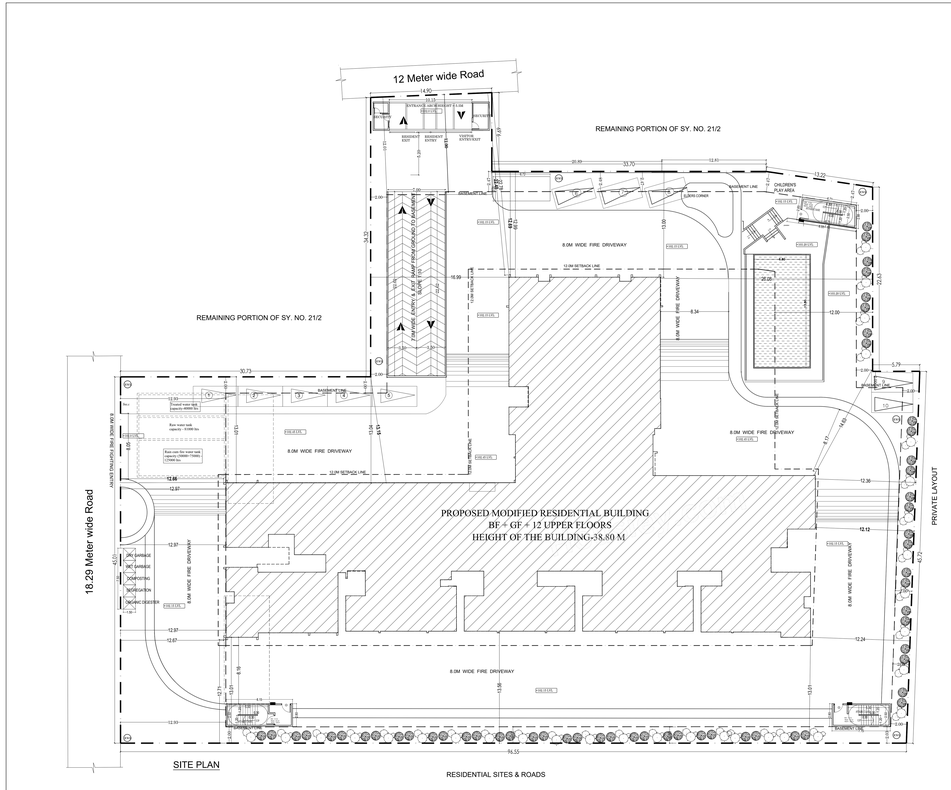


UnitBUA Table for Block :A (RESIDENTIAL)

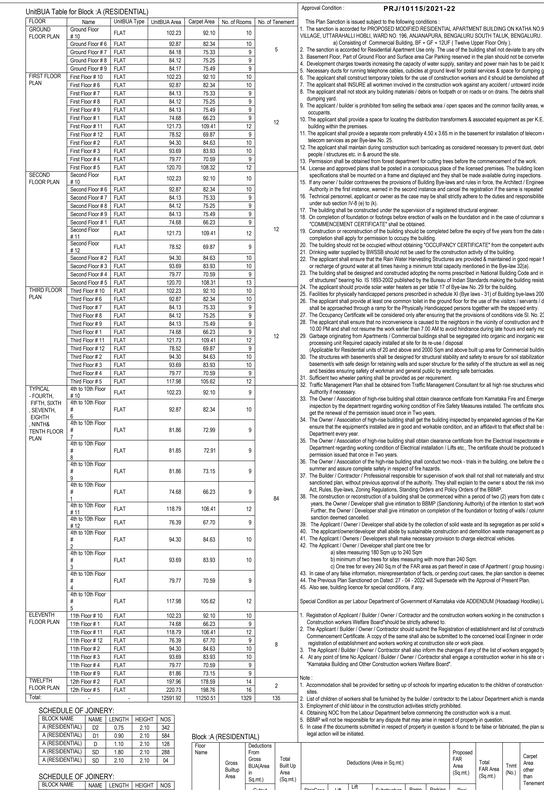
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 10	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 10	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
	First Floor # 9	FLAT	84.13	75.49	9	
	First Floor # 1	FLAT	74.68	66.23	9	
	First Floor # 11	FLAT	121.73	109.41	12	
	First Floor # 12	FLAT	78.52	69.87	9	
	First Floor # 2	FLAT	94.30	84.63	10	
	First Floor # 3	FLAT	93.69	83.93	10	
	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 10	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
	Second Floor # 9	FLAT	84.13	75.49	9	
	Second Floor # 1	FLAT	74.68	66.23	9	
	Second Floor # 11	FLAT	121.73	109.41	12	
	Second Floor # 12	FLAT	78.52	69.87	9	
	Second Floor # 2	FLAT	94.30	84.63	10	
	Second Floor # 3	FLAT	93.69	83.93	10	
	Second Floor # 4	FLAT	79.77	70.59	9	
	Second Floor # 5	FLAT	120.70	108.31	13	
THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
	Third Floor # 6	FLAT	92.87	82.34	10	
	Third Floor # 7	FLAT	84.13	75.33	9	
	Third Floor # 8	FLAT	84.12	75.25	9	
	Third Floor # 9	FLAT	84.13	75.49	9	
	Third Floor # 1	FLAT	74.68	66.23	9	
	Third Floor # 11	FLAT	121.73	109.41	12	
	Third Floor # 12	FLAT	78.52	69.87	9	
	Third Floor # 2	FLAT	94.30	84.63	10	
	Third Floor # 3	FLAT	93.69	83.93	10	
	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	117.98	106.62	12	
TYPICAL - FOURTH, FIFTH, SIXTH - SEVENTH, EIGHTH -NINTH& TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.85	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
	4th to 10th Floor # 1	FLAT	74.68	66.23	9	
	4th to 10th Floor # 11	FLAT	118.79	106.41	12	
	4th to 10th Floor # 12	FLAT	76.39	67.70	9	
	4th to 10th Floor # 2	FLAT	94.30	84.63	10	
	4th to 10th Floor # 3	FLAT	93.69	83.93	10	
	4th to 10th Floor # 4	FLAT	79.77	70.59	9	
	4th to 10th Floor # 5	FLAT	117.98	105.62	12	
ELEVENTH FLOOR PLAN	11th Floor # 10	FLAT	102.23	92.10	10	8
	11th Floor # 1	FLAT	74.68	66.23	9	
	11th Floor # 11	FLAT	118.79	106.41	12	
	11th Floor # 12	FLAT	76.39	67.70	9	
	11th Floor # 2	FLAT	94.30	84.63	10	
	11th Floor # 3	FLAT	93.69	83.93	10	
	11th Floor # 4	FLAT	79.77	70.59	9	
	11th Floor # 9	FLAT	81.86	73.15	9	
TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
	12th Floor # 5	FLAT	220.73	198.76	16	
Total:	-	-	12591.92	11250.51	1329	135

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	342
A (RESIDENTIAL)	D1	0.90	2.10	684
A (RESIDENTIAL)	D	1.10	2.10	128
A (RESIDENTIAL)	SD	1.80	2.10	288
A (RESIDENTIAL)	SD	2.10	2.10	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W3	0.60	0.90	296
A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	24



Approval Condition :

PRJ/1015/2021-22

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 21/2, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU.
   a) Consisting of Commercial Building, BF + GF + 12UF (Twelve Upper Floor Only).
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Basement Floor, Part of Ground Floor and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary costs for running telephone cables, cable and power supply poles and electric meters & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a spacee for locating the distribution transformers & associated equipment as per K.E.R.C (Esk.D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No.3.6) under sub section 11-B (a) to (e).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17-I of(Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be issued only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required capacity installed at site for its re-use / disposal
(Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer hot and ensure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner & about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 185 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44. The Previous Plan Sanctioned on Dated: 27 - 04 - 2022 will Supersede with the Approval of Present Plan.
45. Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Howatsap Hoodike) Letter No. LD/995LET/2013,dated: 01-04-2013.

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :A (RESIDENTIAL)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	74.51	0.00		74.51	46.35	0.00	26.16	0.00	0.00	0.00	0.00	0.00	00	00	0.00
Fourth Floor	596.24	10.99		585.25	26.75	12.24	0.00	0.81	0.00	0.00	545.45	545.45	02	00	0.00
Eleventh Floor	941.60	44.94		896.66	26.75	12.24	0.00	0.81	0.00	0.00	856.86	856.86	08	00	0.00
Tenth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Ninth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Eighth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Seventh Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Sixth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Fifth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Fourth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Third Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	0.00
Second Floor	1403.89	73.47		1330.42	40.57	12.24	0.00	0.81	0.00	0.00	1276.80	1276.80	12	00	0.00
First Floor	1406.61	73.47		1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	00	0.00
Ground Floor	1406.61	73.47		1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	00	0.00
Basement Floor	4796.90	0.00		4798.90	55.65	12.24	0.00	48.91	0.00	444.98	1075.65	1075.65	05	00	337.79
Total:	22035.42	820.43		21214.99	612.54	171.36	26.16	207.91	224.00	4802.70	15168.31	15168.31	135	00	337.79
Total Number of Same Blocks	1														
Total:	22035.42	820.43		21214.99	612.54	171.36	26.16	207.91	224.00	4802.70	15168.31	15168.31	135	00	337.79

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12
		VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: PRJ/1015/21-22		Plot Sub Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 94/431
Nature of Sanction: MODIFY		City Survey No.: 21/2
Location: RING-III		Khata No. (As per Khata Extract): 94/431
Building Line Specified as per Z.R: NA		PID No. (As per Khata Extract): 94/431
Zone: Bommanahalli		Locality / Street of the property: KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK BENGALURU
Ward: Ward-196		
Planning District: 321-Anjanapura		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6069.92
NET AREA OF PLOT	(A-Deductions)	6069.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3034.96
Proposed Coverage Area (26.91 %)		1633.12
Achieved Net coverage area (26.91 %)		1633.12
Balance coverage area (23.09 %)		1401.84
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		15174.80
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		15174.80
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		15174.80
Residential FAR (100.00%)		15168.36
Proposed FAR Area		15168.36
Achieved Net FAR Area (2.50)		15168.36
Balance FAR Area (0.00)		6.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21214.99
Substructure Area Alot in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21229.99

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

Required Parking(Table 7a)

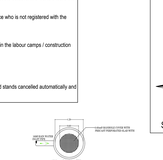
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	135	-
	Total :		-	-	-	-	135	162

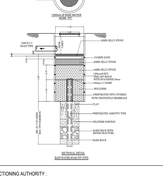
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	135	1856.25	162	2227.50
Visitor's Car Parking	14	192.50	0	0.00
Total Car	149	2048.75	162	2227.50
Two Wheeler	-	192.50	0	0.00
Other Parking	-	-	-	2712.71
Total		2241.25		4940.21

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Builup Area (Sq.mt.)	Deductions From Gross 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	22035.42	820.43		21214.99	612.54	171.36	26.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Grand Total:	1	22035.42	820.43		21214.99	612.54	171.36	26.16	207.91	224.00	4802.70	15168.31	15168.31	135.00	337.79





SANCTIONING AUTHORITY :

SECRETARY	JOINT DIRECTOR	DIRECTOR	JOINT DIRECTOR

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

NORTH

ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s.Oceanus Dwellings (P) Ltd.,
No.103/03, P.N.Plaza, 18th Cross, HSR Sector 3rd Sector, Bengaluru 560 102.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H Road, Tumkur

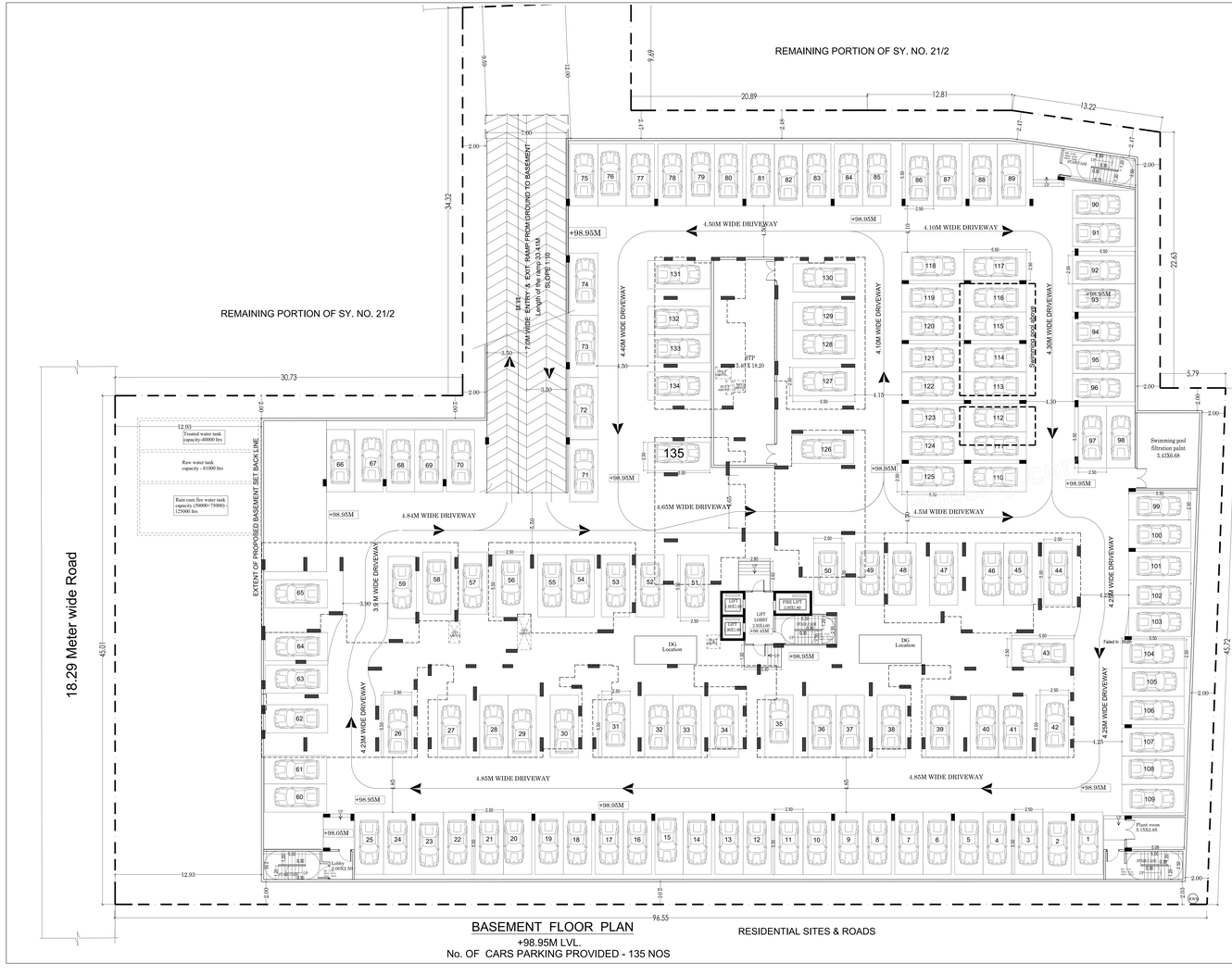
PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 21/2, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU

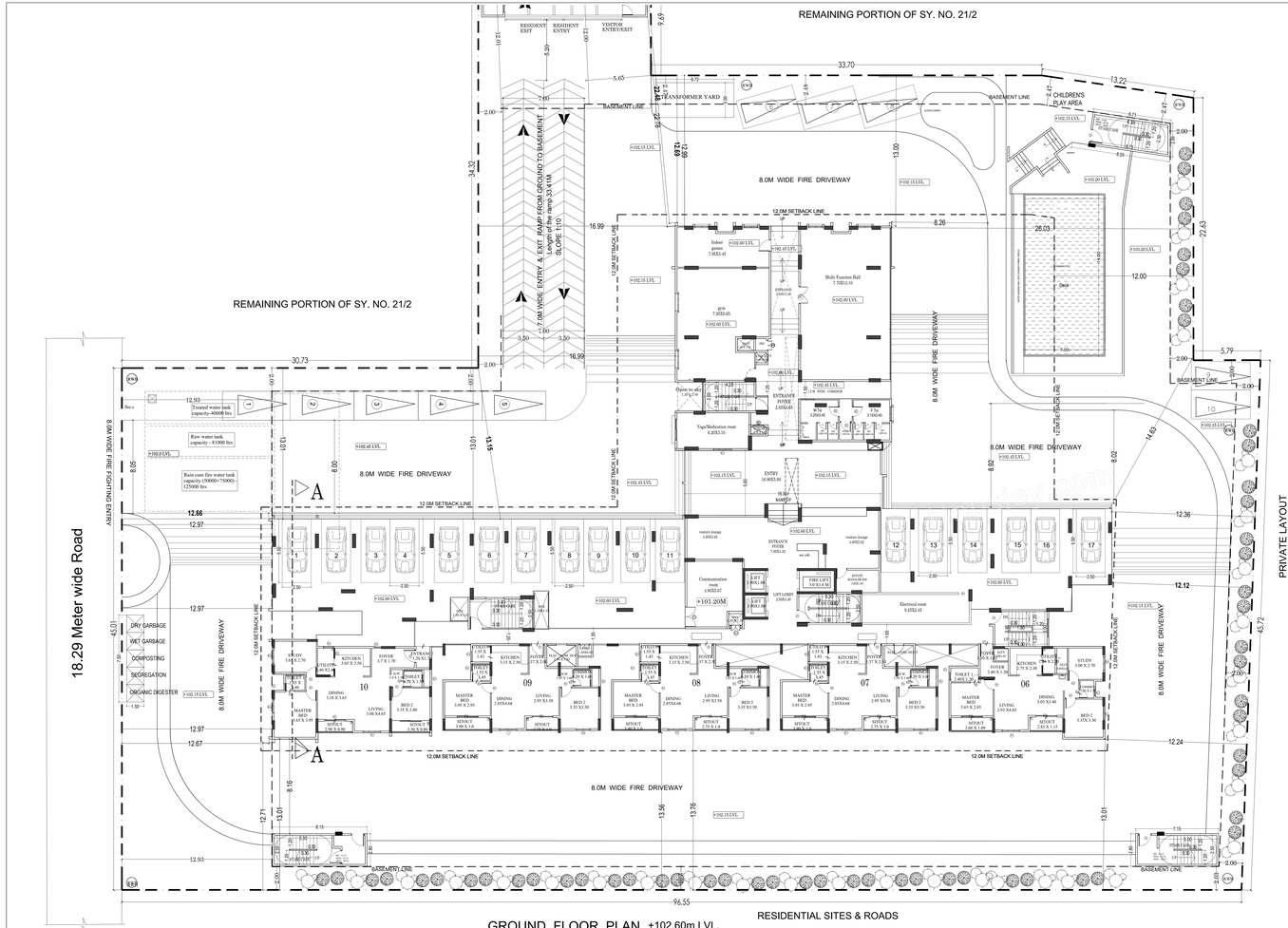
DRAWING TITLE : SITE PLAN

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.


REMAINING PORTION OF SY. NO. 21/2
REMAINING PORTION OF SY. NO. 21/2
18.29 Meter wide Road
EXTENT OF PROPOSED BASEMENT SET BACK LINE
PRIVATE LAYOUT
RESIDENTIAL SITES & ROADS
7.0M WIDE ENTRY & EXIT RAMP FROM GROUND TO BASEMENT
SLOPE 1:10
4.50M WIDE DRIVEWAY
4.10M WIDE DRIVEWAY
4.40M WIDE DRIVEWAY
4.10M WIDE DRIVEWAY
4.30M WIDE DRIVEWAY
Segregated slope
4.84M WIDE DRIVEWAY
4.65M WIDE DRIVEWAY
4.5M WIDE DRIVEWAY
3.0 M WIDE DRIVEWAY
4.2M WIDE DRIVEWAY
4.25M WIDE DRIVEWAY
4.85M WIDE DRIVEWAY
4.85M WIDE DRIVEWAY
Treated water tank (capacity-40000 ltrs
Raw water tank capacity - 81000 ltrs
Rain cum fire water tank capacity (50000+75000) - 125000 ltrs
STP 5.03 X 18.20
DG Location
DG Location
LIFT LOBBY 3.95X6.00 +98.45M
FIRE LIFT 2.00X1.85
Swimming pool filtration pallet 5.43X6.68
Plant room 5.15X2.65
Lobby 2.00X2.50
+98.95M
+98.85M
+98.95M
+98.95M
+98.95



NO. OF UNITS PROVIDED = 05 NOs.

No. OF COVERED CARS PARKING PROVIDED - 17 NOS

No. OF SURFACE CARS PARKING PROVIDED - 10 NOS

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 10	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 10	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
	First Floor # 9	FLAT	84.13	75.49	9	
	First Floor # 1	FLAT	74.68	66.23	9	
	First Floor # 11	FLAT	121.73	109.41	12	
	First Floor # 12	FLAT	78.52	69.87	9	
	First Floor # 2	FLAT	94.30	84.63	10	
	First Floor # 3	FLAT	93.69	83.93	10	
	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 10	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
	Second Floor # 9	FLAT	84.13	75.49	9	
	Second Floor # 1	FLAT	74.68	66.23	9	
	Second Floor # 11	FLAT	121.73	109.41	12	
	Second Floor # 12	FLAT	78.52	69.87	9	
	Second Floor # 2	FLAT	94.30	84.63	10	
	Second Floor # 3	FLAT	93.69	83.93	10	
	Second Floor # 4	FLAT	79.77	70.59	9	
	Second Floor # 5	FLAT	120.70	108.31	13	
THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
	Third Floor # 6	FLAT	92.87	82.34	10	
	Third Floor # 7	FLAT	84.13	75.33	9	
	Third Floor # 8	FLAT	84.12	75.25	9	
	Third Floor # 9	FLAT	84.13	75.49	9	
	Third Floor # 1	FLAT	74.68	66.23	9	
	Third Floor # 11	FLAT	121.73	109.41	12	
	Third Floor # 12	FLAT	78.52	69.87	9	
	Third Floor # 2	FLAT	94.30	84.63	10	
	Third Floor # 3	FLAT	93.69	83.93	10	
	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	117.98	105.62	12	
TYPICAL - FOURTH, FIFTH, SIXTH , SEVENTH, EIGHTH ANTHA TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.86	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
	4th to 10th Floor # 1	FLAT	74.68	66.23	9	
	4th to 10th Floor # 11	FLAT	118.79	106.41	12	
	4th to 10th Floor # 12	FLAT	76.39	67.70	9	
	4th to 10th Floor # 2	FLAT	94.30	84.63	10	
	4th to 10th Floor # 3	FLAT	93.69	83.93	10	
	4th to 10th Floor # 4	FLAT	79.77	70.59	9	
	4th to 10th Floor # 5	FLAT	117.98	105.62	12	
ELEVENTH FLOOR PLAN	11th Floor # 10	FLAT	102.23	92.10	10	8
	11th Floor # 1	FLAT	74.68	66.23	9	
	11th Floor # 11	FLAT	118.79	106.41	12	
	11th Floor # 12	FLAT	76.39	67.70	9	
	11th Floor # 2	FLAT	94.30	84.63	10	
	11th Floor # 3	FLAT	93.69	83.93	10	
	11th Floor # 4	FLAT	79.77	70.59	9	
	11th Floor # 9	FLAT	81.86	73.15	9	
TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
	12th Floor # 5	FLAT	220.73	198.76	16	
Total:	-	-	12591.92	11250.51	1329	135

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	342
A (RESIDENTIAL)	D1	0.90	2.10	684
A (RESIDENTIAL)	D	1.10	2.10	128
A (RESIDENTIAL)	SD	1.80	2.10	288
A (RESIDENTIAL)	SD	2.10	2.10	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W3	0.60	0.90	296
A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	54

Block :A (RESIDENTIAL)

Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area otherr than Tenement
Terrace Floor	74.51	0.00	74.51	46.35	0.00	28.16	0.00	0.00	0.00	0.00	00	00	00	00
Twelth Floor	596.24	10.99	585.25	26.75	12.24	0.00	0.81	0.00	0.00	545.45	545.45	02	02	00
Eleventh Floor	941.60	44.94	896.66	26.75	12.24	0.00	0.81	0.00	0.00	856.86	856.86	08	08	00
Tenth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	00
Ninth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	00
Eighth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	00
Seventh Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	00
Sixth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	00
Fifth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	00
Fourth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	00
Third Floor	1403.89	73.47	1330.42	40.57	12.24	0.00	0.81	0.00	0.00	1276.80	1276.80	12	12	00
Second Floor	1406.61	73.47	1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	12	00
First Floor	1406.61	73.47	1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	12	00
Ground Floor	1662.92	29.80	1633.12	51.34	12.24	0.00	48.91	0.00	444.98	1075.65	1075.65	05	05	337.79
Basement Floor	4796.90	0.00	4796.90	55.65	12.24	0.00	149.28	224.00	4357.72	0.00	00	00	00	00
Total:	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	135	337.79
Total Number of Same Blocks	1													
Total:	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	338	

Approval Condition : **PRJ/10115/2021-22**

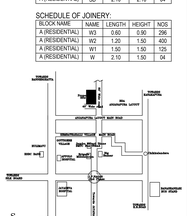
This Plan Sanction is issued subject to the following conditions :

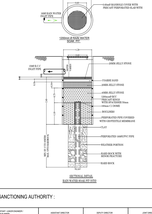
1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 21/2, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU.
   a) Consisting of Commercial Building, BF + GF + 12UF (Twelve Upper Floor Only).
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Basement Floor, Part of Ground Floor and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary costs for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esk.D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall ensure during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No.3.6) under sub section 5-6 (a) to (e).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17-B(see-No. 29) for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required capacity installed at site for its re-use / disposal
    (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner & about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The construction or reconstruction of a building shall be commenced within a period of two(2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for
    a) sites measuring 185 Sqm up to 240 Sqm
    b) minimum of two trees for sites measuring with more than 240 Sqm.
    c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44. The Revised Plan Sanctioned on Dated: 27 - 04 - 2022 will Supersede with the Approval of Present Plan.
45. Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Howatsap Hoodike) Letter No. LD/995,ET(2013,dated: 01-04-2013.

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

Note :
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.





AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12
		VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: PRJ/10115/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 94/431
Nature of Sanction: MODIFY		City Survey No.: 21/2
Location: RING-III		Khata No. (As per Khata Extract): 94/431
Building Line Specified as per Z.R: NA		PID No. (As per Khata Extract): 94/431
Zone: Bommanahalli		Locality / Street of the property: KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK (BENGALURU)
Ward: Ward-196		
Planning District: 321-Anjanapura		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6069.92
NET AREA OF PLOT	(A-Deductions)	6069.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3034.96
Proposed Coverage Area (26.91 %)		1633.12
Achieved Net coverage area (26.91 %)		1633.12
Balance coverage area (23.09 %)		1401.84
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		15174.80
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		15174.80
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		15174.80
Residential FAR (100.00%)		15168.36
Proposed FAR Area		15168.36
Achieved Net FAR Area (2.50)		15168.36
Balance FAR Area (0.00)		6.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21214.99
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21229.99

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

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	135	-
	Total :		-	-	-	-	135	162

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	135	1856.25	162	2227.50
Visitor's Car Parking	14	192.50	0	0.00
Total Car	149	2048.75	162	2227.50
Two Wheeler	-	192.50	0	0.00
Other Parking	-	-	-	2712.71
Total		2241.25		4940.21

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Builtup Area (Sq.mt.)	Deductions From Gross Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area otherr than Tenement
A (RESIDENTIAL)	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Grand Total:	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135.00	337.79

ENGINEER :- V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

N

SCALE 1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s.Oceanus Dwellings (P) Ltd.,
No.103/01, P.N.Plaza, 18th Cross, HSR Sector 3rd Sector, Bengaluru 560 102.

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, 6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 21/2, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 03 OF 09

SANCTIONING AUTHORITY :

DESIGNATION (EXECUTIVE ENGINEER)	DESIGNATION (ASSTT. ENGINEER)	DESIGNATION (ASSTT. DIRECTOR)	DESIGNATION (DDC)

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

NORTH

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
+105.55m LVL
NO. OF UNITS PROVIDED = 12 NOs.

SECOND FLOOR PLAN
+108.50m LVL
NO. OF UNITS PROVIDED = 12 NOs.

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 02	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 10	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
	First Floor # 9	FLAT	84.13	75.49	9	
	First Floor # 1	FLAT	74.68	66.23	9	
	First Floor # 11	FLAT	121.73	109.41	12	
	First Floor # 12	FLAT	78.52	69.87	9	
	First Floor # 2	FLAT	94.30	84.63	10	
	First Floor # 3	FLAT	93.69	83.93	10	
	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 10	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
	Second Floor # 9	FLAT	84.13	75.49	9	
	Second Floor # 1	FLAT	74.68	66.23	9	
	Second Floor # 11	FLAT	121.73	109.41	12	
	Second Floor # 12	FLAT	78.52	69.87	9	
	Second Floor # 2	FLAT	94.30	84.63	10	
	Second Floor # 3	FLAT	93.69	83.93	10	
	Second Floor # 4	FLAT	79.77	70.59	9	
	Second Floor # 5	FLAT	120.70	108.31	13	
THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
	Third Floor # 6	FLAT	92.87	82.34	10	
	Third Floor # 7	FLAT	84.13	75.33	9	
	Third Floor # 8	FLAT	84.12	75.25	9	
	Third Floor # 9	FLAT	84.13	75.49	9	
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	Third Floor # 2	FLAT	94.30	84.63	10	
	Third Floor # 3	FLAT	93.69	83.93	10	
	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	120.70	108.31	13	
TYPICAL - FOURTH, FIFTH, SIXTH - SEVENTH, EIGHTH VINTH& TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.85	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
	4th to 10th Floor # 1	FLAT	74.68	66.23	9	
	4th to 10th Floor # 11	FLAT	118.79	106.41	12	
	4th to 10th Floor # 12	FLAT	76.39	67.70	9	
	4th to 10th Floor # 2	FLAT	94.30	84.63	10	
	4th to 10th Floor # 3	FLAT	93.69	83.93	10	
	4th to 10th Floor # 4	FLAT	79.77	70.59	9	
	4th to 10th Floor # 5	FLAT	117.98	105.62	12	
ELEVENTH FLOOR PLAN	11th Floor # 10	FLAT	102.23	92.10	10	8
	11th Floor # 1	FLAT	74.68	66.23	9	
	11th Floor # 11	FLAT	118.79	106.41	12	
	11th Floor # 12	FLAT	76.39	67.70	9	
	11th Floor # 2	FLAT	94.30	84.63	10	
	11th Floor # 3	FLAT	93.69	83.93	10	
	11th Floor # 4	FLAT	79.77	70.59	9	
	11th Floor # 9	FLAT	81.86	73.15	9	
TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
	12th Floor # 5	FLAT	220.73	198.76	16	
Total:	-	-	12591.92	11250.51	1329	135

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	342
A (RESIDENTIAL)	D1	0.90	2.10	684
A (RESIDENTIAL)	D	1.10	2.10	128
A (RESIDENTIAL)	SD	1.80	2.10	284
A (RESIDENTIAL)	SD	2.10	2.10	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W3	0.60	0.90	296
A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	54

Block :A (RESIDENTIAL)

Floor Name	Gross Builup Area Cutout	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	74.51	0.00	74.51	46.35	0.00	28.16	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	596.24	10.99	585.25	26.75	12.24	0.00	0.81	0.00	0.00	545.45	545.45	02	02	0.00
Eleventh Floor	941.60	44.94	896.66	26.75	12.24	0.00	0.81	0.00	0.00	856.86	856.86	08	08	0.00
Tenth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Ninth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Eighth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Seventh Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Sixth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Fifth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Fourth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Third Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	12	0.00
Second Floor	1423.89	73.47	1350.42	40.57	12.24	0.00	0.81	0.00	0.00	1276.80	1276.80	12	12	0.00
First Floor	1406.61	73.47	1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	12	0.00
Ground Floor	1662.92	29.80	1633.12	51.34	12.24	0.00	48.91	0.00	444.98	1075.65	1075.65	05	05	337.79
Basement Floor	4798.90	0.00	4798.90	55.65	12.24	0.00	149.28	224.00	4357.72	0.00	0.00	00	00	0.00
Total:	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Total Number of Same Blocks	1													
Total:	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	338	

Approval Condition :

PRJ/10115/2021-22

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 21/2, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU.
   a) Consisting of Commercial Building, BF + GF + 12UF (Twelve Upper Floor Only).
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Basement Floor, Part of Ground Floor and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary clearance for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
11. 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.
12. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No 3.6) under sub section 9-B (a) to (e).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the Recycling processing unit Required capacity installed at site for its re-use / disposal.
(Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed in the premises are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall install necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 185 Sqm to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44. The Revised Plan Sanctioned on Dated: 27 - 04 - 2022 will Supersede with the Approval of Present Plan.
45. Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housetaxp Hoodike) Letter No. LD/995/LET/2013,dated: 01-04-2013.

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

Note :
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

LOCATION MAP
NOT TO SCALE

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12
		VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: PRJ/10115/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 94/431
Nature of Sanction: MODIFY		City Survey No.: 21/2
Location: RING-III		Khata No. (As per Khata Extract): 94/431
Building Line Specified as per Z.R: NA		PID No. (As per Khata Extract): 94/431
Zone: Bommanahalli		Locality / Street of the property: KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK BENGALURU
Ward: Ward-196		
Planning District: 321-Anjanapura		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6069.92
NET AREA OF PLOT	(A-Deductions)	6069.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3034.96
Proposed Coverage Area (26.91 %)		1633.12
Achieved Net coverage area (26.91 %)		1633.12
Balance coverage area left (23.09 %)		1401.84
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		15174.80
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		15174.80
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		15174.80
Residential FAR (100.00%)		15168.36
Proposed FAR Area		15168.36
Achieved Net FAR Area (2.50)		15168.36
Balance FAR Area (0.00)		6.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21214.99
Substructure Area All in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21229.99

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

Required Parking(Table 7a)

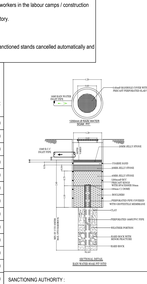
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	135	-
	Total :		-	-	-	-	135	162

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	135	1856.25	162	2227.50
Visitor's Car Parking	14	192.50	0	0.00
Total Car	149	2048.75	162	2227.50
Two Wheeler	-	192.50	0	0.00
Other Parking	-	-	-	2712.71
Total		2241.25		4940.21

FAR & Tenement Details

Block	No. of Same Bldg	Gross Builup Area (Sq.mt.)	Deductions From Gross Builup Area (Sq.mt.) Cutout	Cellar	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Grand Total:	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135.00	337.79



SCALE 1:100

ENGINEER :- V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR, 6th CROSS, ASHOKANAGARA, TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s.Oceanus Dwellings (P) Ltd.,
No.103/03, P.N.Plaza, 1th Cross, HSR Sector 3rd Sector, Bengaluru 560 102.

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, 6th Cross, Ashoknagar, B.H Road, Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 21/2, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU

DRAWING TITLE : FIRST FLOOR PLAN SECOND FLOOR PLAN

SHEET NO : 04 OF 09

SANCTIONING AUTHORITY :

DESIGNATION (EXECUTIVE ENGINEER)	DESIGNATION (ASST. DIRECTOR)	DESIGNATION (DY. DIRECTOR)	DESIGNATION (JOINT DIRECTOR)

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

NORTH

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.

THIRD FLOOR PLAN

+111.45m LVL

NO. OF UNITS PROVIDED = 12 NOs.

TYPICAL 4th TO 10th FLOOR PLAN

+114.40m LVL TO +132.10m LVL

NO. OF UNITS PROVIDED = 12 X 7 = 84 NOs.

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 02	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 02	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
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	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 02	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
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THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
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	Third Floor # 8	FLAT	84.12	75.25	9	
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	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	120.70	108.31	13	
TYPICAL - FOURTH, FIFTH, SIXTH , SEVENTH, EIGHTH AND THE TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.86	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
	4th to 10th Floor # 1	FLAT	74.68	66.23	9	
	4th to 10th Floor # 11	FLAT	118.79	106.41	12	
	4th to 10th Floor # 12	FLAT	76.39	67.70	9	
	4th to 10th Floor # 2	FLAT	94.30	84.63	10	
	4th to 10th Floor # 3	FLAT	93.69	83.93	10	
	4th to 10th Floor # 4	FLAT	79.77	70.59	9	
	4th to 10th Floor # 5	FLAT	117.98	105.62	12	
ELEVENTH FLOOR PLAN	11th Floor # 10	FLAT	102.23	92.10	10	8
	11th Floor # 1	FLAT	74.68	66.23	9	
	11th Floor # 11	FLAT	118.79	106.41	12	
	11th Floor # 12	FLAT	76.39	67.70	9	
	11th Floor # 2	FLAT	94.30	84.63	10	
	11th Floor # 3	FLAT	93.69	83.93	10	
	11th Floor # 4	FLAT	79.77	70.59	9	
	11th Floor # 9	FLAT	81.86	73.15	9	
TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
	12th Floor # 5	FLAT	220.73	198.76	16	
Total:	-	-	12591.92	11250.51	1329	135

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	342
A (RESIDENTIAL)	D1	0.90	2.10	684
A (RESIDENTIAL)	D	1.10	2.10	128
A (RESIDENTIAL)	SD	1.80	2.10	288
A (RESIDENTIAL)	SD	2.10	2.10	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W3	0.60	0.90	296
A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	54

Approval Condition :

PRJ/10115/2021-22

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 2/12, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU.
   a) Consisting of Commercial Building, BF + GF + 12UF (Twelve Upper Floor Only).
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Basement Floor, Part of Ground Floor and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary costs for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
11. 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.
12. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No.3.6) under sub section 10-B (a) to (e).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required capacity installed at site for its re-use / disposal.
    (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30. The structures with basement shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner & about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The construction or reconstruction of a building shall be commenced within a period of two(2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give information on completion or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall install necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for
    a) sites measuring 180 Sqm up to 240 Sqm
    b) minimum of two trees for sites measuring with more than 240 Sqm.
    c) One tree for every 500 sq.m of the BMP area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44. The Previous Plan Sanctioned on Dated: 27 - 04 - 2022 will Supersede with the Approval of Present Plan.
45. Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housetaxp Hoodike) Letter No. LD/995/LET/2013,dated: 01-04-2013.

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :A (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	74.51	0.00	74.51	46.35	0.00	28.16	0.00	0.00	0.00	0.00	00.00	00.00	-	00.00
Fifth Floor	596.24	10.99	585.25	26.75	12.24	0.00	0.81	0.00	0.00	545.45	545.45	02	0.00	
Eleventh Floor	941.60	44.94	896.66	26.75	12.24	0.00	0.81	0.00	0.00	856.86	856.86	08	0.00	
Tenth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00	
Ninth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00	
Eighth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00	
Seventh Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00	
Sixth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00	
Fifth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00	
Fourth Floor	1392.02	73.47	1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00	
Third Floor	1403.89	73.47	1330.42	40.57	12.24	0.00	0.81	0.00	0.00	1276.80	1276.80	12	0.00	
Second Floor	1406.61	73.47	1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	0.00	
First Floor	1406.61	73.47	1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	0.00	
Ground Floor	1662.92	29.80	1633.12	51.34	12.24	0.00	48.91	0.00	444.98	1075.65	1075.65	05	337.79	
Basement Floor	4796.90	0.00	4796.90	55.65	12.24	0.00	149.28	224.00	4307.72	0.00	0.00	00	0.00	
Total:	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79	
Total Number of Same Blocks	1													
Total:	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	338	

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/10115/21-22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 94/431
Nature of Sanction: MODIFY	City Survey No.: 2/12
Location: RING-III	Khata No. (As per Khata Extract): 94/431
Building Line Specified as per Z.R: NA	
Zone: Bommanahalli	Locality / Street of the property: KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK BENGALURU
Ward: Ward-196	
Planning District: 321-Anjanapura	

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6069.92
NET AREA OF PLOT	(A-Deductions)	6069.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3034.96
Proposed Coverage Area (26.91 %)		1633.12
Achieved Net coverage area (26.91 %)		1633.12
Balance coverage area left (23.09 %)		1401.84
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		15174.80
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		15174.80
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		15174.80
Residential FAR (100.00%)		15168.31
Proposed FAR Area		15168.31
Achieved Net FAR Area (2.50)		15168.31
Balance FAR Area (0.00)		6.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21214.99
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21229.99

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

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	135	-
	Total :		-	-	-	-	135	162

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	135	1856.25	162	2227.50
Visitor's Car Parking	14	192.50	0	0.00
Total Car	149	2048.75	162	2227.50
Two Wheeler	-	192.50	0	0.00
Other Parking	-	-	-	2712.71
Total		2241.25		4940.21

FAR &Tenement Details

Block	No. of Same Bldg.	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	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Grand Total:	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135.00	337.79

SITE
BDA APPROVED LAYOUT
BDA APPROVED LAYOUT
BDA APPROVED LAYOUT

ELEVENTH FLOOR PLAN
+135.05 LVL
NO. OF UNITS PROVIDED = 6 NOs.

TWELFTH FLOOR PLAN
+138.00m LVL.
NO. OF UNITS PROVIDED = 02 NOs.

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 10	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 10	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
	First Floor # 9	FLAT	84.13	75.49	9	
	First Floor # 1	FLAT	74.68	66.23	9	
	First Floor # 11	FLAT	121.73	109.41	12	
	First Floor # 12	FLAT	78.52	69.87	9	
	First Floor # 2	FLAT	94.30	84.63	10	
	First Floor # 3	FLAT	93.69	83.93	10	
	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 10	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
	Second Floor # 9	FLAT	84.13	75.49	9	
	Second Floor # 1	FLAT	74.68	66.23	9	
	Second Floor # 11	FLAT	121.73	109.41	12	
	Second Floor # 12	FLAT	78.52	69.87	9	
	Second Floor # 2	FLAT	94.30	84.63	10	
	Second Floor # 3	FLAT	93.69	83.93	10	
	Second Floor # 4	FLAT	79.77	70.59	9	
	Second Floor # 5	FLAT	120.70	108.31	13	
THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
	Third Floor # 6	FLAT	92.87	82.34	10	
	Third Floor # 7	FLAT	84.13	75.33	9	
	Third Floor # 8	FLAT	84.12	75.25	9	
	Third Floor # 9	FLAT	84.13	75.49	9	
	Third Floor # 1	FLAT	74.68	66.23	9	
	Third Floor # 11	FLAT	121.73	109.41	12	
	Third Floor # 12	FLAT	78.52	69.87	9	
	Third Floor # 2	FLAT	94.30	84.63	10	
	Third Floor # 3	FLAT	93.69	83.93	10	
	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	120.70	108.31	13	
TYPICAL - FOURTH, FIFTH, SIXTH , SEVENTH, EIGHTH VAITHU, TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.85	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
	4th to 10th Floor # 1	FLAT	74.68	66.23	9	
	4th to 10th Floor # 11	FLAT	118.79	106.41	12	
	4th to 10th Floor # 12	FLAT	76.39	67.70	9	
	4th to 10th Floor # 2	FLAT	94.30	84.63	10	
	4th to 10th Floor # 3	FLAT	93.69	83.93	10	
	4th to 10th Floor # 4	FLAT	79.77	70.59	9	
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ELEVENTH FLOOR PLAN	11th Floor # 10	FLAT	102.23	92.10	10	8
	11th Floor # 1	FLAT	74.68	66.23	9	
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	11th Floor # 9	FLAT	81.86	73.15	9	
TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
	12th Floor # 5	FLAT	220.73	198.76	16	
Total :	-	-	12591.92	11250.51	1329	135

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	342
A (RESIDENTIAL)	D1	0.90	2.10	684
A (RESIDENTIAL)	D	1.10	2.10	128
A (RESIDENTIAL)	SD	1.80	2.10	288
A (RESIDENTIAL)	SD	2.10	2.10	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
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A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	54

Block :A (RESIDENTIAL)

Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area only other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	74.51	0.00		74.51	46.35	0.00	28.16	0.00	0.00	0.00	0.00	00	00	00	
Fifteenth Floor	596.24	10.99		585.25	26.75	12.24	0.00	0.81	0.00	0.00	545.45	545.45	02	00	
Eleventh Floor	941.60	44.94		896.66	26.75	12.24	0.00	0.81	0.00	0.00	856.86	856.86	08	00	
Tenth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Ninth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Eighth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Seventh Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Sixth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Fifth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Fourth Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Third Floor	1392.02	73.47		1318.55	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	00	
Second Floor	1403.89	73.47		1330.42	40.57	12.24	0.00	0.81	0.00	0.00	1276.80	1276.80	12	00	
First Floor	1406.61	73.47		1333.14	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	00	
Ground Floor	1662.92	29.80		1633.12	51.34	12.24	0.00	48.91	0.00	444.98	1075.65	1075.65	05	337.79	
Basement Floor	4796.90	0.00		4796.90	55.65	12.24	0.00	149.28	224.00	4307.72	0.00	0.00	00	00	
Total :	22035.42	820.43		21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79	
Total Number of Same Blocks	1														
Total :	22035.42	820.43		21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	338	

Approval Condition :

PRJ/10115/2021-22

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 2/12, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU.
   a) Consisting of Commercial Building, BF + GF + 12UF (Twelve Upper Floor Only).
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Basement Floor, Part of Ground Floor and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary clearance for running telephone cables, cable or any ground level or power services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a separate for locating the distribution transformers & associated equipment as per K.E.R.C (Esk.D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate opening measuring 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No.3.6) under sub section 9-B (a) to (e).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17-(Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required capacity installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shift/ and structurally deviate the construction from the sanctioned plan, without previous 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.
38. The construction or reconstruction of a building shall be commenced within a period of two(2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 185 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 250 sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44. The Revised Plan Sanctioned on Dated: 27 - 04 - 2022 will Supersede with the Approval of Present Plan.
45. Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosedaagi Hoodike) Letter No. LD/995LET/2013,dated: 01-04-2013.

Note :
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any disputes that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/10115/21-22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 94/431
Nature of Sanction: MODIFY	City Survey No.: 2/12
Location: RING-III	Khata No. (As per Khata Extract): 94/431
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 94/431
Zone: Bommanahalli	Locality / Street of the property: KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK BENGALURU
Ward: Ward-196	
Planning District: 321-Anjanapura	

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6069.92
NET AREA OF PLOT	(A-Deductions)	6069.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3034.96
Proposed Coverage Area (26.91 %)		1633.12
Achieved Net coverage area (26.91 %)		1633.12
Balance coverage area left (23.09 %)		1401.84
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		15174.80
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		15174.80
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		15174.80
Residential FAR (100.00%)		15168.36
Proposed FAR Area		15168.36
Achieved Net FAR Area (2.50)		15168.36
Balance FAR Area (0.00)		6.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21214.99
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21229.99

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

Required Parking(Table 7a)

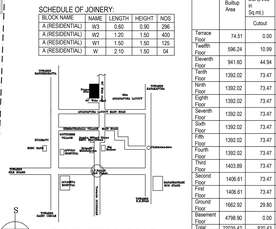
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	135	-
	Total :		-	-	-	-	135	162

Parking Check (Table 7b)

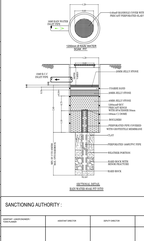
Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	135	1856.25	162	2227.50
Visitor's Car Parking	14	192.50	0	0.00
Total Car	149	2048.75	162	2227.50
Two Wheeler	-	192.50	0	0.00
Other Parking	-	-	-	2712.71
Total		2241.25		4940.21

FAR &Tenement Details

Block	No. of Same Bldg	Gross Builup Area (Sq.mt.)	Deductions From Gross 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 only other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Grand Total :	1	22035.42	820.43	21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135.00	337.79



LOCATION MAP
NOT TO SCALE



SANCTIONING AUTHORITY :

SECRETARY	JOINT DIRECTOR	DEPUTY DIRECTOR	ASST.DIRECTOR
THE BANGALORE WATER SUPPLY AND SEWERAGE BOARD			

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

NORTH

SCALE 1:100

ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s.Oceanus Dwellings (P) Ltd.,
No.103/03, P.N.Plaza, 18th Cross, HSR Sector 3rd Sector, Bengaluru 560 102.

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, 6th Cross, Ashoknagar, B.H Road, Tumkur

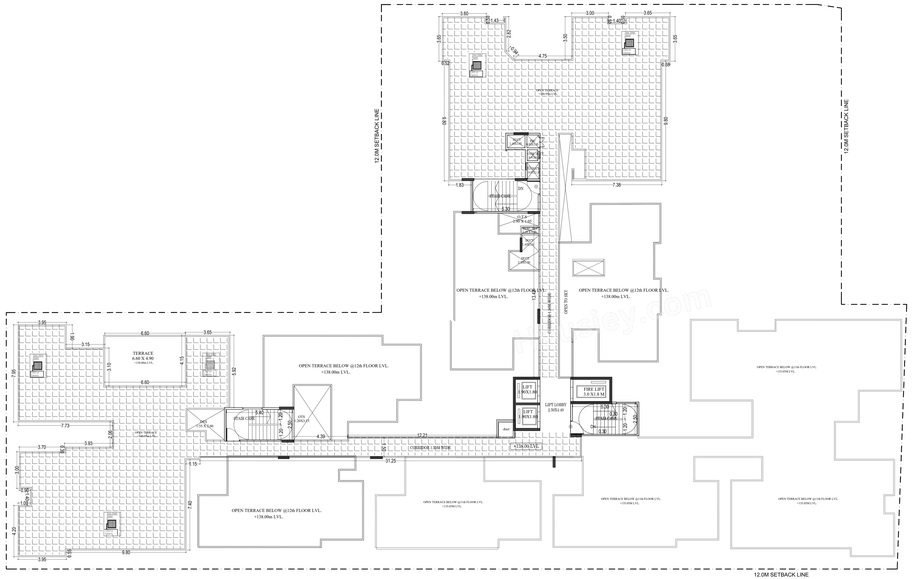
PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 2/12, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU

DRAWING TITLE : ELEVENTH FLOOR PLAN TWELFTH FLOOR PLAN

SHEET NO : 05 OF 09

This 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.



TERRACE FLOOR PLAN

+140.95m LVL.

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 10	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 10	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
	First Floor # 9	FLAT	84.13	75.49	9	
	First Floor # 1	FLAT	74.68	66.23	9	
	First Floor # 11	FLAT	121.73	109.41	12	
	First Floor # 12	FLAT	78.52	69.87	9	
	First Floor # 2	FLAT	94.30	84.63	10	
	First Floor # 3	FLAT	93.69	83.93	10	
	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 10	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
	Second Floor # 9	FLAT	84.13	75.49	9	
	Second Floor # 1	FLAT	74.68	66.23	9	
	Second Floor # 11	FLAT	121.73	109.41	12	
	Second Floor # 12	FLAT	78.52	69.87	9	
	Second Floor # 2	FLAT	94.30	84.63	10	
	Second Floor # 3	FLAT	93.69	83.93	10	
	Second Floor # 4	FLAT	79.77	70.59	9	
	Second Floor # 5	FLAT	120.70	108.31	13	
THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
	Third Floor # 6	FLAT	92.87	82.34	10	
	Third Floor # 7	FLAT	84.13	75.33	9	
	Third Floor # 8	FLAT	84.12	75.25	9	
	Third Floor # 9	FLAT	84.13	75.49	9	
	Third Floor # 1	FLAT	74.68	66.23	9	
	Third Floor # 11	FLAT	121.73	109.41	12	
	Third Floor # 12	FLAT	78.52	69.87	9	
	Third Floor # 2	FLAT	94.30	84.63	10	
	Third Floor # 3	FLAT	93.69	83.93	10	
	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	117.98	106.62	12	
TYPICAL - FOURTH, FIFTH, SIXTH , SEVENTH, EIGHTH , NINTH& TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.85	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
	4th to 10th Floor # 1	FLAT	74.68	66.23	9	
	4th to 10th Floor # 11	FLAT	118.79	106.41	12	
	4th to 10th Floor # 12	FLAT	76.39	67.70	9	
	4th to 10th Floor # 2	FLAT	94.30	84.63	10	
	4th to 10th Floor # 3	FLAT	93.69	83.93	10	
	4th to 10th Floor # 4	FLAT	79.77	70.59	9	
	4th to 10th Floor # 5	FLAT	117.98	105.62	12	
ELEVENTH FLOOR PLAN	11th Floor # 10	FLAT	102.23	92.10	10	8
	11th Floor # 1	FLAT	74.68	66.23	9	
	11th Floor # 11	FLAT	118.79	106.41	12	
	11th Floor # 12	FLAT	76.39	67.70	9	
	11th Floor # 2	FLAT	94.30	84.63	10	
	11th Floor # 3	FLAT	93.69	83.93	10	
	11th Floor # 4	FLAT	79.77	70.59	9	
	11th Floor # 9	FLAT	81.86	73.15	9	
TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
	12th Floor # 5	FLAT	220.73	198.76	16	
Total:	-	-	12591.92	11250.51	1329	135

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	342
A (RESIDENTIAL)	D1	0.90	2.10	684
A (RESIDENTIAL)	D	1.10	2.10	128
A (RESIDENTIAL)	SD	1.80	2.10	288
A (RESIDENTIAL)	SD	2.10	2.10	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W3	0.60	0.90	296
A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	54

SANCTION PLAN
PROPOSED MODIFIED RESIDENTIAL APPARTMENT BUILDING
V.S ASSOCIATES
MR. ANJANAPURA LAYOUT
ANJANAPURA LAYOUT MAIN ROAD
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING
SITE
KEMBATHAHALLI VILLAGE
KEMBATHAHALLI MAIN ROAD
SITE
SITE
SITE

SECTION AA

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 10	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 10	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
	First Floor # 9	FLAT	84.13	75.49	9	
	First Floor # 1	FLAT	74.68	66.23	9	
	First Floor # 11	FLAT	121.73	109.41	12	
	First Floor # 12	FLAT	78.52	69.87	9	
	First Floor # 2	FLAT	94.30	84.63	10	
	First Floor # 3	FLAT	93.69	83.93	10	
	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 10	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
	Second Floor # 9	FLAT	84.13	75.49	9	
	Second Floor # 1	FLAT	74.68	66.23	9	
	Second Floor # 11	FLAT	121.73	109.41	12	
	Second Floor # 12	FLAT	78.52	69.87	9	
	Second Floor # 2	FLAT	94.30	84.63	10	
	Second Floor # 3	FLAT	93.69	83.93	10	
	Second Floor # 4	FLAT	79.77	70.59	9	
	Second Floor # 5	FLAT	120.70	108.31	13	
THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
	Third Floor # 6	FLAT	92.87	82.34	10	
	Third Floor # 7	FLAT	84.13	75.33	9	
	Third Floor # 8	FLAT	84.12	75.25	9	
	Third Floor # 9	FLAT	84.13	75.49	9	
	Third Floor # 1	FLAT	74.68	66.23	9	
	Third Floor # 11	FLAT	121.73	109.41	12	
	Third Floor # 12	FLAT	78.52	69.87	9	
	Third Floor # 2	FLAT	94.30	84.63	10	
	Third Floor # 3	FLAT	93.69	83.93	10	
	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	117.98	105.62	12	
TYPICAL - FOURTH, FIFTH, SIXTH , SEVENTH, EIGHTH , NINTH& TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.85	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
	4th to 10th Floor # 1	FLAT	74.68	66.23	9	
	4th to 10th Floor # 11	FLAT	118.79	106.41	12	
	4th to 10th Floor # 12	FLAT	76.39	67.70	9	
	4th to 10th Floor # 2	FLAT	94.30	84.63	10	
	4th to 10th Floor # 3	FLAT	93.69	83.93	10	
	4th to 10th Floor # 4	FLAT	79.77	70.59	9	
	4th to 10th Floor # 5	FLAT	117.98	105.62	12	
ELEVENTH FLOOR PLAN	11th Floor # 10	FLAT	102.23	92.10	10	8
	11th Floor # 1	FLAT	74.68	66.23	9	
	11th Floor # 11	FLAT	118.79	106.41	12	
	11th Floor # 12	FLAT	76.39	67.70	9	
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	11th Floor # 4	FLAT	79.77	70.59	9	
	11th Floor # 9	FLAT	81.86	73.15	9	
TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
	12th Floor # 5	FLAT	220.73	198.76	16	
Total:	-	-	12591.92	11250.51	1329	135

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	342
A (RESIDENTIAL)	D1	0.90	2.10	684
A (RESIDENTIAL)	D	1.10	2.10	128
A (RESIDENTIAL)	SD	1.80	2.10	288
A (RESIDENTIAL)	SD	2.10	2.10	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W3	0.60	0.90	296
A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	54

LOCATION MAP

NOT TO SCALE

Approval Condition : **PRJ/1011/5/2021-22**

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 2/12, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU.
   a) Consisting of: Commercial Building, BF + GF + 12UF (Twelve Upper Floor Only).
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Basement Floor, Part of Ground Floor and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary clearances for running telephone cables, cables at ground level or power lines and space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esk.D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No.3.6) under sub section (1-9 (a) to (k)).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. 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 the completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17-F(Bye-law No. 29) for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be issued only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required capacity installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footings or walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44. The Previous Plan Sanctioned on Dated: 27 - 04 - 2022 will Supersede with the Approval of Present Plan.
45. Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Howatsap Hoodike) Letter No. LD/995/LET/2013,dated: 01-04-2013.

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

Note :
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :A (RESIDENTIAL)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	74.51	0.00	28.16	74.51	46.35	0.00	28.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	596.24	10.99	585.25	596.24	26.75	12.24	0.00	0.81	0.00	0.00	545.45	545.45	02	0.00
Eleventh Floor	941.60	44.94	896.66	941.60	26.75	12.24	0.00	0.81	0.00	0.00	856.86	856.86	08	0.00
Tenth Floor	1392.02	73.47	1318.55	1392.02	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00
Ninth Floor	1392.02	73.47	1318.55	1392.02	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00
Eighth Floor	1392.02	73.47	1318.55	1392.02	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00
Seventh Floor	1392.02	73.47	1318.55	1392.02	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00
Sixth Floor	1392.02	73.47	1318.55	1392.02	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00
Fifth Floor	1392.02	73.47	1318.55	1392.02	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00
Fourth Floor	1392.02	73.47	1318.55	1392.02	40.57	12.24	0.00	0.81	0.00	0.00	1264.93	1264.93	12	0.00
Third Floor	1403.89	73.47	1330.42	1403.89	40.57	12.24	0.00	0.81	0.00	0.00	1276.80	1276.80	12	0.00
Second Floor	1406.61	73.47	1333.14	1406.61	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	0.00
First Floor	1406.61	73.47	1333.14	1406.61	40.57	12.24	0.00	0.81	0.00	0.00	1279.52	1279.52	12	0.00
Ground Floor	1662.92	29.80	1633.12	1662.92	51.34	12.24	0.00	48.91	0.00	444.98	1075.65	1075.65	05	337.79
Basement Floor	4798.90	0.00	4798.90	4798.90	55.65	12.24	0.00	149.28	224.00	4357.72	0.00	0.00	00	0.00
Total :	22035.42	820.43	21214.99	22035.42	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Total Number of Same Blocks	1													
Total:	22035.42	820.43	21214.99	22035.42	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	338

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/1011/5/21-22	Plot Subuse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 94/431
Nature of Sanction: MODIFY	City Survey No.: 2/12
Location: RING-III	Khata No. (As per Khata Extract): 94/431
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 94/431
Zone: Bommanahalli	Locality / Street of the property: KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK BENGALURU
Ward: Ward-196	
Planning District: 321-Anjanapura	

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6069.92
NET AREA OF PLOT	(A-Deductions)	6069.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3034.96
Proposed Coverage Area (26.91 %)		1633.12
Achieved Net coverage area (26.91 %)		1633.12
Balance coverage area left (23.09 %)		1401.84
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		15174.80
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		15174.80
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		15174.80
Residential FAR (100.00%)		15168.36
Proposed FAR Area		15168.36
Achieved Net FAR Area (2.50)		15168.36
Balance FAR Area (0.00)		6.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21214.99
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21229.99

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

Required Parking(Table 7a)

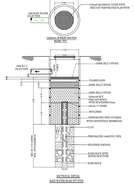
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	135	-
	Total :		-	-	-	-	135	162

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	135	1856.25	162	2227.50
Visitor's Car Parking	14	192.50	0	0.00
Total Car	149	2048.75	162	2227.50
Two Wheeler	-	192.50	0	0.00
Other Parking	-	-	-	2712.71
Total		2241.25		4940.21

FAR &Tenement Details

Block	No. of Same Bldg	Gross Builup Area (Sq.mt.)	Deductions From Gross 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	Resi.			
A (RESIDENTIAL)	1	22035.42	820.43		21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135	337.79
Grand Total:	1	22035.42	820.43		21214.99	612.54	171.36	28.16	207.91	224.00	4802.70	15168.31	15168.31	135.00	337.79



ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s.Oceanus Dwellings (P) Ltd.,
No.103/05, P.N.Plaza, 18th Cross, HSR Sector 3rd Sector, Bengaluru 560 102.

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, 6th Cross, Ashoknagar, B.H Road, Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.94/431, SY NO. 2/12, KEMBATHAHALLI VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, ANJANAPURA, BENGALURU SOUTH TALUK, BENGALURU

DRAWING TITLE : SECTION @ AA

SHEET NO : 08 OF 09

SANCTIONING AUTHORITY :

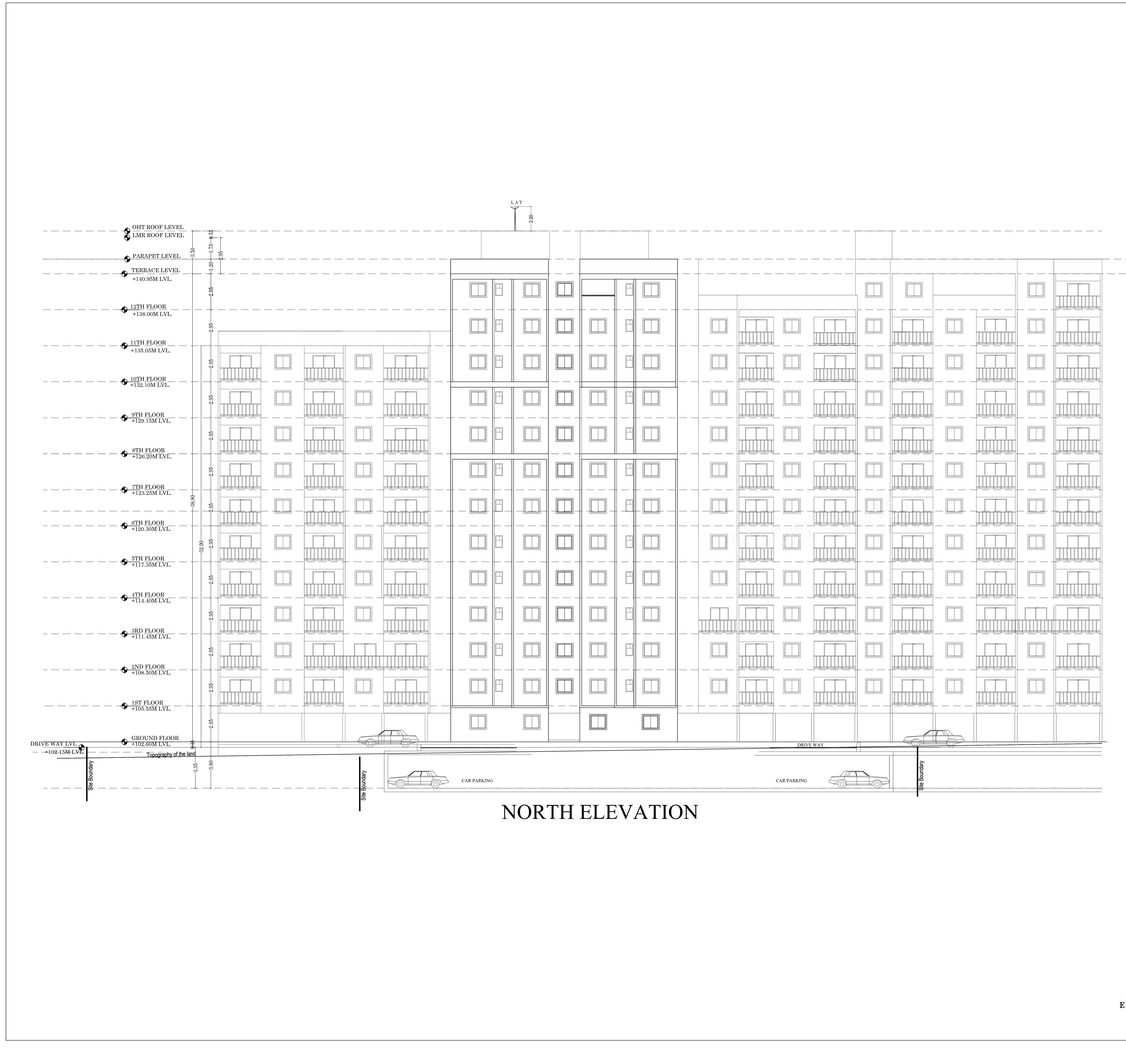
ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

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.



UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor # 10	FLAT	102.23	92.10	10	5
	Ground Floor # 6	FLAT	92.87	82.34	10	
	Ground Floor # 7	FLAT	84.18	75.33	9	
	Ground Floor # 8	FLAT	84.12	75.25	9	
	Ground Floor # 9	FLAT	84.17	75.49	9	
FIRST FLOOR PLAN	First Floor # 10	FLAT	102.23	92.10	10	12
	First Floor # 6	FLAT	92.87	82.34	10	
	First Floor # 7	FLAT	84.13	75.33	9	
	First Floor # 8	FLAT	84.12	75.25	9	
	First Floor # 9	FLAT	84.13	75.49	9	
	First Floor # 1	FLAT	74.68	66.23	9	
	First Floor # 11	FLAT	121.73	109.41	12	
	First Floor # 12	FLAT	78.52	69.87	9	
	First Floor # 2	FLAT	94.30	84.63	10	
	First Floor # 3	FLAT	93.69	83.93	10	
	First Floor # 4	FLAT	79.77	70.59	9	
	First Floor # 5	FLAT	120.70	108.32	12	
SECOND FLOOR PLAN	Second Floor # 10	FLAT	102.23	92.10	10	12
	Second Floor # 6	FLAT	92.87	82.34	10	
	Second Floor # 7	FLAT	84.13	75.33	9	
	Second Floor # 8	FLAT	84.12	75.25	9	
	Second Floor # 9	FLAT	84.13	75.49	9	
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	Second Floor # 4	FLAT	79.77	70.59	9	
	Second Floor # 5	FLAT	120.70	108.31	13	
THIRD FLOOR PLAN	Third Floor # 10	FLAT	102.23	92.10	10	12
	Third Floor # 6	FLAT	92.87	82.34	10	
	Third Floor # 7	FLAT	84.13	75.33	9	
	Third Floor # 8	FLAT	84.12	75.25	9	
	Third Floor # 9	FLAT	84.13	75.49	9	
	Third Floor # 1	FLAT	74.68	66.23	9	
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	Third Floor # 3	FLAT	93.69	83.93	10	
	Third Floor # 4	FLAT	79.77	70.59	9	
	Third Floor # 5	FLAT	117.98	106.62	12	
TYPICAL - FOURTH, FIFTH, SIXTH - SEVENTH, EIGHTH, NINTH, TENTH FLOOR PLAN	4th to 10th Floor # 10	FLAT	102.23	92.10	9	84
	4th to 10th Floor # 6	FLAT	92.87	82.34	10	
	4th to 10th Floor # 7	FLAT	81.86	72.99	9	
	4th to 10th Floor # 8	FLAT	81.85	72.91	9	
	4th to 10th Floor # 9	FLAT	81.86	73.15	9	
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TWELFTH FLOOR PLAN	12th Floor # 2	FLAT	197.96	178.59	14	2
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Total:	-	-	12591.92	11250.51	1329	135

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BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W3	0.60	0.90	296
A (RESIDENTIAL)	W2	1.20	1.50	400
A (RESIDENTIAL)	W1	1.50	1.50	125
A (RESIDENTIAL)	W	2.10	1.50	24

PROPOSED RESIDENTIAL APARTMENT
ANGANWADI
BBMP SEWAGE PUMP HOUSE
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