tower - 01 & 02, 28F + GF + 15 Upper Floors (Fifteen Upper Floors only)
   b) Consisting of CLUBHOUSE, 3SF + GF + 3 Upper Floors (Three Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 14250.48 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 licenses and the copies of sanctioned plans should be produced on demand before the officers authorised by the Bruhat Bengaluru Mahanagara Palike during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columns/ structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the sat the above 311 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. Provision shall be made for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant shall strictly not prohibited from setting 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 (Ele) Dt code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also to make provision for cable trenches in the layout.
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 to 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-II of the KCDC Act & Building Bye-laws 2003 Clause 32 & 33.
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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer. The applicant should provide solar water heaters as per table 17-F of Bye-law No. 29 for the building.
23. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 887 (1) of Building bye-laws 2003 and Government orders should be provided.
24. 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.
25. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above for other Commercial buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The owner / builder shall display the information on the "Rules of Thumb at work site" Plate in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of the displayed information.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in KCDC Rule 9(1). The Sanctioning Authority shall acknowledge the 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 DCI letter No. BWSSB/A/2022/19-20, Dated. 25-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owner / Developer shall provide EV charging facility for electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mt of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner delete building construction against the sanctioned plan the action will be initiated according to BBMP Act 466 .
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed at 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 while executing the work.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if ownerfrauder 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. The authority is not responsible for pending court cases in any court of law.
46. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
47. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48. In the non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCIDENCUM (Headstamp Headed Letter No. LD/ML/ET/20/13, dated: 01-04-2014)

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

Note:

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

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Area (Sq.mt.) Void	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	58160.94	2172.25	55988.68	1381.88	755.28	36.71	610.16	898.51	13769.51	38908.63	39908.63	295	573.09
B (CLUBHOUSE)	1	1362.31	19.30	1343.61	142.73	14.40	32.30	0.00	0.00	0.00	1154.18	1154.18	00	1284.76
Grand Total :	2	59523.85	2191.55	57332.30	1524.61	769.68	69.01	610.16	898.51	13769.51	39960.81	39960.81	295.00	1858.35

SANCTIONING AUTHORITY :

SENIOR ASSISTANT DIRECTOR | ASSISTANT DIRECTOR | JOINT DIRECTOR

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 06/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project Ref. No.: PRJ/15659/22-23		Plot Sub-Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposed Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 153/2/1/1
Nature of Sanction: NEW		City Survey No.: SY NO. 25/1B, 35/1B & 35
Location: RMZone		Revenue Ward: Kr Puram, Ward No. 84, Ward Name: 153/2/1/1
Building Line Specified as per Z.R: NA		Inward No.: PRJ/15659/22-23, Inward Date: 15/05/2023
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 153/2/1/1, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALU
Ward: Ward-084		
Planning District: 215-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	18809.48
Deduction for Roads		
Surrender Free of Cost		74.23
Remained Area		18735.25
Total		560.26
NET AREA OF PLOT	(A-Deductions)	18229.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9114.75
Proposed Coverage Area (16.18 %)		3513.57
Achieved Net coverage area (16.18 %)		3513.57
Balance coverage area left (33.82 %)		5601.13
FAR CHECK		
Permissible F.A.R as per zoning regulation 2015 (2.25)		41153.16
Additional F.A.R within Ring I and II for amalgamated plot (0)		41153.16
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		41153.16
Residential FAR (100.00%)		39960.64
Proposed FAR Area		39960.64
Achieved FAR Area (2.17)		39960.64
Balance FAR Area (0.08)		1192.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		57332.29
Achieved BuiltUp Area		57332.30

Color Notes COLOR INDEX

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	285
	Total :		-	-	-	285	331

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	285	3918.75	331	4551.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	314	4317.50	331	4551.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	9748.23
Total		4716.25		14299.48

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.90 X 4 X 1	17.16	36.73
	1.10 X 1.10 X 1 X 1	1.21	
	1.10 X 1.25 X 1 X 1	1.37	
	1.10 X 1.35 X 1 X 1	1.48	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	1.10 X 4.20 X 1 X 14	76.26	601.68
	1.10 X 1.10 X 1 X 29	35.09	
	1.10 X 1.10 X 1 X 14	16.94	
	1.10 X 1.25 X 1 X 14	19.25	
	1.10 X 1.35 X 1 X 14	20.79	
	1.10 X 1.40 X 1 X 14	21.56	
	1.10 X 1.90 X 1 X 14	29.23	
Total :	-	777.68	638.41

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
4th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9980179145

SCALE : 1 : 150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MS PRESTIGE ESTATES PROJECTS LTD Rep By IRFAN RAZACK No:18 Prestige Falcon Tower Brunton Road Bangalaru

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidharra. N. R
BCC/BL-3.2.5E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor, 8th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
GROUND FLOOR PLAN

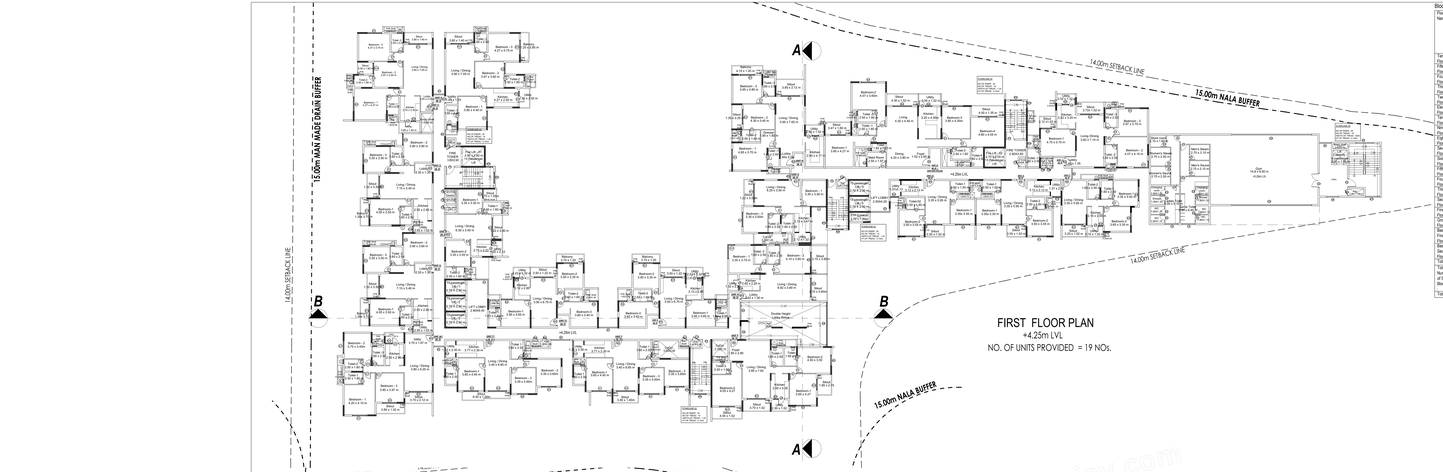
SHEET NO : 04 OF 09

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

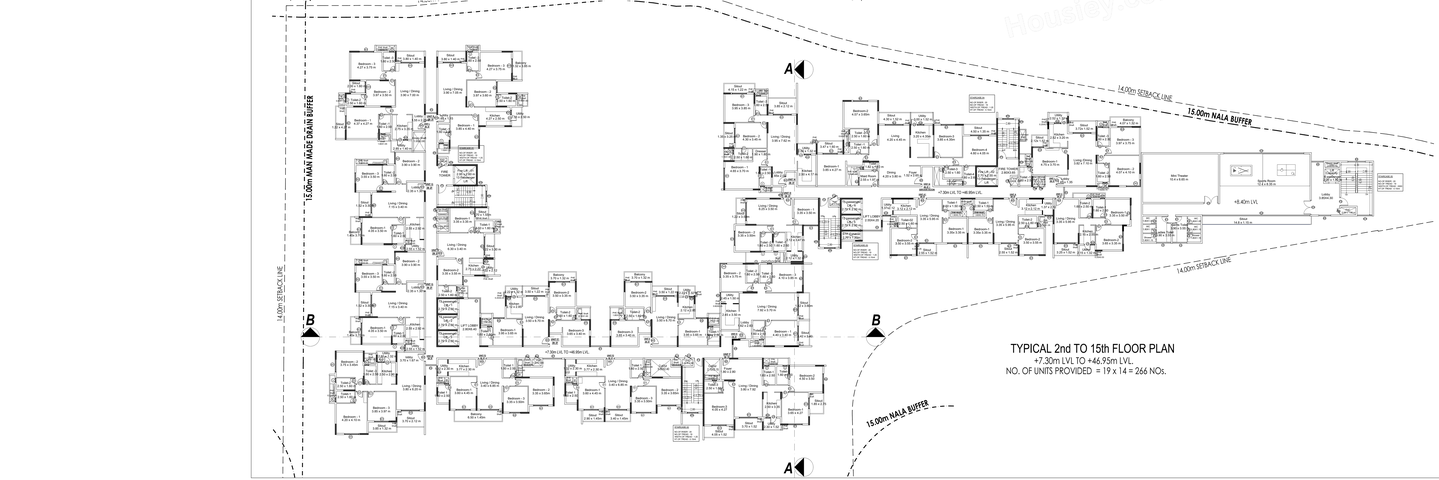
MAHADEVAPURA

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

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.



FIRST FLOOR PLAN
+4.25m LVL
NO. OF UNITS PROVIDED = 19 NOs.



TYPICAL 2nd TO 15th FLOOR PLAN
+7.30m LVL TO +46.95m LVL
NO. OF UNITS PROVIDED = 19 x 14 = 266 NOs.

Block A (Tower - D1 & D2, RESIDENTIAL)

Floor Name	Gross Build-up Area	Deductions From Gross Build-up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	163.41	3.60	159.81	163.12	3.60	36.71	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fifteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Fourteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Thirteenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Twelfth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Eleventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Tenth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Ninth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Eighth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Seventh Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Sixth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Fifth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Fourth Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Third Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Second Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
First Floor	2768.32	121.58	2646.74	68.16	41.56	0.00	0.56	0.00	0.00	2536.46	2536.46	19	0.00	
Ground Floor	3200.30	207.87	2992.43	68.44	41.56	0.00	137.14	0.00	224.70	504.59	504.59	00	573.59	
Stilt Floor Basement Floor	6863.78	55.64	6810.14	55.96	45.16	0.00	464.62	449.29	5737.11	0.00	0.00	00	0.00	
Total Basement Floor	6379.76	19.71	6360.05	55.96	45.16	0.00	0.00	449.22	5771.70	0.00	0.00	00	0.00	
Total	58160.93	2172.25	55979.68	1381.88	793.28	36.71	610.16	898.51	13769.51	38908.63	38908.63	285	573.59	
Total Number of Same Blocks	1													
Total	58160.93	2172.25	55979.68	1381.88	793.28	36.71	610.16	898.51	13769.51	38908.63	38908.63	285	573.59	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	704
A (RESIDENTIAL)	ov	1.20	1.20	19
A (RESIDENTIAL)	md	1.20	2.10	19
A (RESIDENTIAL)	md	1.00	2.10	150
A (RESIDENTIAL)	md	1.00	2.10	38
A (RESIDENTIAL)	md	0.90	2.10	346
A (RESIDENTIAL)	md	0.75	2.10	38

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.90	2.10	704
A (RESIDENTIAL)	sd	1.10	1.00	45
A (RESIDENTIAL)	sd	1.20	1.00	19
A (RESIDENTIAL)	sd	1.00	1.00	150
A (RESIDENTIAL)	sd	0.90	1.00	38
A (RESIDENTIAL)	sd	1.00	1.00	346
A (RESIDENTIAL)	sd	1.20	1.00	38

UnitBUA Table for Block A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FS Tower 1 - 01	FLAT	169.41	122.38	3	1
	FS Tower 1 - 02	FLAT	106.70	82.98	3	
	FS Tower 1 - 03	FLAT	110.98	87.41	3	
	FS Tower 1 - 04	FLAT	133.74	116.08	11	
	FS Tower 1 - 05	FLAT	117.72	103.73	9	
	FS Tower 1 - 06	FLAT	117.75	103.91	9	
	FS Tower 1 - 07	FLAT	133.74	116.08	11	
	FS Tower 1 - 08	FLAT	133.74	117.62	10	
	FS Tower 1 - 09	FLAT	81.25	69.45	5	
	FS Tower 1 - 10	FLAT	107.69	93.15	9	19
	FS Tower 1 - 11	FLAT	107.66	93.12	9	
	FS Tower 1 - 12	FLAT	133.74	116.08	11	
	FS Tower 1 - 13	FLAT	76.39	66.31	5	
	FS Tower 1 - 14	FLAT	76.98	66.58	4	
	FS Tower 1 - 15	FLAT	71.23	66.55	4	
	FS Tower 1 - 16	FLAT	83.03	72.07	8	
	FS Tower 1 - 17	FLAT	146.13	126.87	11	
	FS Tower 1 - 18	FLAT	212.26	186.20	15	
	FS Tower 1 - 19	FLAT	132.62	115.98	11	
TYPICAL - 2 & 3 , 4 & 5, 6 & 7, 8 & 9, 10 , 11, 12, 13, 14 & 15 FLOOR PLAN	FS Tower 1 - 20	FLAT	146.61	132.28	12	
	FS Tower 1 - 21	FLAT	111.20	97.40	10	
	FS Tower 1 - 22	FLAT	110.98	97.61	8	
	FS Tower 1 - 23	FLAT	134.24	120.58	11	
	FS Tower 1 - 24	FLAT	119.09	105.10	9	
	FS Tower 1 - 25	FLAT	119.11	105.27	9	
	FS Tower 1 - 26	FLAT	141.92	124.68	12	
	FS Tower 1 - 27	FLAT	134.73	118.55	10	
	FS Tower 1 - 28	FLAT	81.55	69.40	9	
	FS Tower 1 - 29	FLAT	108.53	94.03	9	266
	FS Tower 1 - 30	FLAT	108.29	93.99	9	
	FS Tower 1 - 31	FLAT	121.41	114.83	11	
	FS Tower 1 - 32	FLAT	76.28	69.31	8	
	FS Tower 1 - 33	FLAT	76.98	69.58	8	
	FS Tower 1 - 34	FLAT	71.23	66.55	8	
	FS Tower 1 - 35	FLAT	83.03	72.07	8	
	FS Tower 1 - 36	FLAT	146.11	131.72	12	
	FS Tower 1 - 37	FLAT	212.26	186.20	15	
	FS Tower 1 - 38	FLAT	136.21	121.57	11	
Total:	-	-	3992.84	3661.38	266	285

Block B (CLUBHOUSE)

Floor Name	Gross Build-up Area	Deductions From Gross Build-up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine						
Terrace Floor	67.80	3.45	64.45	32.15	0.00	32.30	0.00	0.00	0.00				
Second Floor	314.48	3.45	310.03	28.26	3.60	0.00	283.17	283.17	317.43				
First Floor	347.07	3.45	343.62	28.26	3.60	0.00	311.76	311.76	340.02				
Stilt Floor	314.48	3.45	310.03	28.26	3.60	0.00	283.17	283.17	317.43				
Total Basement Floor	314.48	5.65	308.83	25.80	3.60	0.00	279.38	279.38	301.88				
Total:	1362.31	19.30	1343.01	142.73	14.40	32.30	1156.18	1156.18	1276.76				
Total Number of Same Blocks	1												
Total:	1362.31	19.30	1343.01	142.73	14.40	32.30	1156.18	1156.18	1276				

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	D1	0.75	2.10	38
B (CLUBHOUSE)	D2	1.00	2.10	38
B (CLUBHOUSE)	CD1	1.00	2.40	38
B (CLUBHOUSE)	CD1	2.00	2.40	38

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUBHOUSE)	V	0.60	1.20	38
B (CLUBHOUSE)	CD1	1.00	2.40	38

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 15.00 X 1 X 1	26.31	26.31
Total:	-	-	26.31

UnitBUA Table for Block B (CLUBHOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

PRJ/15659/22-23

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of BUILDING, Tower - D1 & D2, 2BF + GF + 15 Upper Floors (Fifteen Upper Floors only)
   b) Consisting of CLUBHOUSE, 2BF + GF + 3 Upper Floors (Three Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 14265.48 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 licenses and the copies of sanctioned plans with specifications should be kept at the site of the work for production before the officers while conducting inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Provision for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant shall be 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 (E&A D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provision for laying telephone cables and wires.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-II of the Karnataka Building and Other Construction Workers (RE&CS) Rules 2019.
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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 887 (1)) of Building bye-laws 2003 and Government orders issued from time to time.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above for other Apartments / Commercial buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Developer shall install a "Rain water harvesting structure mock till" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall 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 along with the fee. The Sanctioning Authority shall issue 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/A/362/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owner / Developer shall install solar photovoltaic energy to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mt of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 466 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 while constructing.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if ownerfrother has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. The non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(Hoskolagi Hoodlevi Letter No. LD/ML/ETD/13, dated: 07-04-2015)

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

Note:

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

FAR & Tenement Details

Block	No. of Same Bldg	Gross Build-Up Area (Sq.mt.)	Deductions From Gross Build-Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	58160.94	2172.25	55979.68	1381.88	793.28	36.71	610.16	898.51	13769.51	38908.63	38908.63	285	573.59
B (CLUBHOUSE)	1	1362.91	19.30	1343.61	142.73	14.40	32.30	0.00	0.00	0.00	1154.18	1154.18	00	1284.76
Grand Total:	2	59523.85	2191.55	57322.30	1524.61	769.68	69.01	610.16	898.51	13769.51	39962.81	39962.81	285.00	1858.35

SANCTIONING AUTHORITY :

SENIOR ASSISTANT DIRECTOR | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR

MAHADEVAPURA

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/15659/22-23	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 153/2/1/1
Nature of Sanction: NEW	City Survey No.: SY NO. 25/1B, 35/1B & 35
Location: RMZone	Khata No. (As per Khata Extract): 153/2/1/1
Building Line Specified as per Z.R: NA	Village/Town: Nellurahalli Village
Zone: Mahadevapura	Locality / Street of the Site: KATHA NO. 153/2/1/1, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALU

Ward: Ward-084	
Planning District: 215-Whitefield	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 18809.48
Deduction for Net Plot Area	
Numerator Free of Cost	74.23
Reserved Area	10.36
Total:	180.59
NET AREA OF PLOT	(A-Deductions) 18628.89
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	9314.75
Proposed Coverage Area (16.18 %)	3013.57
Achieved Net coverage area (16.18 %)	3013.57
Balance coverage area left (31.82 %)	5801.13
FAR CHECK	
Permissible F.A.R as per zoning regulation 2015 (2.25)	41915.76
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)	41915.76
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	41915.76
Residential FAR (100.00%)	39660.64
Proposed FAR Area	39660.64
Achieved FAR Area (2.13)	39660.64
Balance FAR Area (0.12)	1920.33
BUILT UP AREA CHECK	
Proposed BuiltUp Area	57322.29
Substructure Area Add in BUA (Lapsed Lvl)	15.00
Achieved BuiltUp Area	57337.30

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	IR
B (CLUBHOUSE)	Residential	Apartment	Highrise	IR

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	285	-
	Total :		-	-	-	-	285	331

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	285	3918.75	331	4551.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	314	4317.50	331	4551.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	9748.23
Total		4716.25		14299.48

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.90 X 4 X 1	17.16	36.73
	1.10 X 1.10 X 1 X 1	1.21	
	1.10 X 4.20 X 1 X 1	4.62	
	1.10 X 5.30 X 1 X 1	5.83	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	1.20 X 4.20 X 14 X 14	70.56	601.68
	1.20 X 3.90 X 3 X 14	146.16	
	1.20 X 5.70 X 1 X 14	119.70	
	1.20 X 5.90 X 2 X 14	247.80	
	1.20 X 4.10 X 1 X 14	68.88	
	1.20 X 3.90 X 2 X 14	163.80	
	1.20 X 4.10 X 1 X 14	68.88	
Total :	-	1128.41	638.41

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
4th CROSS, KSRR,NANAGARA,
TUMKUR - 572102
PHONE: 9980179145

SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MIS PRESTIGE ESTATES PROJECTS LTD Rep By IRFAN RAZACK No18 Prestige Falcon Tower Brunton Road Bangalaru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.SE-1085/92-93
V.S Associates, #4, R.R Mansion, 3rd Floor, 8th Cross, Ashoknagar, B.H.Road. Tumkur

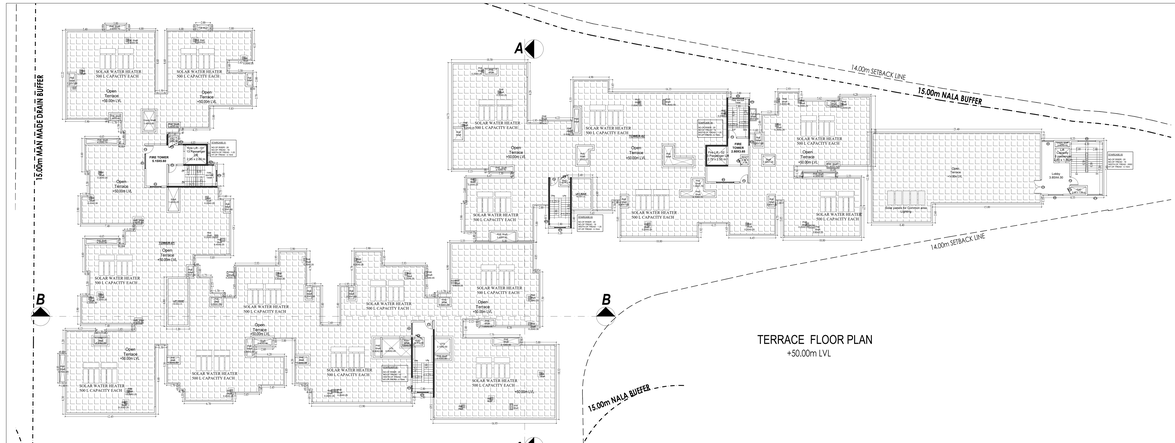
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU

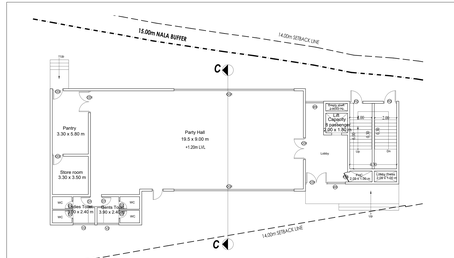
DRAWING TITLE :
FIRST FLOOR PLAN
TYPICAL 2nd TO 15th FLOOR PLAN

SHEET NO : 05 OF 09

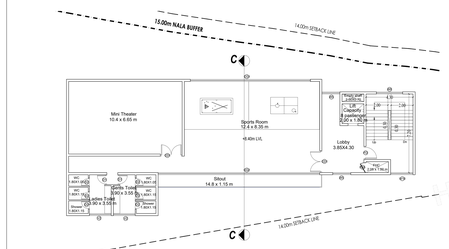
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

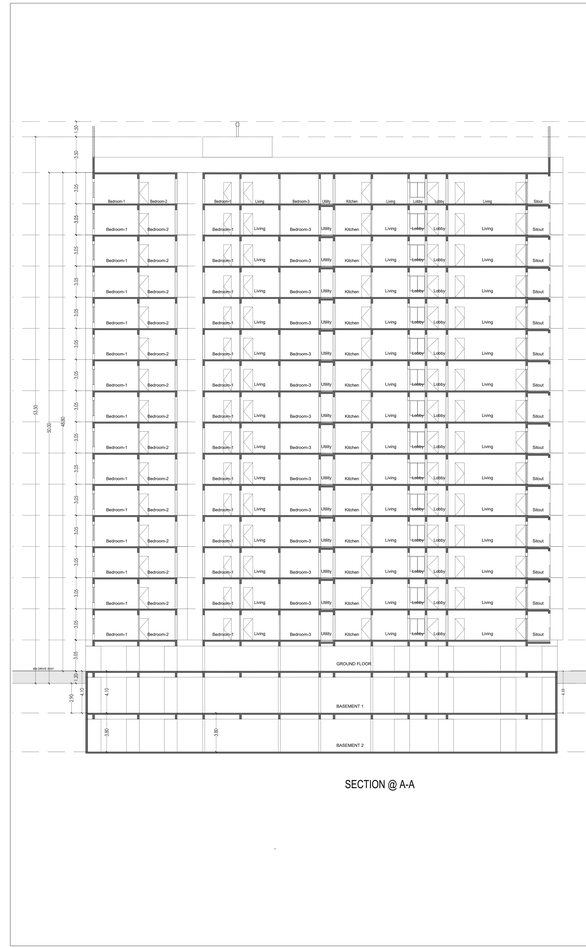
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.


15.00m NALA BUFFER
14.00m SETBACK LINE
15.00m MAN MADE DRAIN BUFFER
SOLAR WATER HEATER 500 L CAPACITY EACH
Open Terrace +50.00m LVL
Open Terrace +50.00m LVL
FIRE TUNNEL 3.700X2.100
Open Terrace +50.00m LVL
Open Terrace +50.00m LVL
Open Terrace +50.00m LVL

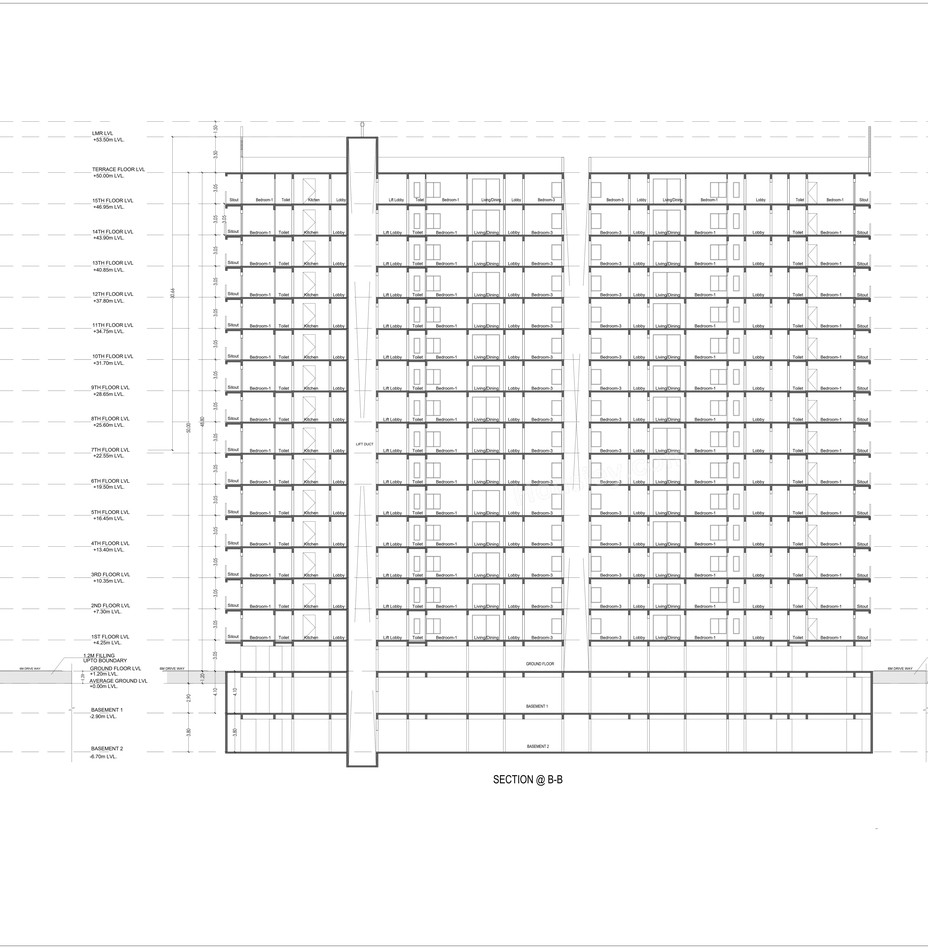


GROUND FLOOR
+1.20m LVL


15.00m NALA BUFFER
14.50m SETBACK LINE
Mini Theater
10.4 x 6.85 m
Sports Room
12.4 x 8.35 m
+0.40m LVL
Lobby
3.80X4.30
Siitout
14.8 x 1.15 m
Lift
Capacity
8 passengers
0.20 x 1.35 m
+1.20m LVL
Wash Basin
Wash Basin
Wash Basin



SECTION @ A-A



SECTION @ B-B

PRJ/15659/22-23

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of BUILDING, Tower - 01 & 02, 2BF + GF + 15 Upper Floors (Fifteen Upper Floors only)
   b) Consisting of CLUBHOUSE, 2BF + GF + 3 Upper Floors (Three Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 14265.68 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 licenses and the copies of sanctioned plans with specifications should be kept at the site of the work for reference of the officers of the Authority during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
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. Provision shall be made for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall insure all the workmen employed in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant shall not be prohibited from setting 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.(E&A (S) code leaving 3.00 mts from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also to make provision for laying of cable from the road side.
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 Byelaws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-II of the BBMP (Building Works) Byelaws 2003 and KCD Act & Rules.
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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17-J of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule-XI (Byel laws 86" (7)) of Building bye-laws 2003 and Government orders should be provided.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above for other Commercial buildings) as per Bye-law.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe designs 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 / Developer shall plant one sapling for every 100 Sq.mts of the total mock 36" trees in the building, one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall 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 along with the fee as prescribed in the byelaws. Failure to send intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owner / Developer shall install solar photovoltaic energy system to meet their own electrical requirements.
36. The Applicant / Owner / Developer shall plant one tree for every 200 Sq.mts of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 466 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 while constructing.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if ownerfrother 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. The authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. In the 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 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 (Hosabag Hosdevi) Letter No. LD/WELFE/20/13, dated: 01-04-2014.

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: PRJ/15659/22-23		Plot Sub Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 153/2/1/1
Nature of Sanction: NEW		City Survey No.: SY NO. 25/1B, SY NO. 35
Location: RMZone		Khata No. (As per Khata Extract): 153/2/1/1
Building Line Specified as per Z.R: NA		Village/Town: Nellurahalli Village
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 153/2/1/1, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALU
		Ward: Ward-084
		Planning District: 215-Whitefield
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	18829.95
Deduction for Net Plot Area		
Numerator Free of Cost		74.23
Reserved Area		1926.18
Total		1500.28
NET AREA OF PLOT	(A-Deductions)	16329.46
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8164.73
Proposed Coverage Area (16.18 %)		2513.57
Achieved Net coverage area (16.18 %)		2513.57
Balance coverage area left (31.82 %)		5651.13
FAR CHECK		
Permissible F.A.R as per zoning regulation 2015 (2.25)		41165.18
Additional F.A.R within Ring I and II for amalgamated plot 2.25 ( )		41165.18
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		41165.18
Residential FAR (100.00%)		39660.64
Proposed FAR Area		39660.64
Balance FAR Area (2.17)		39660.64
Balance FAR Area (0.08)		1505.20
BUILT UP AREA CHECK		
Proposed BuiltUp Area		57322.29
Substitute Area Add in BUA (Lateral Lvl)		15.00
Achieved BuiltUp Area		57337.30

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)
- The applicant shall ensure that the entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	285	-
	Total :		-	-	-	-	285	331

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	285	3918.75	331	4551.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	314	4317.50	331	4551.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	9148.23
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FLOOR	SIZE	AREA	TOTAL AREA
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	1.12 X 1.12 X 1 X 1	1.25	
	1.12 X 4.25 X 1 X 1	4.67	
	1.38 X 4.25 X 1 X 1	5.86	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 FLOOR PLAN	1.12 X 4.38 X 14 X 14	76.26	601.68
	1.12 X 3.38 X 3 X 14	141.75	
	1.00 X 4.75 X 1 X 14	66.50	
	1.38 X 4.25 X 1 X 14	80.50	
	1.12 X 4.19 X 1 X 14	73.35	
Total :	-	-	638.31

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
8th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9980179145

SCALE : 1: 100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MS PRESTIGE ESTATES PROJECTS LTD Rep By IRFAN RAZACK No19 Prestige Falcon Tower Brunton Road Bangalaru

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
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PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 153/2/1/1, SY NO. 25/1B & 35, NELLURAHALLI VILLAGE, WHITE FIELD, K R PURAM, WARD NO. 84, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
SECTION @ AA AND BB

SHEET NO : 08 OF 09

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MAHADEVAPURA

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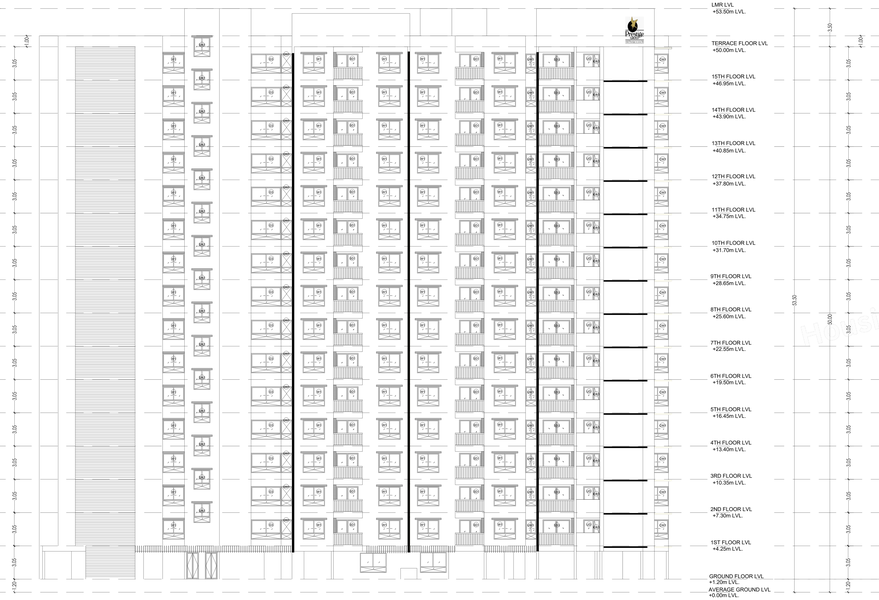
LMR LVL
+53.50m LVL.
TERRACE FLOOR LVL
+50.00m LVL.
15TH FLOOR LVL
+46.95m LVL.
14TH FLOOR LVL
+43.90m LVL.
13TH FLOOR LVL
+40.85m LVL.
12TH FLOOR LVL
+37.80m LVL.
11TH FLOOR LVL
+34.75m LVL.
10TH FLOOR LVL
+31.70m LVL.
9TH FLOOR LVL
+28.65m LVL.
8TH FLOOR LVL
+25.60m LVL.
7TH FLOOR LVL
+22.55m LVL.
6TH FLOOR LVL
+19.50m LVL.
5TH FLOOR LVL
+16.45m LVL.
4TH FLOOR LVL
+13.40m LVL.
3RD FLOOR LVL
+10.35m LVL.
2ND FLOOR LVL
+7.30m LVL.
1ST FLOOR LVL
+4.25m LVL.
GROUND FLOOR LVL
+1.20m LVL.
AVERAGE GROUND LVL
+0.00m LVL.
3.50
3.05
3.05
3.05