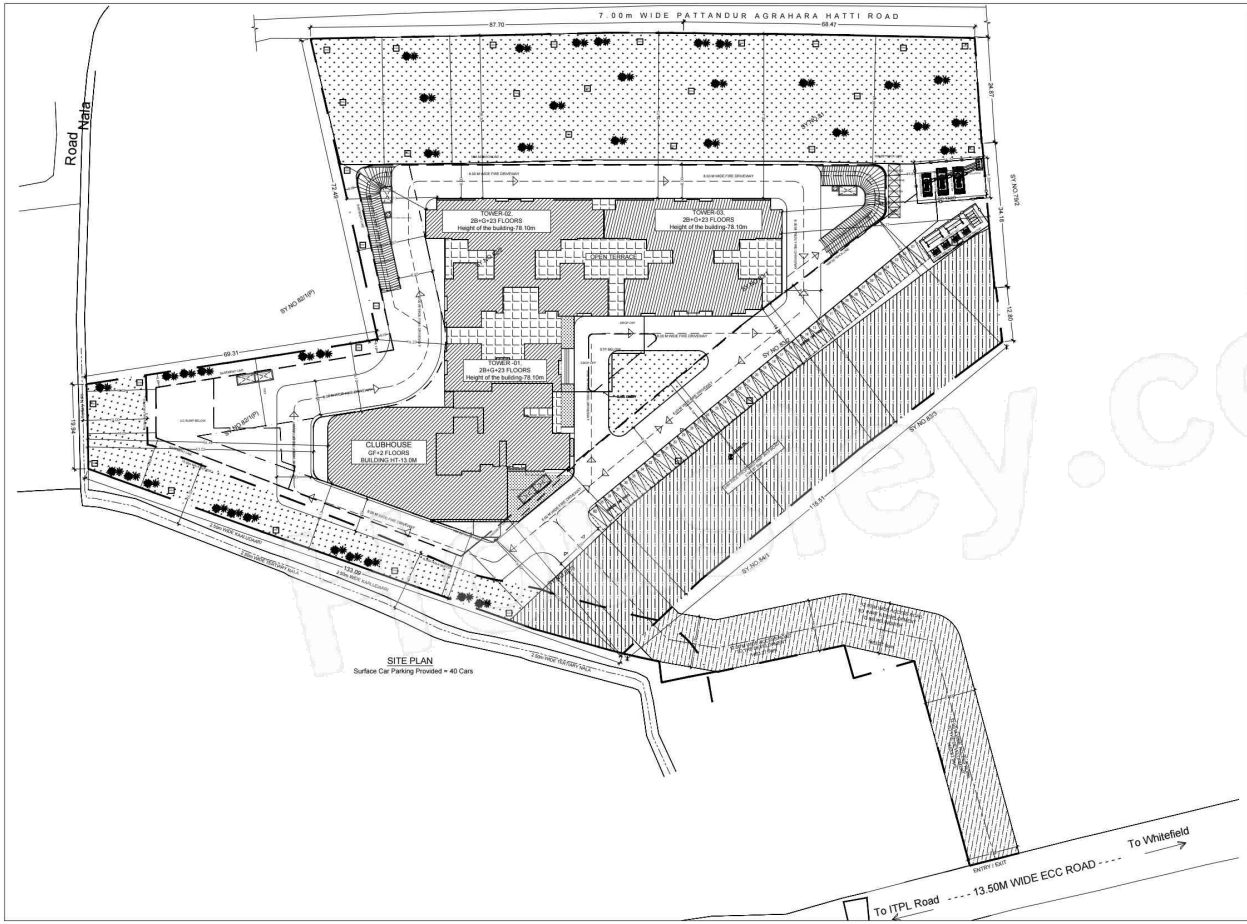
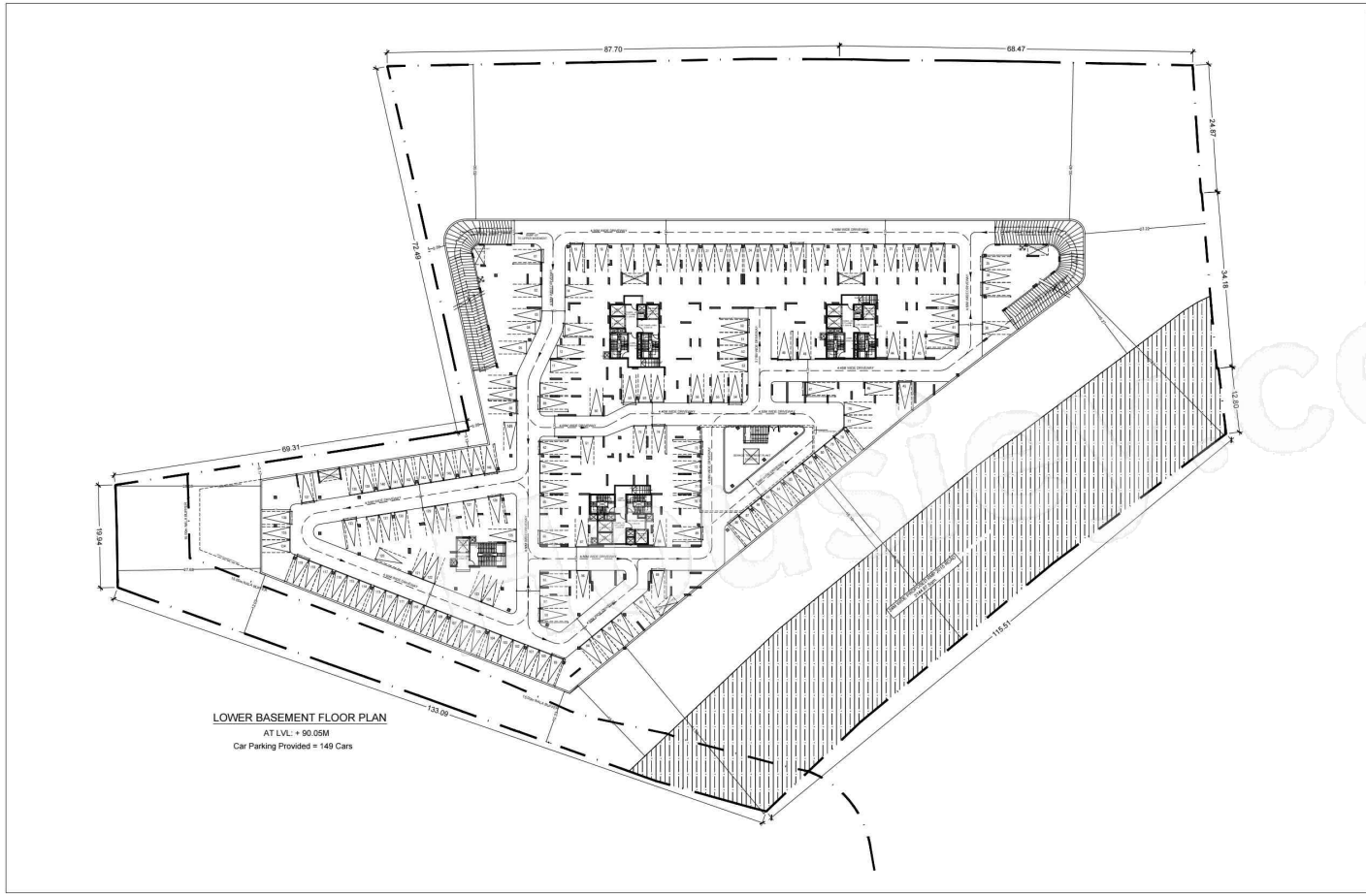
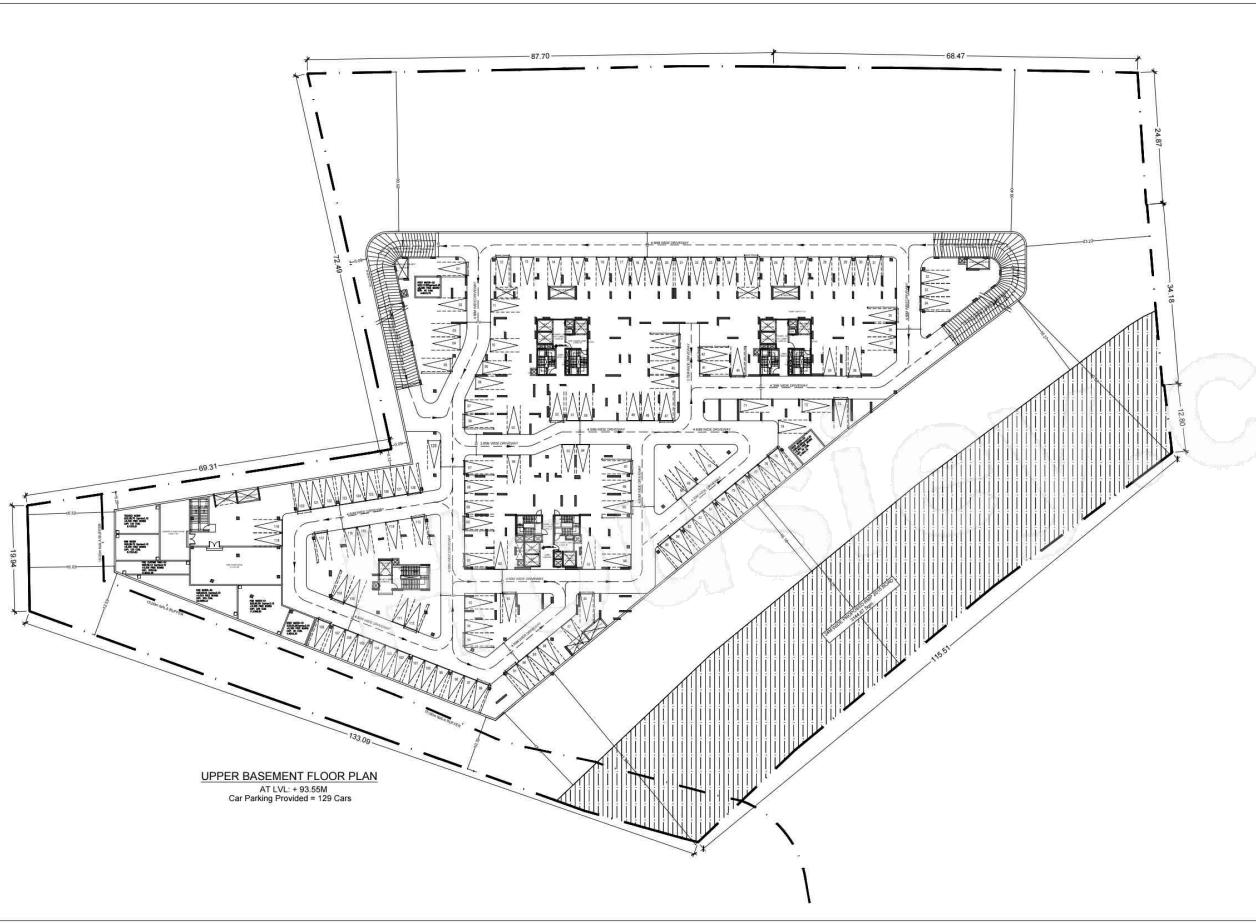

7.00m WIDE PATTANDUR AGRAHARA HATTI ROAD
87.70
68.47
Road
Hatti
TOWER-02
2B+G+23 FLOORS
Height of the building-78.10m
TOWER-03
2B+G+23 FLOORS
Height of the building-78.10m
OPEN TERRACE
TOWER-01
2B+G+23 FLOORS
Height of the building-78.10m
CLUBHOUSE
GF+2 FLOORS
BUILDING HT-13.0M
6.00 MEN FIRE DRIVEWAY
87.80(+0.6)(1ST)
69.31
118.51
87.80(-0.6)
24.47
24.47
24.16
13.35
19.51
19.51
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT



Block :A (RESIDENTIAL)

Block Name	Gross Built-up Area (Sq.mt.)	Deductions Area in Sq.mt. Common Area (Sq.mt.)	Total Net Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Achievable FAR Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Free of FAR Area (Sq.mt.)	Consumed FAR Area (Sq.mt.)
				StairCase	Lift	Lift Machine	Ramp	Parking	Resi.					
Block A (RESIDENTIAL)	28.23	1.52	26.71	13.13	0.00	147.00	0.00	1.25	0.00	0.00	0.00	0.00	0.00	0.00
Block A (RESIDENTIAL)	2395.24	115.18	2280.06	64.49	13.38	0.00	0.00	0.00	0.00	2395.24	2395.24	0.00	0.00	2395.24
Block A (RESIDENTIAL)	2467.59	116.74	2350.85	64.49	13.38	0.00	0.00	0.00	0.00	2351.32	2351.32	0.00	0.00	2351.32
Block A (RESIDENTIAL)	2395.24	115.18	2280.06	64.49	13.38	0.00	0.00	0.00	0.00	2395.24	2395.24	0.00	0.00	2395.24
Block A (RESIDENTIAL)	2475.72	115.18	2360.54	64.49	13.38	0.00	0.00	0.00	0.00	2215.24	2215.24	0.00	0.00	2215.24
Block A (RESIDENTIAL)	2395.24	115.18	2280.06	64.49	13.38	0.00	0.00	0.00	0.00	2395.24	2395.24	0.00	0.00	2395.24
Block A (RESIDENTIAL)	2467.59	116.74	2350.85	64.49	13.38	0.00	0.00	18.44	0.00	2350.32	2350.32	0.00	0.00	2350.32
Block A (RESIDENTIAL)	2395.24	115.18	2280.06	64.49	13.38	0.00	0.00	0.00	0.00	2395.24	2395.24	0.00	0.00	2395.24
Block A (RESIDENTIAL)	2467.59	116.74	2350.85	64.49	13.38	0.00	0.00	0.00	0.00	2351.32	2351.32	0.00	0.00	2351



Block A (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Net Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement	Car Parking Reqd.	Car Parking Prop.
		StairCase	Lift	Lift Machine	Sanitation	Ramp	Garage Ramp	Parking	Area				
Plan													
Upper Basement Floor	295.03	1.25	28.23	13.23	0.00	147.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lower Basement Floor	2396.04	113.42	28.23	44.46	0.00	0.00	0.00	0.00	0.00	2309.93	2231.48	13	0.00
Ground Floor	2467.99	131.14	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2037.12	2037.12	12	0.00
First Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Second Floor	2475.72	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2121.62	2121.62	12	0.00
Third Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Fourth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Fifth Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Sixth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Seventh Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Eighth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Ninth Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Tenth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Eleventh Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Terrace Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Total	31396.21	1474.46	2913.12	213.85	0.00	147.64	0.00	0.00	0.00	26645.13	26497.49	159	0.00

Block B (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Net Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement	Car Parking Reqd.	Car Parking Prop.
		StairCase	Lift	Lift Machine	Sanitation	Ramp	Garage Ramp	Parking	Area				
Plan													
Upper Basement Floor	295.03	1.25	28.23	13.23	0.00	147.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lower Basement Floor	2396.04	113.42	28.23	44.46	0.00	0.00	0.00	0.00	0.00	2309.93	2231.48	13	0.00
Ground Floor	2467.99	131.14	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2037.12	2037.12	12	0.00
First Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Second Floor	2475.72	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2121.62	2121.62	12	0.00
Third Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Fourth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Fifth Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Sixth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Seventh Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Eighth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Ninth Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Tenth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Eleventh Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Terrace Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Total	31396.21	1474.46	2913.12	213.85	0.00	147.64	0.00	0.00	0.00	26645.13	26497.49	159	0.00

Block C (COMMERCIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Net Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement	Car Parking Reqd.	Car Parking Prop.
		StairCase	Lift	Lift Machine	Sanitation	Ramp	Garage Ramp	Parking	Area				
Plan													
Upper Basement Floor	295.03	1.25	28.23	13.23	0.00	147.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lower Basement Floor	2396.04	113.42	28.23	44.46	0.00	0.00	0.00	0.00	0.00	2309.93	2231.48	13	0.00
Ground Floor	2467.99	131.14	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2037.12	2037.12	12	0.00
First Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Second Floor	2475.72	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2121.62	2121.62	12	0.00
Third Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Fourth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Fifth Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Sixth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Seventh Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Eighth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Ninth Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Tenth Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Eleventh Floor	2396.04	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Terrace Floor	2467.99	113.42	224.24	16.45	0.00	0.00	0.00	0.00	0.00	2042.93	2042.93	12	0.00
Total	31396.21	1474.46	2913.12	213.85	0.00	147.64	0.00	0.00	0.00	26645.13	26497.49	159	0.00

UnitBUA Table for Block :A (RESIDENTIAL)

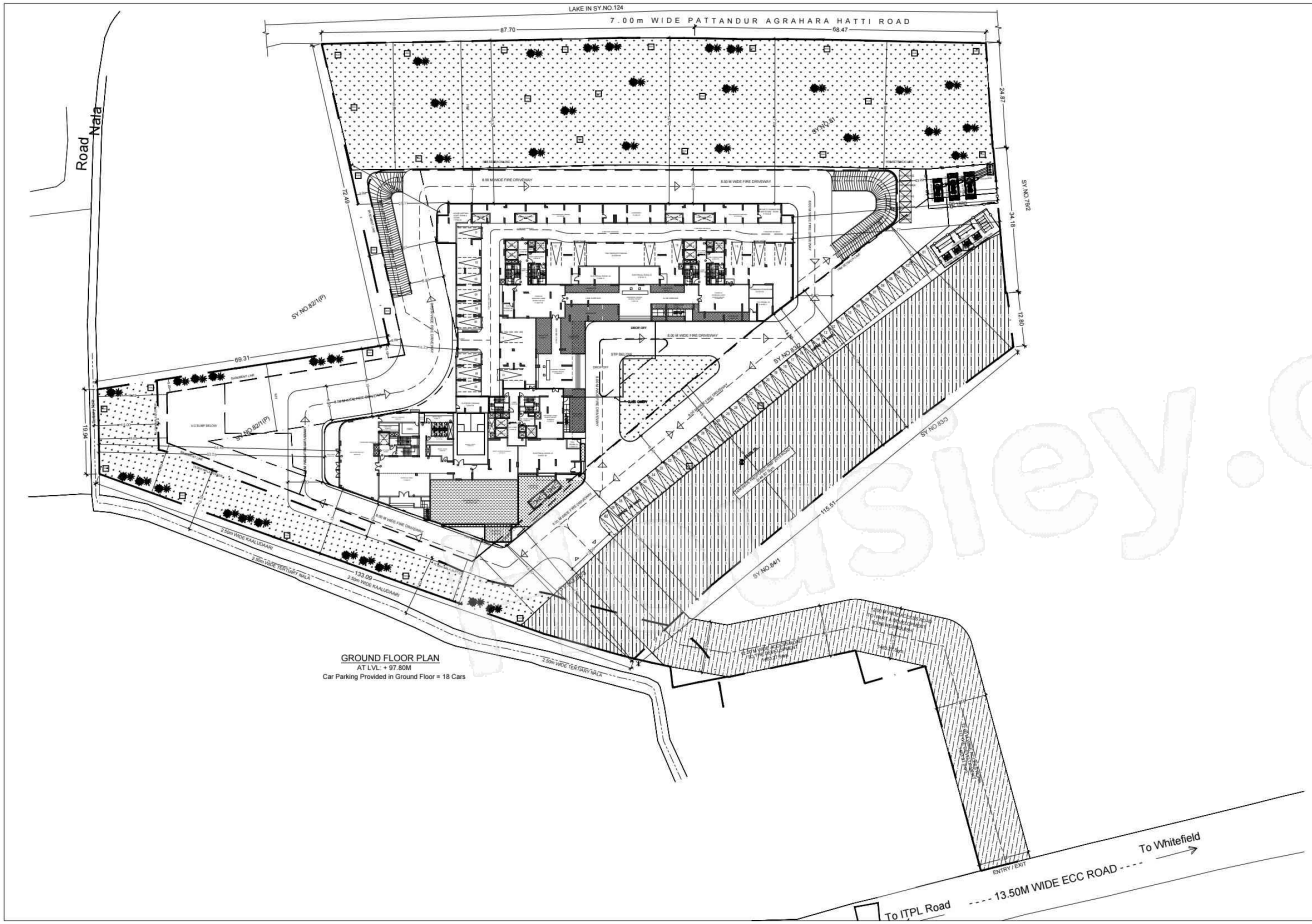
Floor	Unit Type	Unit No.	Carpet Area	UnitBuiltUp Area	Exclusion Area	Net Area	No. of Units	Total Carpet Area
SECOND FLOOR PLAN	2 C Type 1 A	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 B	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 C	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 D	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 E	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 F	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 G	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 H	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 J	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 K	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 L	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 M	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 N	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 P	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 Q	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 R	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 S	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 T	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 U	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 V	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 W	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 X	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 Y	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 Z	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AA	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AB	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AC	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AD	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AE	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AF	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AG	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AH	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AJ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AK	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AL	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AM	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AN	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AP	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AQ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AR	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AS	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AT	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AU	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AV	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AW	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AX	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AY	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 AZ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BA	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BB	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BC	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BD	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BE	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BF	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BG	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BH	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BJ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BK	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BL	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BM	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BN	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BP	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BQ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BR	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BS	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BT	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BU	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BV	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BW	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BX	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BY	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 BZ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CA	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CB	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CC	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CD	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CE	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CF	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CG	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CH	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CJ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CK	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CL	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CM	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CN	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CP	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CQ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CR	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CS	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CT	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CU	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CV	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CW	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CX	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CY	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 CZ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DA	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DB	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DC	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DD	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DE	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DF	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DG	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DH	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DJ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DK	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DL	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DM	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DN	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DP	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DQ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DR	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DS	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DT	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DU	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DV	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DW	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DX	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DY	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 DZ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EA	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EB	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EC	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 ED	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EE	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EF	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EG	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EH	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EJ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EK	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EL	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EM	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EN	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EP	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EQ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 ER	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 ES	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 ET	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EU	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EV	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EW	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EX	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EY	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 EZ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FA	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FB	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FC	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FD	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FE	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FF	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FG	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FH	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FJ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FK	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FL	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FM	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FN	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FP	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FQ	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FR	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FS	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FT	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FU	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FV	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FW	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FX	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FY	FLAT	103.12	121.69	0.00	121.69	1	103.12
	2 C Type 1 FZ	FLAT	103.12	121.69	0.00	121.69	1	103.12
Total:	-	-	40515.37	48617.11	0.00	48617.11	392	40515.37

PRJ/9548/23-24

Approval Condition:

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 83/3, 83/1, 83/2, 83/3, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU
   a) Consisting of 1Cellar,Upper Basement - 2 Lower Basement Floor(s) + Ground Floor + Terrace Floor(s) (Three Upper Floors only)
   b) Consisting of 0Cellar,0Stilt ,09F + 04 + 2 Upper Floors (Two Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3. Two Basement Floor, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications should be kept at the site of the work for inspection by the authorities concerned.
5. On completion of foundation or footings before employ of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Adequate facilities, including temporary latrines, cubicles at ground level for pasted sevceies & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. Storage of inflammable liquids is prohibited. Iron selling the setbacks area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Elak D) code leaving 3.00 mts. from the building, within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provision for telecom cable connections.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work in the building / site under his / her supervision. In such circumstances, the owner / builder of the same is deprived for the benefits
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I & IV (Bye-law No. 3.6) under sub section 11-A (iv) to (ix).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The owner / developer shall INSTALL a rain water harvesting structure and use the water harvested for various purposes. Non-potable water shall be used for flushing and recharge of ground water at all times.Borewell water is strictly prohibited as per the bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures"(vide Reg. No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Drawings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of assessing structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar-water heaters as per table 17 of Byla-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in


LAKE IN SY.NO.124
7.00m WIDE PATTANDUR AGRAHARA HATTI ROAD
Road
Nala
SY.NO.82/1(P)
SY.NO.82/2
SY.NO.79/2
SY.NO.81
SY.NO.80
SY.NO.84/1
SY.NO.83/1
SY.NO.83/2
SY.NO.83/3
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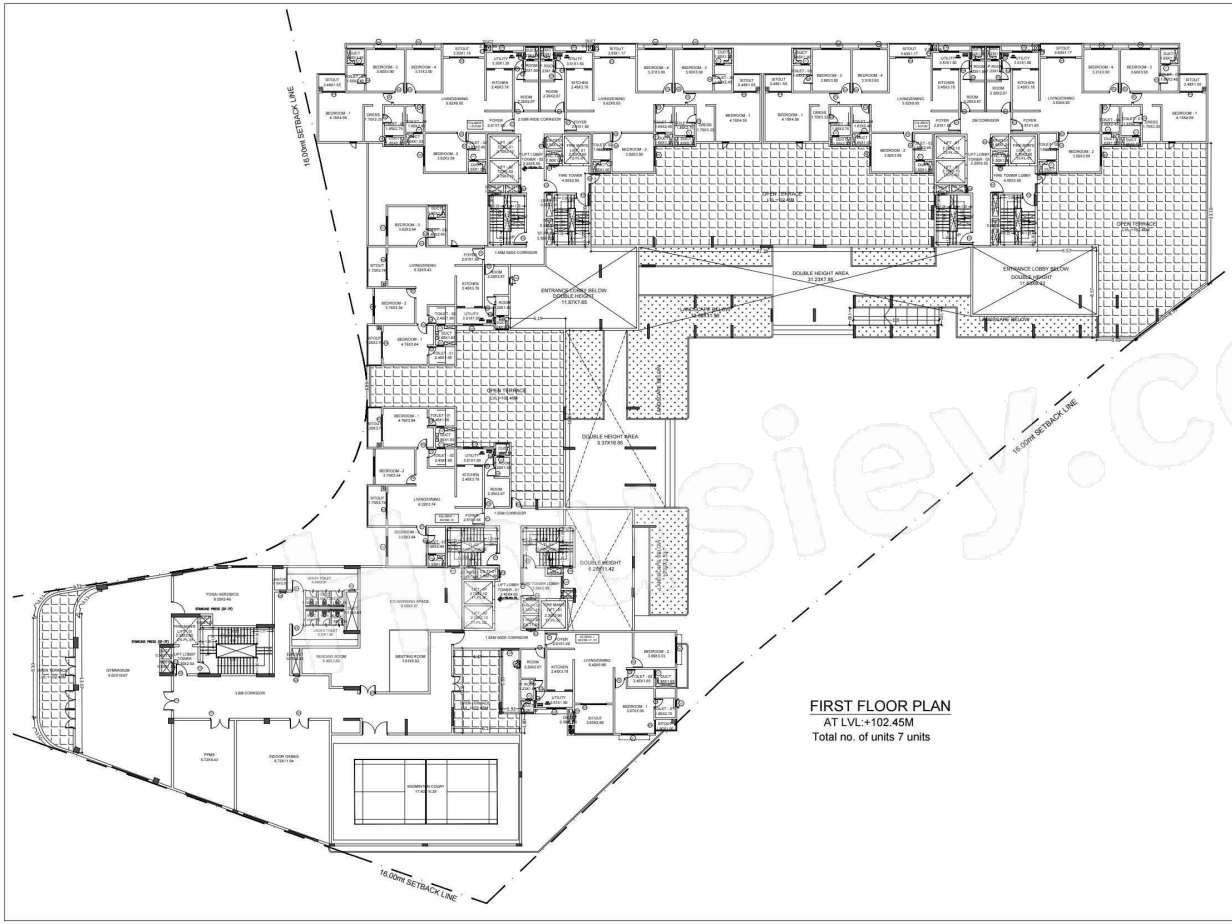


FIRST FLOOR PLAN
AT LVL:+102.45M
Total no. of units 7 units

Block Name	Floor	Dwelling Units Area Sq.m.	Non Dwelling Units Area Sq.m.	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed Floor Area Sq.m.	Total Built Up Area (Sq.m.)	FAR Area Sq.m.	Tenement
					StairCase	Lift	Lift Machine	Servant Room	Refuge Area	Parking	Ramp				
BLOCK-A (RESIDENTIAL)	STILT	235.23	1.00	236.23	13.00	3.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	STILT	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	SERVICE FLOOR	240.19	15.14	255.33	16.40	12.00	0.00	0.00	0.00	0.00	0.00	227.00	255.40	0.00	0.00
	1ST FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	2ND FLOOR	2415.12	115.00	2530.12	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2466.12	2530.12	0.00	0.00
	3RD FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	4TH FLOOR	2415.12	115.00	2530.12	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2466.12	2530.12	0.00	0.00
	5TH FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	6TH FLOOR	2415.12	115.00	2530.12	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2466.12	2530.12	0.00	0.00
	7TH FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	TOTAL	19422.31	1000.14	20422.45	513.40	96.00	14.00	0.00	0.00	0.00	0.00	19819.05	20332.45	0.00	0.00

Block Name	Floor	Dwelling Units Area Sq.m.	Non Dwelling Units Area Sq.m.	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed Floor Area Sq.m.	Total Built Up Area (Sq.m.)	FAR Area Sq.m.	Tenement
					StairCase	Lift	Lift Machine	Servant Room	Refuge Area	Parking	Ramp				
BLOCK-B (RESIDENTIAL)	STILT	235.23	1.00	236.23	13.00	3.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	STILT	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	SERVICE FLOOR	240.19	15.14	255.33	16.40	12.00	0.00	0.00	0.00	0.00	0.00	227.00	255.40	0.00	0.00
	1ST FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	2ND FLOOR	2415.12	115.00	2530.12	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2466.12	2530.12	0.00	0.00
	3RD FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	4TH FLOOR	2415.12	115.00	2530.12	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2466.12	2530.12	0.00	0.00
	5TH FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	6TH FLOOR	2415.12	115.00	2530.12	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2466.12	2530.12	0.00	0.00
	7TH FLOOR	2396.24	115.00	2511.24	64.00	12.00	0.00	0.00	0.00	0.00	0.00	2447.24	2511.24	0.00	0.00
	TOTAL	19422.31	1000.14	20422.45	513.40	96.00	14.00	0.00	0.00	0.00	0.00	19819.05	20332.45	0.00	0.00
TOTAL FLOOR AREA				40845.90	1026.80	192.00	28.00	0.00	0.00	0.00	0.00	39638.10	40665.90	0.00	0.00

PRJ/0548/23-24

Approval Condition:

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 83/3, 83/1, 83/2, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU
   a) Ground + Stilt + 7 Upper Floors (Two Blocks - Block A & Block B) Total Height (Three Upper Floors only)
   b) Consisting of 2Units-FLAT, 3BF + 5F + 0 Upper Floors (Two Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with the conditions attached to the license shall be displayed on a board near the main entrance of the building.
5. On completion of foundation or footings before attempting to raise walls on the foundation and to the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 271.Sqm.
6. Construction or reconstruction of the building should be completed within the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Provision shall be made for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unpaid incidents arising during the time of construction
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. Storage of inflammable goods is prohibited. from setting the setbacks area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per KLS R-C (Stat.E) code bearing 3.00 mts. the building, within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provision for telecom cable/wire/fiber.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from fire&rescue services before commencement of the work.
16. If any owner / builder contravenes the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work in the building or part thereof as the case may be and if the owner / builder has not complied with the same is liable for the fine/prosecution.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I & IV (Bye-law No. 3.6) under sub section 11-A (iv) to (ix).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall not obstruct or cause inconvenience to the neighbours in the vicinity of construction and shall see that the construction activities shall not pollute the environment and adjacent properties during the construction period.
21. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I & IV (Bye-law No. 3.6) under sub section 11-A (iv) to (ix).
22. The building shall be constructed under the supervision of a registered structural engineer.
23. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
24. The applicant shall not obstruct or cause inconvenience to the neighbours in the vicinity of construction and shall see that the construction activities shall not pollute the environment and adjacent properties during the construction period.
25. Rainwater harvesting structure is mandatory as per Karnataka Groundwater (Amendment) Act 2011 & Groundwater Development & Management Plan (GDMP) for Bengaluru Urban District. Accordingly, the applicant should construct the structure to harvest the rainwater falling on the roof of the building and the open spaces within the premises and use the same for various purposes viz., domestic use, flushing, gardening, recharging groundwater etc. Failure to construct the structure to harvest the rainwater falling on the roof of the building and the open spaces within the premises and use the same for various purposes viz., domestic use, flushing, gardening, recharging groundwater etc. shall attract penal action as per the provisions of the Act.
26. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site by the owner / Bayavat / Association of Residential units of 20 and above and 2000 bigger and above sq.mts area for Commercial building.
27. The layout roads and footpaths should be designed for structural stability and safety to ensure for soil stabilization during the course of excavation. Barriers with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
28. Terrace/Open parking shall be provided as per the building bye-law.
29. The Owner / Association of the high-rise building shall constant/ees mop all Vitals in the building, one before the onset of summer and another before the onset of monsoon to prevent breeding of mosquitoes / Aedes Aegypti.
30. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the conditioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
31. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years from the date of issue of licence, the owner shall intimate the Commencement of the building to the BBMP as per the prescription in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of works / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
32. The Applicant should follow the instruction of GWSSB specified in the CC letter no. BWSSB/A/350/319.20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
33. The Applicant / Owner / Developer shall install rain water harvesting structure & use the same for various purposes as per solid waste management bye-law 29.16.
34. The Applicant / Owners / Developers shall make necessary provision to change electric meters.
35. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act.№ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40. The Applicant / Owner / Developer should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be taken against you.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons/ or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCENDUM
(Knowledge Hospitals) Letter No. LDR/43/2011, Dated: 21.08.2012).

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

Note:

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.18
		VERSION DATE: 06/05/2023
PROJECT DETAIL		
Authority: BBMP		
Project No. / PR/0548/23-24		Plot Use: Residential
Application Type: General		Plot Sub-Use: Residential Apartment
Proposal Type: Building Permission		Land Use Zone: Residential (Main)
Nature of Sanction: NEW		Revised Plot No.: KATHA NO. 170
Location: RMZ-01		City Survey No.: SY NO. 81, 82/1(P), 82/2, 83/3, 83/1, 83/2, 83/3, 84/1
Building Use Zone/Area (as per CDP): NA		Village/ Town: Kasba/Town (Urban) KATHA NO. 170
		PID No. (As per Khata Extract): KATHA NO. 170
Owner / Representative		MS VASWANI ESTATES DEVELOPERS PVT LTD AND AJIT THAKKUR
		AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST BENGALURU
Block: (Block-001)		
Planning District: 215-Mahadevapura		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33267.70
Deduction for PattaRd Area		
Surrender Area of Cset		3148.87
Deduction for Road		3148.87
NET AREA OF PLOT	(A-Deductions)	11742.66
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5871.33
Proposed Coverage Area (35.39 %)		3957.35
Achieved Net coverage area (35.39 %)		3957.35
Balance coverage area left (14.61 %)		1634.74
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		29355.24
Additional F.A.R within Ring-I and I for ancillary/residential (0.01 for)		32267.70
Allowable TDR Area (50% of Plot) FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Plot- FAR area (2.50)		32267.70
Residential FAR (100.00%)		32011.05
Proposed FAR Area		32011.05
Achieved Net FAR Area (2.68)		32011.05
Balance FAR Area (0.01)		256.65
BUILT UP AREA CHECK		
Proposed BuiltUp Area		73917.57
Deduction for Free FAR in BUA (Lesser/Cset)		15.00
Achieved BuiltUp Area		73902.57

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)

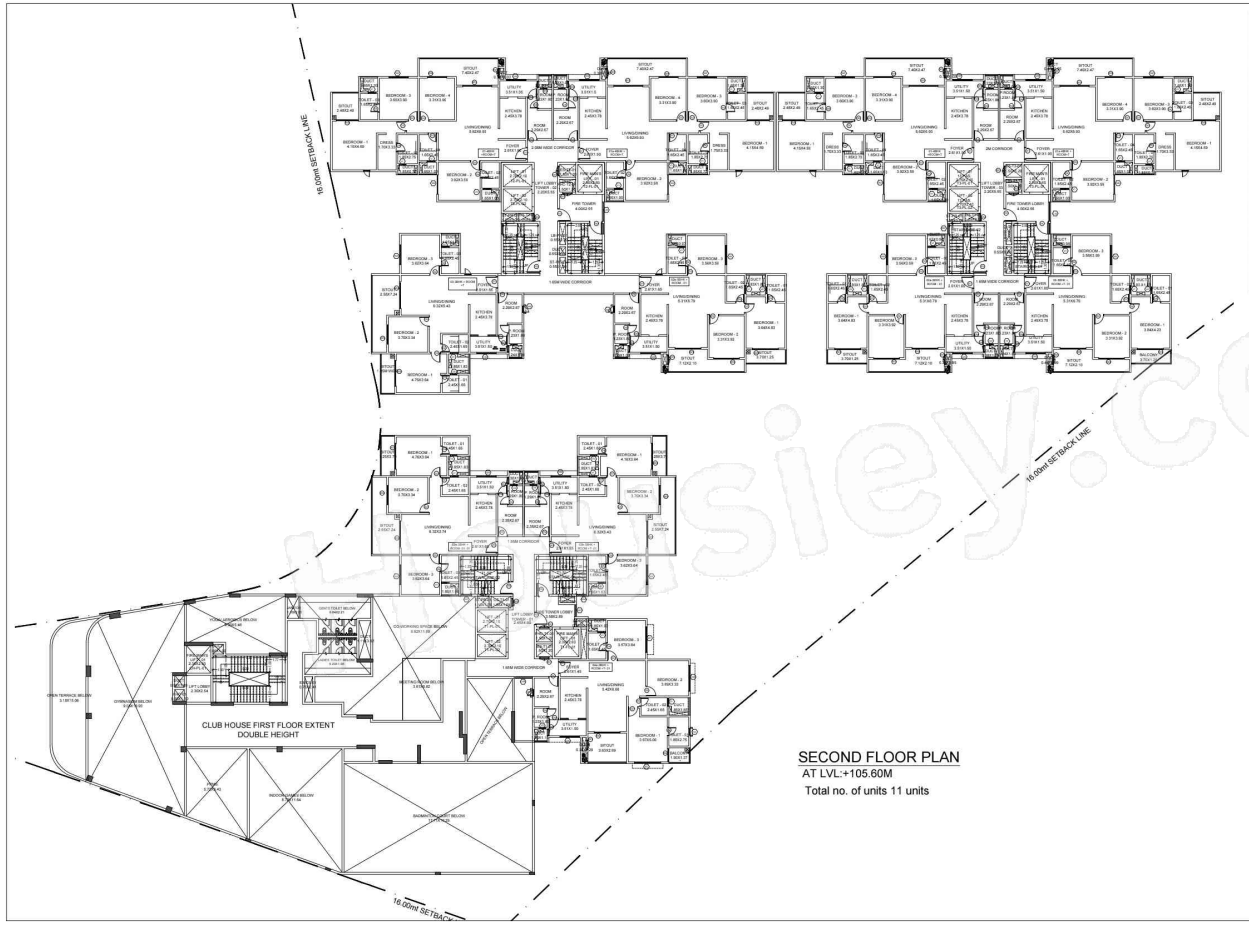
Block Name	Type	Sub Use	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	4	1	1	200	200
	Total						200	200

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	200	3358.75	336	4620.00
Visitor's Car Parking	37	571.25	0	0.00
Total Car	236	4070.00	336	4620.00
Two/Wheeler	-	571.25	0	0.00
Other Parking	-	-	-	13058.67
Total	-	4641.25	-	17678.67

SCALE : 1:100

SCHEDULE OF JOINERY:					
BLOCK NAME	NAME	LENGTH(MM)	HEIGHT(MM)	NOS
A (RESIDENTIAL)	D	1.00	2.10	12
	D1	0.90	2.10	12
	D2	0.75	2.10	24
	D3	0.90	2.10	12
	D4	0.75	2.10	12
	D5	0.75	2.10	12
	D6	0.75	2.10	12
	D7	0.75	2.10	12



Block A (RESIDENTIAL)

Block Name	Grade Rooms Area (Sq.mt.)	Habitable Rooms Area (Sq.mt.)	TOTAL Rooms Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Circulation Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Floor Area Ratio	Carpet Area Ratio (Sq.mt.)
				StairCase	Lift	Lift Machine	Sanitary	Water Shaft	Parking	Ramp				
FLOOR PLAN-BASEMENT	280.23	1.82	282.05	133.43	3.00	149.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FLOOR PLAN-GROUND	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-FIRST	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-SECOND	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-THIRD	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-FOURTH	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-FIFTH	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-SIXTH	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-SEVENTH	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-EIGHTH	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-NINTH	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-TENTH	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
FLOOR PLAN-TERRACE	298.24	115.42	413.65	64.49	3.00	0.00	0.00	0.00	0.00	0.00	349.16	349.16	1.0	0.00
Total:	3187.62	1234.18	4421.80	689.43	33.00	149.06	0.00	0.00	0.00	0.00	3734.76	3734.76	11.0	0.00

PRJ/0148/23-24

Approval Condition:

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 83/3, 83/1, 83/2, 83/3, 84/1,PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 83/3, 83/1, 83/2, 83/3, 84/1,PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU a) Consisting of 2LGF+UG+GSB+ 20F + 5F + 2 Upper Floors (Two Upper Floors only).
b) Consisting of 2LGF+UG+GSB+ 20F + 5F + 2 Upper Floors (Two Upper Floors only).
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with the endorsements of the Authority shall be kept at the site of the building or work for inspection.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.Sqm.
6. Construction or reconstruction of the building should be completed within the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Provision for street lighting, drinking water facilities, solution of ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unpaid incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. Use of plastic carry bags is prohibited. Item selling the setbacks area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Distt.D) code bearing 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provision for installation of telecom cable in the building.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work in the building / site. If they do not stop the work, the Architect / Engineer / Supervisor shall inform the matter to the Authority.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I & IV (Bye-law No. 3.6) under sub section 11-A (iv) to (ix).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall install rain water harvesting structure & use the water collected from the roof for various purposes viz., recharge of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Structure shall be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar-water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule-VI (Bye-law № 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall construct at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and provision shall be made to segregate waste coming from the Physically handicapped persons together with the dispaint entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall strictly adhere TO ZERO PM and not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its own / disposed to the Municipal Authority. Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building.
28. The applicant shall ensure that structure is designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per Bye-law.
30. The Owner / Association of the high-rise building shall constant maintain 40" Inlets in the building, one before the street of summer and another for the fire brigade to connect their pumping machine to the mains.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years from the date of issue of licence, the owner shall intimate the Commissioner, BBMP, regarding the same in the form prescribed in Schedule-V. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of works / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the CC letter No. BWSSB/A/35/2018-20, Dated: 25-05-2018 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs.
34. The Applicant / Owner / Developer shall comply with the Karnataka Fire & Emergency Services Regulations as per solid waste management bye-law 29.16.
35. The Applicant / Owners / Developers shall make necessary provision for charge electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sqm. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act № 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40. The Applicant / Owner / Developer should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be taken against you.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. If the permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCENDUM (Freedomkey Hospital) Letter No. LDR/43/2011, Dated: 01.08.2011.

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

Note:

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

SCHEDULE OF JOINERY:

SLNO	NAME	BREA	LENGTH	HEIGHT	NOS
A	BATHROOM DOOR	0.75	2.10	2.10	111
B	BEDROOM DOOR	0.90	2.10	2.10	11
C	MAIN DOOR	1.2	2.25	2.25	11
D	PANTRY DOOR	0.75	2.10	2.10	11
E	WC DOOR	0.75	2.10	2.10	11
F	SLIDING DOOR	0.9	2.10	2.10	11
G	SLIDING DOOR	1.5	2.10	2.10	11
H	SLIDING DOOR	1.8	2.10	2.10	11
I	SLIDING DOOR	2.1	2.10	2.10	11
J	SLIDING DOOR	2.4	2.10	2.10	11
K	SLIDING DOOR	3.6	2.10	2.10	11
L	SLIDING DOOR	4.8	2.10	2.10	11

SCHEDULE OF JOINERY:

SLNO	NAME	BREA	LENGTH	HEIGHT	NOS
A	WINDOW TYPE 1	1.8	1.2	1.2	11
B	WINDOW TYPE 2	1.2	1.2	1.2	11
C	WINDOW TYPE 3	0.6	1.2	1.2	11
D	WINDOW TYPE 4	2.4	1.2	1.2	11
E	WINDOW TYPE 5	3.6	1.2	1.2	11
F	WINDOW TYPE 6	4.8	1.2	1.2	11

Block Calculations Table

Block	No. of Same Bldg	Gross Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)							Total Built Up Area (Sq.mts.)	Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenement Nos	Carpet Area of the Tenement
			StairCase	Lift	Lift Machine	Sanitary	Water Shaft	Parking	Ramp					
A (RESIDENTIAL)	1	7734.67	3707.04	7267.02	2768.73	1380.64	149.06	894.62	711.00	145.41	6928.75	6911.08	3261.08	3261.08
Grand Total:	1	7734.67	3707.04	7267.02	2768.73	1380.64	149.06	894.62	711.00	145.41	6928.75	6911.08	3261.08	3261.08

Block Calculations Table

Block	No. of Same Bldg	Gross Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)							Total Built Up Area (Sq.mts.)	Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenement Nos	Carpet Area of the Tenement
			StairCase	Lift	Lift Machine	Sanitary	Water Shaft	Parking	Ramp					
A (RESIDENTIAL)	1	7734.67	3707.04	7267.02	2768.73	1380.64	149.06	894.62	711.00	145.41	6928.75	6911.08	3261.08	3261.08
Grand Total:	1	7734.67	3707.04	7267.02	2768.73	1380.64	149.06	894.62	711.00	145.41	6928.75	6911.08	3261.08	3261.08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING

DEPUTY DIRECTOR OF TOWN PLANNING

ENGINEER :-

V.S ASSOCIATES
#4, R.EMMASIGN, 1st FLOOR,
4th CROSS, ASHERWANAGARA,
TUMKUR - 572102
PHEONE- 9880170145

AREA STATEMENT (BBMP)	VARIANN NO : 1.0.1.6 VARIANN DATE: 06/05/2023	
PROJECT DETAIL		
Authority: BBMP		
Project No. PR/0148/23-24		
Application Type: General		
Proposal Type: Building Permission		
Nature of Sanction: NEW		
Location: RMZ-01		
Building Use: Residential (Site Area 2.01 Ac)		
Delay Reason:Lapsed		
PROJECT DETAIL:		
Planning District: 215-Whitefield		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	5447.00
Deduction for Net/Pot Area		
Extended Pond at Cost		3148.87
Net Area		3148.87
NET AREA OF PLOT	(A-Deductions)	11742.84
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8381.42
Proposed Coverage Area (25.39 %)		2981.25
Achieved Net coverage area (25.39 %)		2981.25
Balance coverage area left (24.61 %)		2888.74
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		34.2015.25
Additional F.A.R within Ring I and II for Residential (0.01 for)		32.2015.25
Allowable TDR Area (50% of Floor FAR)		0.00
Premium FAR for Plot within Impact Zones ( )		0.00
Total Plinth FAR area (3.25)		32.2015.25
Residential FAR (100.00%)		32011.25
Proposed FAR Area		32011.25
Achieved Net FAR Area (3.25)		32011.25
Balance FAR Area (0.00)		-0.00
BUILT UP AREA CHECK		
Proposed BuiltUp Area		73007.57
Substractions Area (Not in BUA Lesser/Col)		11.00
Achieved BuiltUp Area		73007.57

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

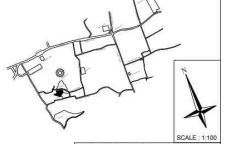
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	30 - 225	1	1	1	200	200
	Total :						200	338

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	200	3368.75	338	4820.00
Visitor's Car Parking	22	371.25	0	0.00
Total Car	222	3740.00	338	4820.00
Two/Three wheeler	-	371.25	0	0.00
Other Parking	-	-	-	13058.57
Total	-	4441.25	-	17878.57



SCALE : 1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S VASWANI ESTATES DEVELOPERS PVT. LTD AND AJIT THAKOUR Vaswani Victoria 30, Victoria Road Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashikiran. N. R
BCC/BL-3.2.3/E-1089/02-03
V.S.Associates, #4, R.R Mansion, 3rd / 6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 83/3, 83/1, 83/2, 83/3, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU

DRAWING TITLE :
SECOND FLOOR PLAN

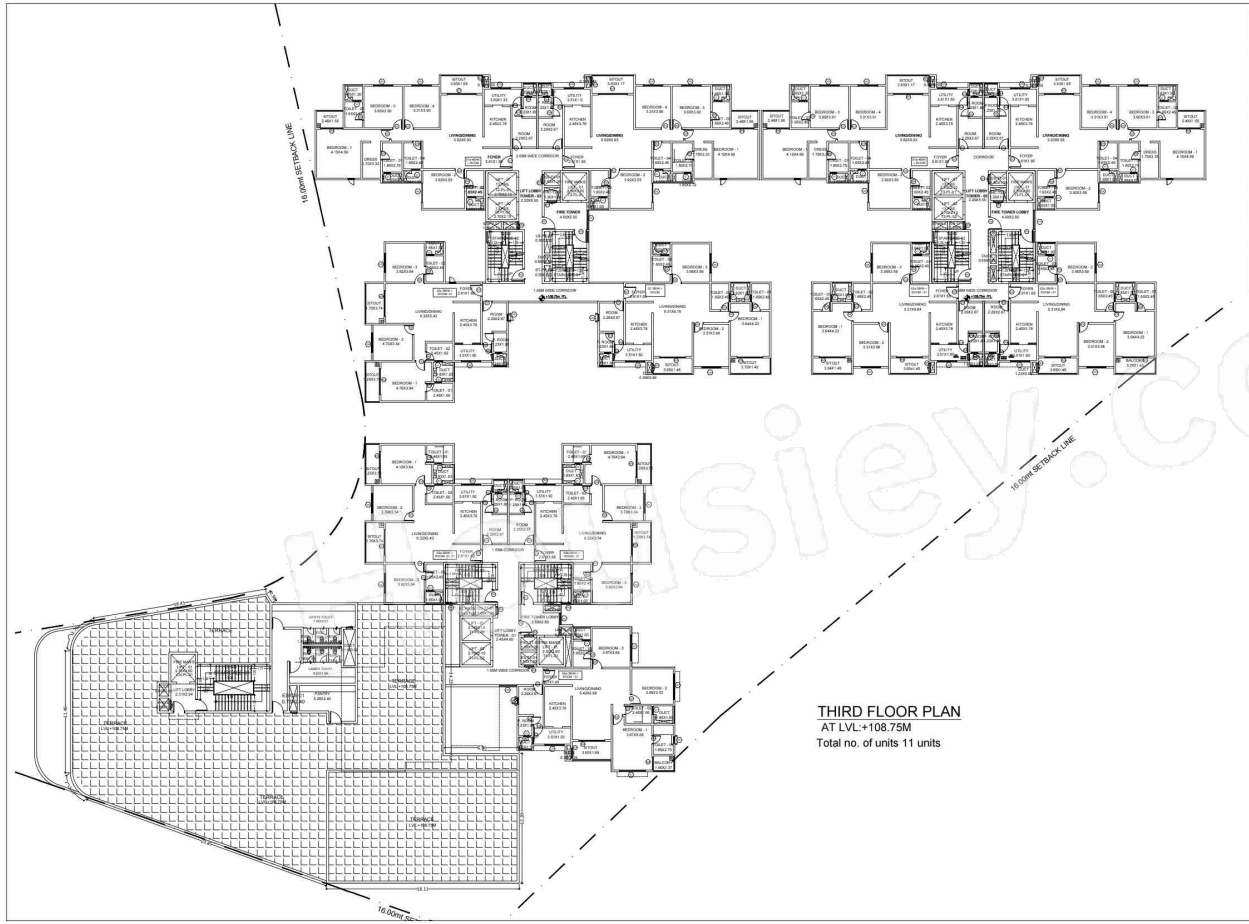
SHEET NO : 06 OF 15

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

MAHADEVAPURA

This is system generated report and does not require any signature

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



Block A (RESIDENTIAL)

Floor Name	Grossi Built Area (Sq.mt.)	Deductions Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.m.)							Net Area (Sq.mt.)	FAR Area (Sq.mt.)	Tenement	Carpet area Sq.mts
				StairCase	Lift	Lift Machine	Servant Room	Mumty Room	Parking	Ramp				
TERRACE FLOOR	28.23	1.41	26.81	13.41	0.00	14.14	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
SEVENTH FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
SIXTH FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
FIFTH FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
FOURTH FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
THIRD FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
SECOND FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
FIRST FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
GROUND FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
STILT FLOOR	298.24	11.41	286.83	44.46	12.06	0.00	0.00	0.00	0.00	0.00	230.32	230.32	11	0.00
TOTAL	2981.63	114.14	2867.49	444.60	120.60	14.14	0.00	0.00	0.00	0.00	2308.35	2308.35	110	0.00

UNITS TABLE for Block : A (RESIDENTIAL)

Floor	Unit Type	Carpet Area	No. of Units	Balcony Area	No. of Balcony	Total Carpet Area
TERRACE FLOOR	2 C.Type 1.B	0.00	1	0.00	0	0.00
	2 C.Type 1.C	0.00	1	0.00	0	0.00
	2 C.Type 1.D	0.00	1	0.00	0	0.00
	2 C.Type 1.E	0.00	1	0.00	0	0.00
SEVENTH FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
SIXTH FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
FIFTH FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
FOURTH FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
THIRD FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
SECOND FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
FIRST FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
GROUND FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
STILT FLOOR	2 C.Type 1.B	21.07	1	2.11	1	21.07
	2 C.Type 1.C	21.07	1	2.11	1	21.07
	2 C.Type 1.D	21.07	1	2.11	1	21.07
	2 C.Type 1.E	21.07	1	2.11	1	21.07
Total	110	2308.35	110	230.83	110	2308.35

PRJ/9548/23-24

Approval Condition:

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1,P3, 82/2, 83/3, 83/1, 83/2, 83/3, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU PID NO. 150-100-170 a) Residential Use Group - Residential Apartment (Three Upper Floors only) b) Consisting of 01(UNIT)VILLAS, (BF + GF + 03 Upper Floors) Two Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans shall be made available for inspection to the officers concerned during their visit to the premises/site/building.
5. On completion of foundation or footings before proceeding with the erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 271.Sqm.
6. Construction or reconstruction of the building should be completed within the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Provision for collection of running dry/wet/ever solids, outside at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct/temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accidents / unpaid incidents arising during the time of construction
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. Storing of firewood is prohibited from setting the setbacks area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per KLS R.C (Hub D) code bearing 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provision for laying telecom cable in the premises.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work in the building / site. If the work is not stopped, the Architect / Engineer / Supervisor of the same is liable to be prosecuted.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I IV IV (Bye-law No. 3.6) under sub section 11-B (sc) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall install a water meter at the inlet connection to the premises and shall use the water drawn for domestic purpose or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Structures to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of advertising structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar-water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule-VI (Bye-laws 87 (1) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and room for watch and ward staff and provision for drinking water facility shall be made available in the premises.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal. Segregated Residential units of 20 and above and 2000 bpm and above shall have a separate room for Commercial buildings.
28. The applicant shall ensure that the structure is designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for adjacent walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock 'all' trials in the building, one before the onset of summer and another before the onset of monsoon to ensure preparedness for fire and allied emergencies.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the owner / builder / developer shall intimate the Commencement of the building to the Authority as per the Rule 21(1) read with prescription in Schedule-VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of works / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the CC letter No. BWSSB/4/350/19-20, Dated: 25-05-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34. The Applicant / Owner / Developer shall install rain water harvesting structure & use the harvested rainwater as per solid waste management byo-law 29 B.
35. The Applicant / Owners / Developers shall make necessary provision to charge electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act № 225.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40. The Applicant / Owner / Developer shall abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be taken.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. If the permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons/ies or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCE/ENG/LAW (Forwarding Affidavit) Letter No. LE/ENG/CTER/ 1, dated: 01.08.2011]

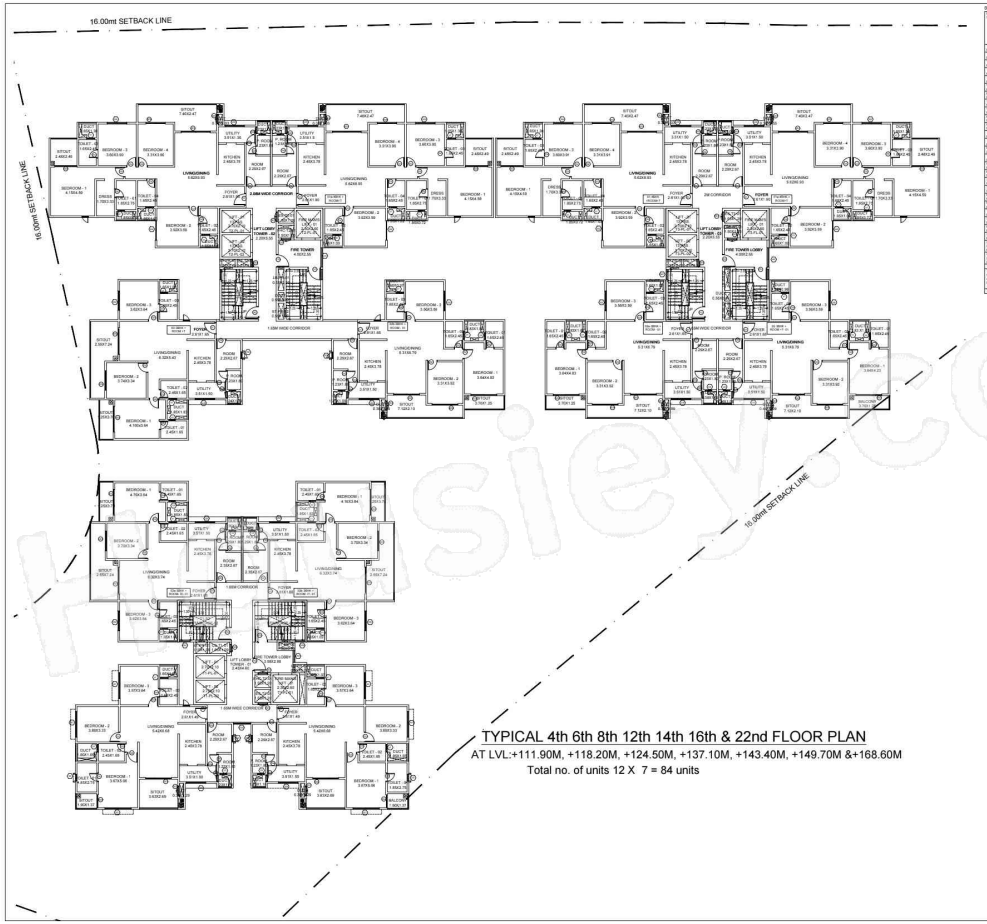
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration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

Note:

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

SCHEDULE OF JOINERY:

SLNO	NAME	DIM(W)	DIM(H)	NOS	REMARKS
A	MAIN DOOR	1.00	2.25	11	PANEL DOOR
B	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
C	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
D	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
E	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
F	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
G	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
H	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
I	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
J	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
K	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
L	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
M	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
N	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
O	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
P	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
Q	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
R	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
S	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
T	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
U	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
V	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
W	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
X	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
Y	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
Z	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AD	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AH	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AI	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AJ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AK	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AL	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AM	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AN	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AO	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AP	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AQ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AR	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AS	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AT	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AU	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AV	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AW	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AX	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AY	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
AZ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BD	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BH	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BI	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BJ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BK	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BL	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BM	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BN	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BO	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BP	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BQ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BR	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BS	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BT	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BU	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BV	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BW	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BX	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BY	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
BZ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CD	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CH	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CI	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CJ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CK	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CL	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CM	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CN	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CO	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CP	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CQ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CR	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CS	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CT	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CU	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CV	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CW	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CX	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CY	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
CZ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DD	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DH	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DI	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DJ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DK	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DL	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DM	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DN	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DO	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DP	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DQ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DR	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DS	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DT	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DU	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DV	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DW	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DX	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DY	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
DZ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
ED	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EH	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EI	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EJ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EK	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EL	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EM	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EN	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EO	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EP	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EQ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
ER	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
ES	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
ET	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EU	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EV	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EW	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EX	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EY	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
EZ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FD	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FH	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FI	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FJ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FK	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FL	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FM	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FN	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FO	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FP	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FQ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FR	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FS	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FT	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FU	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FV	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FW	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FX	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FY	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
FZ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GD	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GH	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GI	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GJ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GK	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GL	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GM	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GN	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GO	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GP	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GQ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GR	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GS	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GT	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GU	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GV	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GW	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GX	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GY	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
GZ	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HA	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HB	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HC	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HD	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HE	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HF	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HG	BEDROOM(SD)	0.75	2.25	11	PANEL DOOR
HH	BEDRO



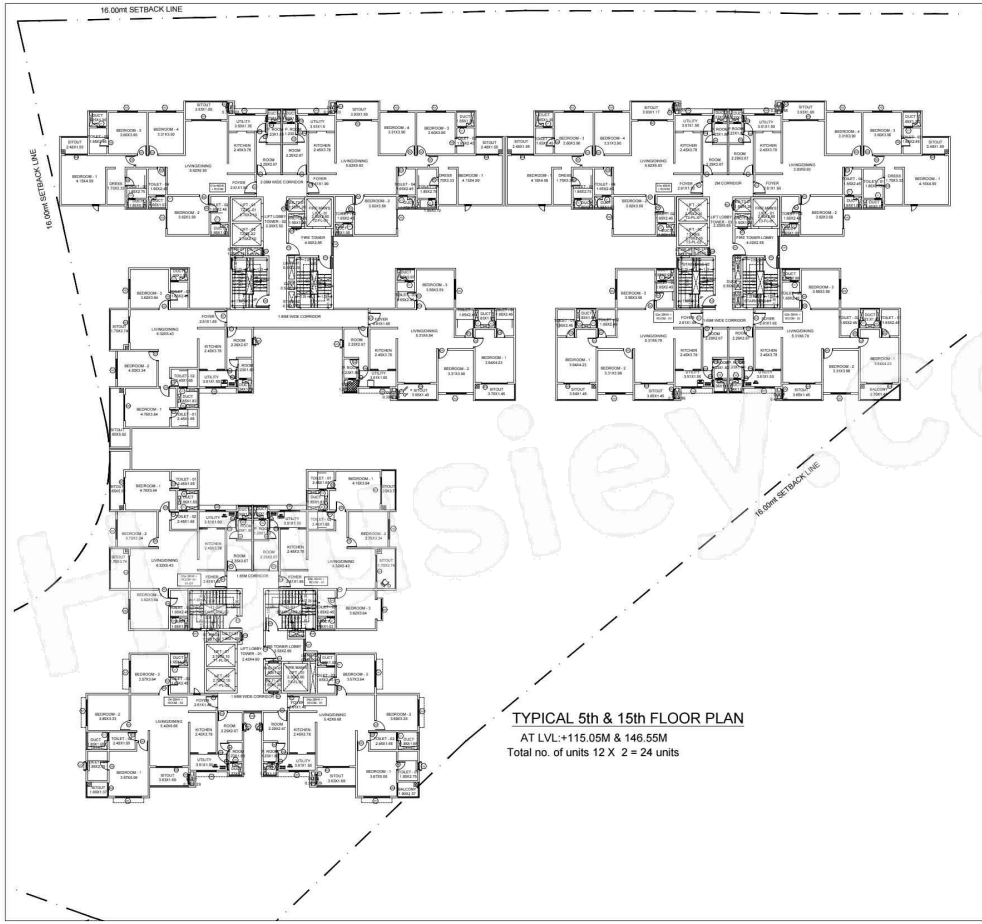
TYPICAL 4th 6th 8th 12th 14th 16th & 22nd FLOOR PLAN

AT LVL:+111.90M, +118.20M, +124.50M, +137.10M, +143.40M, +149.70M &+168.60M

Total no. of units 12 X = 84 units

Block A (RESIDENTIAL)

Floor Name	Grade Sales Area (Sq.mt.)	Deductions Area in Sq.mt. (Stair)	Total Sold Area (Sq.mt.)	Deductions Area in Sq.mt.								Circulation Area	Total Sold Area (Sq.mt.)	Carpet Area Ratio	Carpet Area Ratio
				Stair Case	Lift	Lift Machine	Sub-Station	Ramp	Mortage Area	Parking	Res.				
Floor Total	28.23	1.22	28.23	13.12	3.00	14.04	0.00	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	298.24	11.12	298.24	16.06	12.00	0.00	0.00	1.20	0.00	0.00	256.04	256.04



Block A (RESIDENTIAL)

Block Name	Grade / Rating Value (Sq.m.)	Deductions Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed Fixed Area Deduction (Sq.m.)	Total Built Up Area (Sq.m.)	Floor Area Ratio Consumed
		Cellar		Stair Case	Lift	Lift Machine	Substructure	Ramp	Mortgage Area	Parking	Pole		
Block A (RESIDENTIAL)	28.23	1.22	28.23	13.23	3.00	149.06	0.00	1.20	0.00	0.00	0.00	0.00	0.00
Cellar	2396.24	1514.32	2396.24	64.66	12.00	0.00	0.00	0.00	0.00	2396.24	2396.24	0.00	0.00
Ground Floor	2467.69	11.14	2464.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2201.32	227.46	0.00
First Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Second Floor	2415.12	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Third Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Fourth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Fifth Floor	2467.69	11.14	2464.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2201.32	227.46	0.00
Sixth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Seventh Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Eighth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Ninth Floor	2467.69	11.14	2464.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2201.32	227.46	0.00
Tenth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Eleventh Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Twelfth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Thirteenth Floor	2467.69	11.14	2464.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2201.32	227.46	0.00
Fourteenth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Fifteenth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Sixteenth Floor	2396.24	115.92	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Seventeenth Floor	2467.69	11.14	2464.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2201.32	227.46	0.00
Terrace Floor	2396.24	1514.32	2396.24	64.66	12.00	0.00	0.00	1.20	0.00	0.00	2276.58	119.66	0.00
Total :	38422.27	3931.48	38422.27	1035.46	192.00	149.06	0.00	18.40	0.00	2396.24	35986.83	2435.44	0.00

UnitBUA Table for Block :A (RESIDENTIAL)

Floor	Unit Type	Unit No.	Carpet Area	UnitBuaArea	Balcony Area	No. of Balcony	No. of Balcony Type
STILT FLOOR	2 BHK	STILT	103.12	121.65	0.00	0	
	2 BHK	STILT	103.12	121.65	0.00	0	
	2 BHK	STILT	103.12	121.65	0.00	0	
	2 BHK	STILT	103.12	121.65	0.00	0	
	2 BHK	STILT	103.12	121.65	0.00	0	
	2 BHK	STILT	103.12	121.65	0.00	0	
	2 BHK	STILT	103.12	121.65	0.00	0	
	2 BHK	STILT	103.12	121.65	0.00	0	
SECOND FLOOR PLAN	2 BHK	101	103.12	121.65	12.15	1	1
	2 BHK	102	103.12	121.65	12.15	1	1
	2 BHK	103	103.12	121.65	12.15	1	1
	2 BHK	104	103.12	121.65	12.15	1	1
	2 BHK	105	103.12	121.65	12.15	1	1
	2 BHK	106	103.12	121.65	12.15	1	1
	2 BHK	107	103.12	121.65	12.15	1	1
	2 BHK	108	103.12	121.65	12.15	1	1
TYPICAL 2 & 16 FLOOR PLAN	2 BHK	201	103.12	121.65	12.15	1	1
	2 BHK	202	103.12	121.65	12.15	1	1
	2 BHK	203	103.12	121.65	12.15	1	1
	2 BHK	204	103.12	121.65	12.15	1	1
	2 BHK	205	103.12	121.65	12.15	1	1
	2 BHK	206	103.12	121.65	12.15	1	1
	2 BHK	207	103.12	121.65	12.15	1	1
	2 BHK	208	103.12	121.65	12.15	1	1
TYPICAL 3 & 17 FLOOR PLAN	2 BHK	301	103.12	121.65	12.15	1	1
	2 BHK	302	103.12	121.65	12.15	1	1
	2 BHK	303	103.12	121.65	12.15	1	1
	2 BHK	304	103.12	121.65	12.15	1	1
	2 BHK	305	103.12	121.65	12.15	1	1
	2 BHK	306	103.12	121.65	12.15	1	1
	2 BHK	307	103.12	121.65	12.15	1	1
	2 BHK	308	103.12	121.65	12.15	1	1
TYPICAL 4 & 18 FLOOR PLAN	2 BHK	401	103.12	121.65	12.15	1	1
	2 BHK	402	103.12	121.65	12.15	1	1
	2 BHK	403	103.12	121.65	12.15	1	1
	2 BHK	404	103.12	121.65	12.15	1	1
	2 BHK	405	103.12	121.65	12.15	1	1
	2 BHK	406	103.12	121.65	12.15	1	1
	2 BHK	407	103.12	121.65	12.15	1	1
	2 BHK	408	103.12	121.65	12.15	1	1
TYPICAL 5 & 19 FLOOR PLAN	2 BHK	501	103.12	121.65	12.15	1	1
	2 BHK	502	103.12	121.65	12.15	1	1
	2 BHK	503	103.12	121.65	12.15	1	1
	2 BHK	504	103.12	121.65	12.15	1	1
	2 BHK	505	103.12	121.65	12.15	1	1
	2 BHK	506	103.12	121.65	12.15	1	1
	2 BHK	507	103.12	121.65	12.15	1	1
	2 BHK	508	103.12	121.65	12.15	1	1
TYPICAL 6 & 20 FLOOR PLAN	2 BHK	601	103.12	121.65	12.15	1	1
	2 BHK	602	103.12	121.65	12.15	1	1
	2 BHK	603	103.12	121.65	12.15	1	1
	2 BHK	604	103.12	121.65	12.15	1	1
	2 BHK	605	103.12	121.65	12.15	1	1
	2 BHK	606	103.12	121.65	12.15	1	1
	2 BHK	607	103.12	121.65	12.15	1	1
	2 BHK	608	103.12	121.65	12.15	1	1
TYPICAL 7 & 21 FLOOR PLAN	2 BHK	701	103.12	121.65	12.15	1	1
	2 BHK	702	103.12	121.65	12.15	1	1
	2 BHK	703	103.12	121.65	12.15	1	1
	2 BHK	704	103.12	121.65	12.15	1	1
	2 BHK	705	103.12	121.65	12.15	1	1
	2 BHK	706	103.12	121.65	12.15	1	1
	2 BHK	707	103.12	121.65	12.15	1	1
	2 BHK	708	103.12	121.65	12.15	1	1
TYPICAL 8 & 22 FLOOR PLAN	2 BHK	801	103.12	121.65	12.15	1	1
	2 BHK	802	103.12	121.65	12.15	1	1
	2 BHK	803	103.12	121.65	12.15	1	1
	2 BHK	804	103.12	121.65	12.15	1	1
	2 BHK	805	103.12	121.65	12.15	1	1
	2 BHK	806	103.12	121.65	12.15	1	1
	2 BHK	807	103.12	121.65	12.15	1	1
	2 BHK	808	103.12	121.65	12.15	1	1
TYPICAL 9 & 23 FLOOR PLAN	2 BHK	901	103.12	121.65	12.15	1	1
	2 BHK	902	103.12	121.65	12.15	1	1
	2 BHK	903	103.12	121.65	12.15	1	1
	2 BHK	904	103.12	121.65	12.15	1	1
	2 BHK	905	103.12	121.65	12.15	1	1
	2 BHK	906	103.12	121.65	12.15	1	1
	2 BHK	907	103.12	121.65	12.15	1	1
	2 BHK	908	103.12	121.65	12.15	1	1
TYPICAL 10 & 24 FLOOR PLAN	2 BHK	1001	103.12	121.65	12.15	1	1
	2 BHK	1002	103.12	121.65	12.15	1	1
	2 BHK	1003	103.12	121.65	12.15	1	1
	2 BHK	1004	103.12	121.65	12.15	1	1
	2 BHK	1005	103.12	121.65	12.15	1	1
	2 BHK	1006	103.12	121.65	12.15	1	1
	2 BHK	1007	103.12	121.65	12.15	1	1
	2 BHK	1008	103.12	121.65	12.15	1	1
TYPICAL 11 & 25 FLOOR PLAN	2 BHK	1101	103.12	121.65	12.15	1	1
	2 BHK	1102	103.12	121.65	12.15	1	1
	2 BHK	1103	103.12	121.65	12.15	1	1
	2 BHK	1104	103.12	121.65	12.15	1	1
	2 BHK	1105	103.12	121.65	12.15	1	1
	2 BHK	1106	103.12	121.65	12.15	1	1
	2 BHK	1107	103.12	121.65	12.15	1	1
	2 BHK	1108	103.12	121.65	12.15	1	1
TYPICAL 12 & 26 FLOOR PLAN	2 BHK	1201	103.12	121.65	12.15	1	1
	2 BHK	1202	103.12	121.65	12.15	1	1
	2 BHK	1203	103.12	121.65	12.15	1	1
	2 BHK	1204	103.12	121.65	12.15	1	1
	2 BHK	1205	103.12	121.65	12.15	1	1
	2 BHK	1206	103.12	121.65	12.15	1	1
	2 BHK	1207	103.12	121.65	12.15	1	1
	2 BHK	1208	103.12	121.65	12.15	1	1
TYPICAL 13 & 27 FLOOR PLAN	2 BHK	1301	103.12	121.65	12.15	1	1
	2 BHK	1302	103.12	121.65	12.15	1	1
	2 BHK	1303	103.12	121.65	12.15	1	1
	2 BHK	1304	103.12	121.65	12.15	1	1
	2 BHK	1305	103.12	121.65	12.15	1	1
	2 BHK	1306	103.12	121.65	12.15	1	1
	2 BHK	1307	103.12	121.65	12.15	1	1
	2 BHK	1308	103.12	121.65	12.15	1	1
TYPICAL 14 & 28 FLOOR PLAN	2 BHK	1401	103.12	121.65	12.15	1	1
	2 BHK	1402	103.12	121.65	12.15	1	1
	2 BHK	1403	103.12	121.65	12.15	1	1
	2 BHK	1404	103.12	121.65	12.15	1	1
	2 BHK	1405	103.12	121.65	12.15	1	1
	2 BHK	1406	103.12	121.65	12.15	1	1
	2 BHK	1407	103.12	121.65	12.15	1	1
	2 BHK	1408	103.12	121.65	12.15	1	1
TERRACE FLOOR	2 BHK	1501	103.12	121.65	12.15	1	1
	2 BHK	1502	103.12	121.65	12.15	1	1
	2 BHK	1503	103.12	121.65	12.15	1	1
	2 BHK	1504	103.12	121.65	12.15	1	1
	2 BHK	1505	103.12	121.65	12.15	1	1
	2 BHK	1506	103.12	121.65	12.15	1	1
	2 BHK	1507	103.12	121.65	12.15	1	1
	2 BHK	1508	103.12	121.65	12.15	1	1
Total:	--	288	29696.64	35011.64	3456.00	288	288

PRJ/0548/23-24

Approval Condition:

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 82/3, 83/1, 83/2, 83/3, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU DISTRICT, a) Ground + Stilt + 28 Upper Floors (Two Upper Floors only) b) Consisting of 01(UR+GA)SUBE, 28F + 5F + 2 Upper Floors (Two Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications should be kept at the site of the work for inspection by the authorities concerned.
5. On completion of foundation or footings before erection of walls on the foundation and to the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 271.Sqm.
6. Construction or reconstruction of the building should be completed within the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Provision shall be made for turning ways for fire tenders, vehicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen employed in the construction work against any accident / unpaid incidents arising during the time of construction
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dump yard.
11. Storage of inflammable liquids is prohibited. Keep within the setbacks area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per KCS-PC (Draft 2) code bearing 3.00 mts. from the building, within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provision for telecom cable entry to the building.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work in the building / site under his / her / their supervision. If the work is not stopped, the Architect / Engineer / Supervisor shall be liable.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I & IV (Bye-law No. 3.6) under sub section 11-A (iv) to (ix).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall not store or allow to store the building materials, furniture or any other goods on the footpath or road. Storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Structure shall be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of maintaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar-water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule-IV [Bye-laws 87 (1)] of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and the applicant shall ensure adjustment through a door between the Physically Handicapped persons toilet with the adjacent entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its own / disposal (Applicable to Residential units of 20 and above and 2000 bigger area as per Solid Waste Management Bye-law).
28. The applicant shall ensure that the structure be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock 'all' trials in the building, one before the onset of summer and another before the onset of monsoon to ensure preparedness of the fire & rescue.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the conditioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the owner / builder / developer shall intimate the Commencement of the building to the Authority as per the Form-1A prescribed in Schedule-VI. Further, the Owner / Developer shall give information on completion of the foundation or footing of works / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the CC letter No. BWSSB/4/350/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34. The applicant shall ensure that the structure shall be designed to withstand the wind pressure as per solid waste management bye-law 29.16.
35. The Applicant / Owner / Developers shall make necessary provision to charge electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / mult dwelling units/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ECBC) 2018.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act till 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40. The Applicant / Owner / Developer shall abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be taken.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. The authority is not responsible for pending court cases in any court of law.
45. If the permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons/ or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide KCD2/62/LW (Khadakaj-Hospital) Labour No. LD/KCD/37/ 2, Dated: 21 08 2012).

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.

SCHEDULE OF JOINERY:

SLNO	NAME	WIDTH	HEIGHT	NOS
A	BEDROOM DOOR	1.05	2.10	24
B	BATHROOM DOOR	0.75	2.10	48
C	MAIN DOOR	1.20	2.40	12
D	FLUSH DOOR	0.90	2.10	12
E	FLUSH DOOR	0.75	2.10	12
F	FLUSH DOOR	0.60	2.10	12
G	FLUSH DOOR	0.45	2.10	12
H	SLIDING DOOR	0.90	2.10	12
SCHEDULE OF JOINERY:				
A	BEDROOM DOOR	1.05	2.10	24
B	BATHROOM DOOR	0.75	2.10	48
C	MAIN DOOR	1.20	2.40	12
D	FLUSH DOOR	0.90	2.10	12
E	FLUSH DOOR	0.75	2.10	12
F	FLUSH DOOR	0.60	2.10	12
G	FLUSH DOOR	0.45	2.10	12
H	SLIDING DOOR	0.90	2.10	12

Balcony Calculations Table

Floor	Balcony Area in Sq.m.	Deduction (Max of the Balcony Area in Sq.m.	Total Balcony Area in Sq.m.
STILT FLOOR	0.00	0.00	0.00
SECOND FLOOR PLAN	12.15	12.15	0.00
TYPICAL 2 & 16 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 3 & 17 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 4 & 18 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 5 & 19 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 6 & 20 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 7 & 21 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 8 & 22 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 9 & 23 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 10 & 24 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 11 & 25 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 12 & 26 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 13 & 27 FLOOR PLAN	12.15	12.15	0.00
TYPICAL 14 & 28 FLOOR PLAN	12.15	12.15	0.00
TERRACE FLOOR	12.15	12.15	0.00
Total :	0.00	0.00	0.00

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mts.)	Deductions Area in Sq.mts. Cellar	Stair Case	Lift	Lift Machine	Substructure	Ramp	Mortgage Area	Parking	Resi.	Proposed Fixed Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenement	Consumed Floor area Ratio
A (RESIDENTIAL)	1	38422.27	3931.48	2396.24	1035.46	192.00	149.06	0.00	18.40	0.00	2396.24	35986.83	2435.44	288	0.00
Grand Total :	1	38422.27	3931.48	2396.24	1035.46	192.00	149.06	0.00	18.40	0.00	2396.24	35986.83	2435.44	288	0.00

SANCTIONING AUTHORITY :

ENGINEER :- V.S ASSOCIATES
84, R.RAMASWAMY, 2nd FLOOR,
4th CROSS, ASHERWANAGARA,
TUMKUR - 572102
PHEONE: 9480179145

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

AREA STATEMENT (BBMP)	VARIATION NO : 1.0.1.6 VARIATION DATE: 05/05/2023
PROJECT DETAIL	
Authority: BBMP	
Project No.: PR/0548/23-24	
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Nature of Sanction: NEW
Location: RING-II	Area Type: Municipal Council
Building Use: Residential (as 224 Nos)	Plot No.: Site per Khata Extract: KATHA NO: 170
Zone: YEMALUR ZONE	PID No.: Site per Khata Extract: 50-170-1
	VILLAGE: PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO: 82, BENGALURU EAST, BENGALURU
Block : Block-B01	
Planning District: 215-Whitefield	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	20231.72
Deduction for NetPlot Area	
Extended Plot of Land	3148.87
Net Plot Area	3148.87
NET AREA OF PLOT	17082.85
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	8541.42
Proposed Coverage Area (23.39 %)	3997.25
Achieved Net coverage area (23.39 %)	3997.25
Balance coverage area left (26.61 %)	4544.17
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	55525.24
Additional F.A.R WITHIN Ring-I and II (for A zone) (0.01 for B)	32.05
Allowable TDR Area (30% of Floor FAR)	0.00
Premium FAR for Plot within Impact Zone (0)	0.00
Total Permi. FAR area (3.36)	55557.29
Residential FAR (100.00%)	55511.29
Total Proposed FAR area	55511.29
Achieved Net FAR Area (3.25)	55511.29
Balance FAR Area (0.01)	13.87
BUILT UP AREA CHECK	
Proposed BuiltUp Area	73017.57
Substructure Area Built in BUA (Leased Out)	11.20
Achieved BuiltUp Area	73005.37

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	Sub Use	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	288	288
	Total :						288	288

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3998.75	336	4620.00
Visitor's Car Parking	27	371.25	0	0.00
Total Car	296	4370.00	336	4620.00
Two/Three wheeler	-	371.25	0	0.00
Other Parking	-	-	-	13058.87
Total		4441.25		17678.87

SCALE : 1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S VASWANI ESTATES DEVELOPERS PVT. LTD AND ADIT THABOUR Vaswani Victoria 30, Victoria Road Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1089/02-03
V.S Associates, 84, R.R Mansion, 3rd / 8th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 82/3, 83/1, 83/2, 83/3, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
TYPICAL 5th & 15th FLOOR PLAN

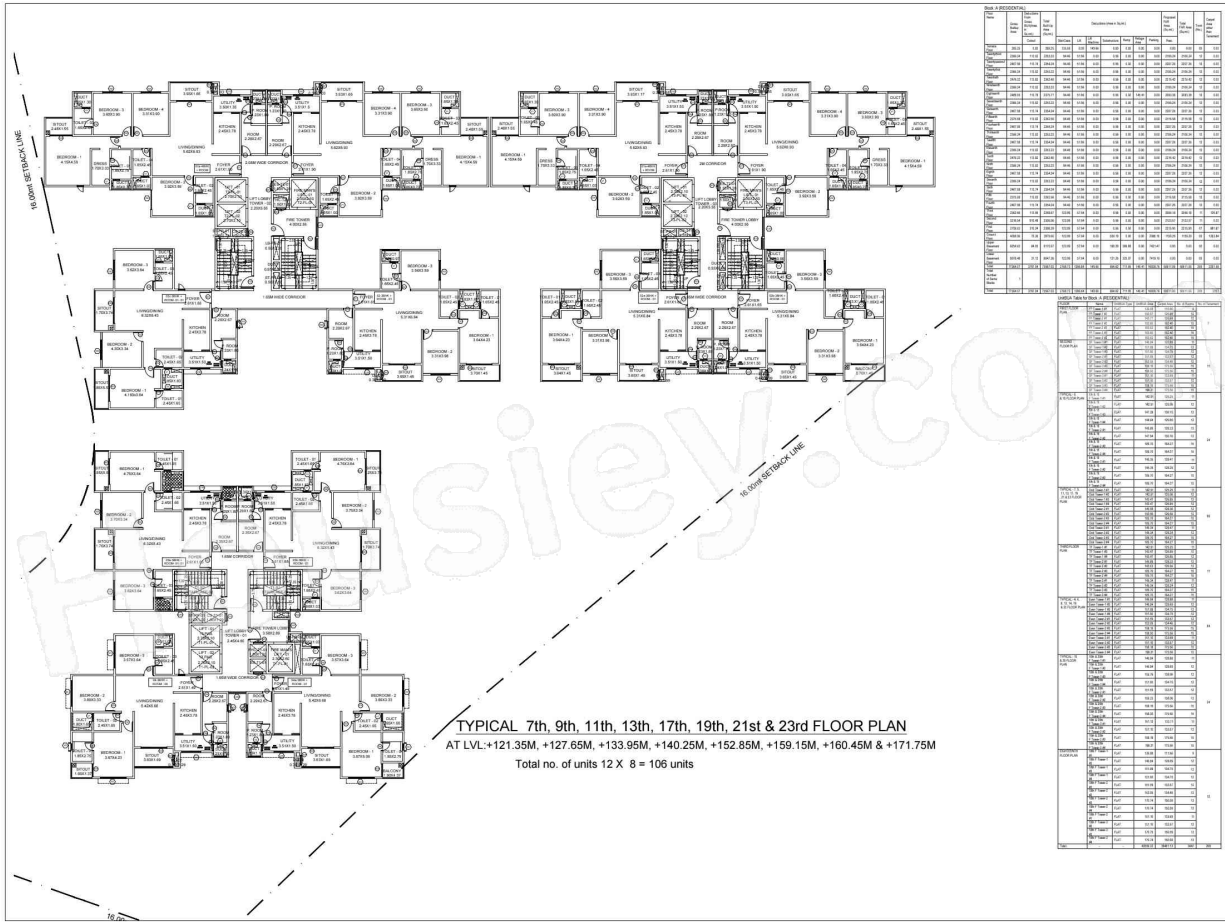
SHEET NO : 09 OF 15

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

MAHADEVAPURA

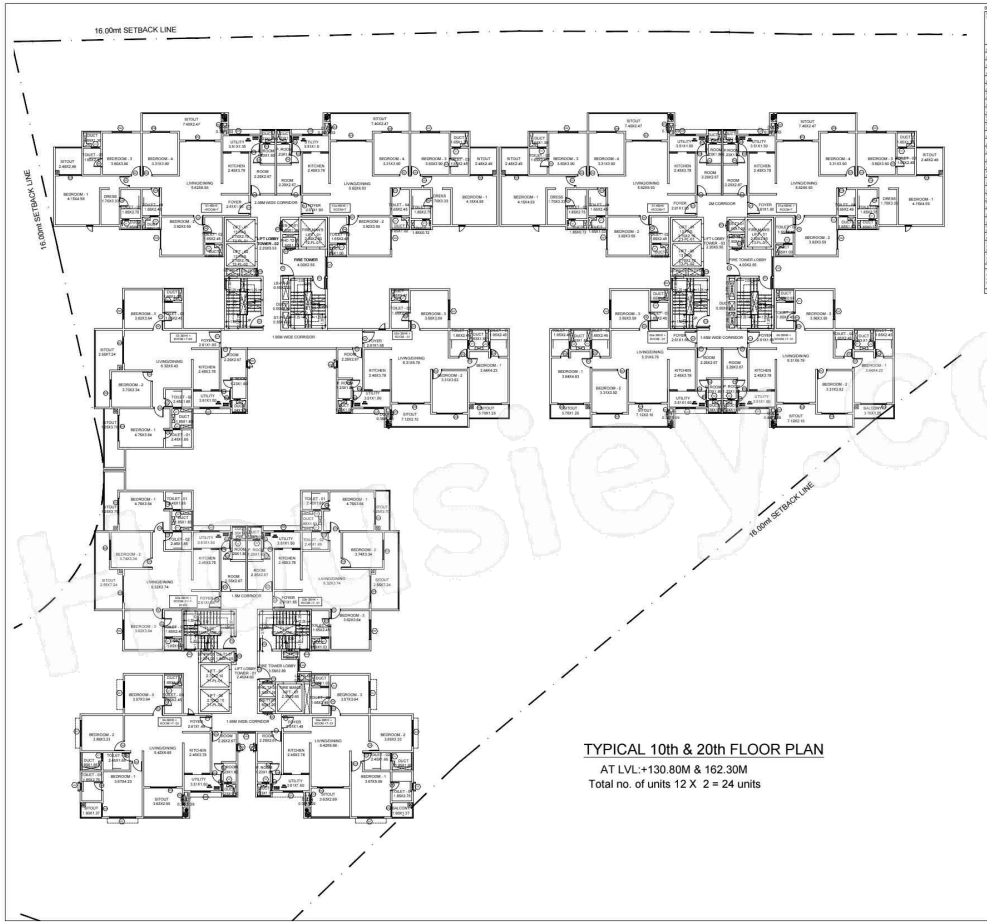
This is system generated report and does not require any signature

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



Block A (RESIDENTIAL)

Block Name	Grids / Balcony Area (Sq.mt.)	Deductions (Area in Sq.mt.)									Proposed Fwd Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deduct Area for FAR (Sq.mt.)	Consider Area for FAR (Sq.mt.)
		Void	Void Slab	Void Wall	Void Area (Sq.mt.)	Void Area (Sq.mt.)	Stair Case	Lift	Lift Machine	Servant Toilet	Ramp	Parking	Resi.				
Block A (RESIDENTIAL)	28.03	1.52	28.03	13.03	0.00	145.66	0.00	1.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement	298.04	11.14	298.03	84.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	298.04	298.04	0	0.00	0.00
Stilt Floor	240.19	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	220.12	220.12	19	0.00	0.00
Stilt Floor	236.24	11.14	234.03	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	224.08	224.08	19	0.00	0.00
Stilt Floor	245.12	11.14	236.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	213.00	213.00	19	0.00	0.00
Stilt Floor	236.12	11.14	236.03	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	236.04	236.04	19	0.00	0.00
Stilt Floor	240.12	11.14	235.71	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	224.00	224.00	19	0.00	0.00
Stilt Floor	236.24	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	236.04	236.04	19	0.00	0.00
Stilt Floor	240.12	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	237.00	237.00	19	0.00	0.00
Stilt Floor	237.04	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	219.08	219.08	19	0.00	0.00
Stilt Floor	240.12	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	237.00	237.00	19	0.00	0.00
Stilt Floor	236.24	11.14	234.03	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	236.04	236.04	19	0.00	0.00
Stilt Floor	237.04	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	237.00	237.00	19	0.00	0.00
Stilt Floor	240.12	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	237.00	237.00	19	0.00	0.00
Stilt Floor	236.24	11.14	234.03	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	236.04	236.04	19	0.00	0.00
Stilt Floor	240.12	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	237.00	237.00	19	0.00	0.00
Stilt Floor	237.04	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	219.08	219.08	19	0.00	0.00
Stilt Floor	240.12	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	237.00	237.00	19	0.00	0.00
Stilt Floor	236.24	11.14	234.03	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	236.04	236.04	19	0.00	0.00
Stilt Floor	237.04	11.14	234.04	84.96	0.00	0.00	0.00	1.52	0.00	0.00	0.00	237.00	237.00



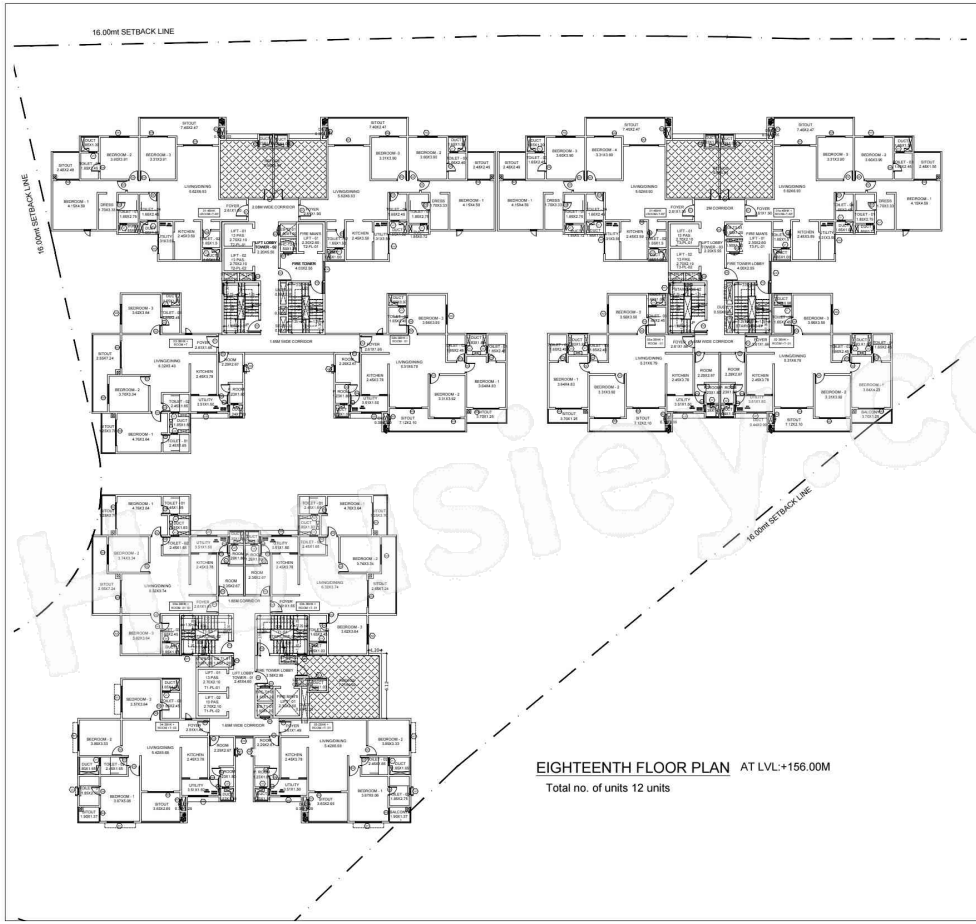
TYPICAL 10th & 20th FLOOR PLAN

AT LVL:+130.80M & 162.30M

Total no. of units 12 X 2 = 24 units

Block A (RESIDENTIAL)

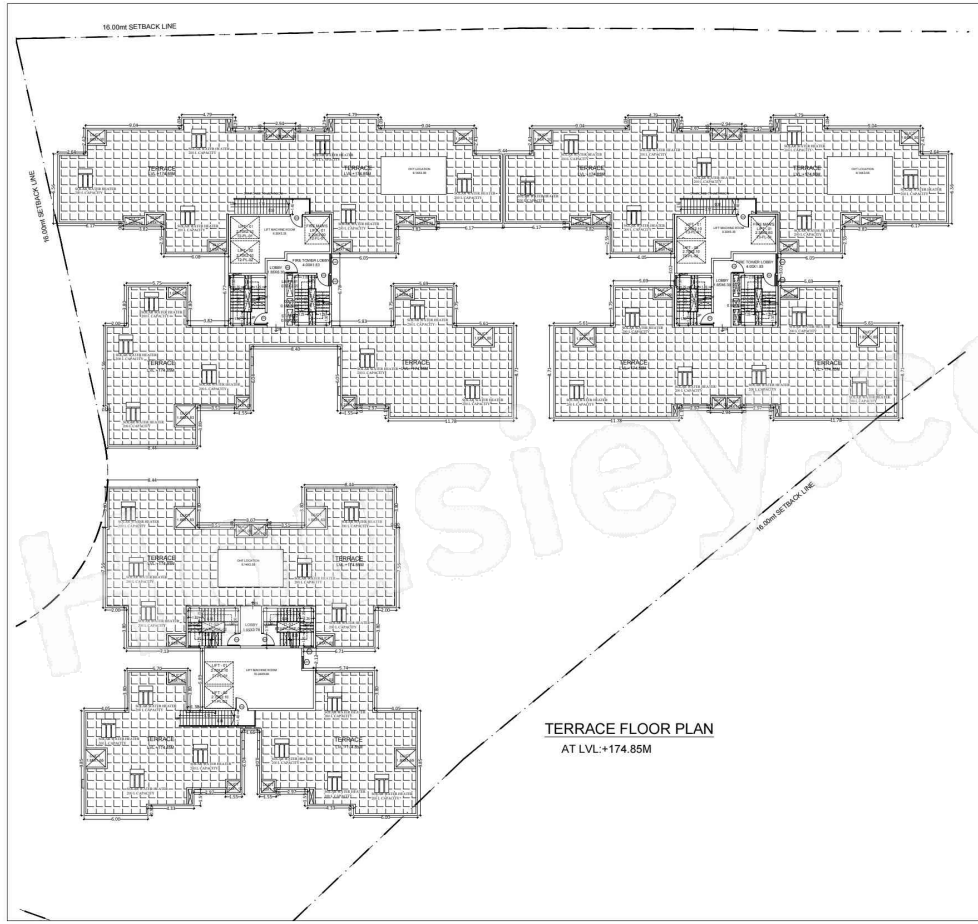
Block Name	Grade / Rating / Area	Deductions Area in Sq.mt. (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Consist area Ratio (Sq.mt.)
	Consist			StairCase	Lift	Lift Machine	Substructure	Ramp	Mortage Area	Parking	Area		
Block A (RESIDENTIAL)	28.23	1.53	29.23	13.13	3.08	14.04	0.00	1.35	0.00	0.00	0.00	0.00	0.00
Block A (Residential)	298.24	11.12	298.24	16.49	3.08	0.00	0.00	1.35	0.00	0.00	276.25	276.25	1.00
Block A (Residential)	298.19	11.14	298.24	16.49	3.08	0.00	0.00	1.35	0.00	0.00	276.17	276.17	1.00
Block A (Residential)	298.24	11.12	298.24	16.49	3.08	0.00	0.00	1.35	0.00	0.00	276.25	276.25	1.00
Block A (Residential)	298.12	11.12	298.12	16.49	3.08	0.00	0.00	1.35	0.00	0.00	276.13	276.13	1.00
Block A (Residential)	298.12	11.12	298.12	16.49	3.08	0.00	0.00	1.35	0.00	0.00	276.13	276.13	1



EIGHTEENTH FLOOR PLAN AT LVL:+156.00M

Total no. of units 12 units

Block Name	Floor Name	Units Type	No. of the same Units	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Floor Area (Sq.mt.)	Total Floor Area (Sq.mt.)	No. of Car Parking	Carpet Area of the Flat (Sq.mt.)
					Void Area	Lift	Lift Machine	Staircase	Ramp	Parking	Resi.				
A (RESIDENTIAL)	Typical	2BHK	1	285.25	15.00	8.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	01	0.00
		3BHK-A	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-B	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-C	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-D	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-E	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-F	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-G	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-H	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-J	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-K	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-L	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-M	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-N	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-P	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-Q	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-R	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-S	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-T	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-U	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-V	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-W	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-X	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-Y	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-Z	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AA	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AB	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AC	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AD	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AE	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AF	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AG	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AH	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AJ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AK	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AL	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AM	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AN	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AP	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AQ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AR	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AS	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AT	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AU	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AV	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AW	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AX	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AY	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-AZ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BA	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BB	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BC	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BD	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BE	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BF	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BG	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BH	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BJ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BK	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BL	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BM	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BN	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BP	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BQ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BR	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BS	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BT	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BU	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BV	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BW	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BX	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BY	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-BZ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CA	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CB	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CC	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CD	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CE	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CF	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CG	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CH	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CJ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CK	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CL	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CM	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CN	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CP	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CQ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CR	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CS	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CT	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CU	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CV	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CW	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CX	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CY	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-CZ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DA	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DB	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DC	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DD	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DE	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DF	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DG	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DH	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DJ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DK	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DL	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DM	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DN	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DP	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DQ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DR	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DS	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DT	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DU	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DV	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DW	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DX	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DY	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-DZ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EA	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EB	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EC	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-ED	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EE	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EF	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EG	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EH	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EJ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EK	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EL	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EM	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EN	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EP	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EQ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-ER	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-ES	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-ET	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EU	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EV	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EW	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EX	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EY	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-EZ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FA	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FB	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FC	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FD	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FE	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FF	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FG	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FH	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FJ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FK	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FL	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FM	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FN	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FP	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FQ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FR	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FS	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FT	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FU	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FV	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FW	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FX	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FY	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-FZ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GA	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GB	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GC	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GD	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GE	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GF	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GG	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GH	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GJ	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GK	1	298.24	15.00	8.00	14.00	0.00	0.00	0.00	0.00	259.24	259.24	01	0.00
		3BHK-GL	1	298.24	15.00	8.00	14.00	0.



Block Name	Floor Name	Units Area Details	Net Area (Sq.mts)	Total Area (Sq.mts)	Deductions (Area in Sq.mt.)						Total Built Up Area (Sq.mts)	Total FAR Area (Sq.mts)	Tnmt (No. of Units)	Cargo/ other Area (Sq.mts)
					Void Area	Lift	Lift Machine	Stairs	Ramp	Parking	Resi.			
A (RESIDENTIAL)	Basement	28.23	1.25	28.23	13.23	3.00	16.00	0.00	1.25	0.00	0.00	0.00	0.00	0.00
	Stilt Floor	2390.24	1514.32	2390.24	64.66	3.00	0.00	0.00	0.00	0.00	2326.58	2326.58	13	0.00
	Typical 1 to 4	2487.99	1511.74	2487.99	76.40	21.00	0.00	0.00	1.25	0.00	2411.34	2411.34	13	0.00
	Typical 5 to 8	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 9	2415.12	1514.32	2390.24	64.66	2.79	0.00	0.00	1.25	0.00	2325.58	2325.58	13	0.00
	Typical 10	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 11	2488.03	1511.74	2511.71	64.66	21.00	0.00	0.00	1.25	46.44	2425.36	2425.36	13	0.00
	Typical 12	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 13	2487.99	1511.74	2487.99	76.40	21.00	0.00	0.00	1.25	0.00	2411.34	2411.34	13	0.00
	Typical 14	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 15	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 16	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 17	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 18	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 19	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 20	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 21	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 22	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 23	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 24	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 25	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 26	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 27	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Typical 28	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Terrace	2390.24	1514.32	2390.24	64.66	21.00	0.00	0.00	1.25	0.00	2326.58	2326.58	13	0.00
	Total	69.23	43.84	2419.47	1310.85	27.84	0.00	0.00	38.00	38.88	1042.40	0.00	0.00	0.00
	Overhead Tank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total:	77,802.21	45,431.25	78,011.71	42,210.54	1,209.84	48.00	0.00	38.00	1,084.32	33,917.11	33,917.11	211	0.00

UnitBUA Table for Block: A (RESIDENTIAL)

Block Name	Floor Name	Unit Name	Unit Type	Carpet area (Sq.mts)	Balcony Area (Sq.mts)	No. of Balcony	No. of Dressers	Total No. of Dressers
A (RESIDENTIAL)	Typical 1 to 4	1 Type 1 BR	FLAT	53.51	12.28	1	1	4
		2 Type 2 BR	FLAT	73.51	12.28	1	1	
		3 Type 2 BR	FLAT	73.51	12.28	1	1	
		4 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 5 to 8	5 Type 1 BR	FLAT	53.51	12.28	1	1	4
		6 Type 2 BR	FLAT	73.51	12.28	1	1	
		7 Type 2 BR	FLAT	73.51	12.28	1	1	
		8 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 9	9 Type 1 BR	FLAT	53.51	12.28	1	1	4
		10 Type 2 BR	FLAT	73.51	12.28	1	1	
		11 Type 2 BR	FLAT	73.51	12.28	1	1	
		12 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 10	13 Type 1 BR	FLAT	53.51	12.28	1	1	4
		14 Type 2 BR	FLAT	73.51	12.28	1	1	
		15 Type 2 BR	FLAT	73.51	12.28	1	1	
		16 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 11	17 Type 1 BR	FLAT	53.51	12.28	1	1	4
		18 Type 2 BR	FLAT	73.51	12.28	1	1	
		19 Type 2 BR	FLAT	73.51	12.28	1	1	
		20 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 12	21 Type 1 BR	FLAT	53.51	12.28	1	1	4
		22 Type 2 BR	FLAT	73.51	12.28	1	1	
		23 Type 2 BR	FLAT	73.51	12.28	1	1	
		24 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 13	25 Type 1 BR	FLAT	53.51	12.28	1	1	4
		26 Type 2 BR	FLAT	73.51	12.28	1	1	
		27 Type 2 BR	FLAT	73.51	12.28	1	1	
		28 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 14	29 Type 1 BR	FLAT	53.51	12.28	1	1	4
		30 Type 2 BR	FLAT	73.51	12.28	1	1	
		31 Type 2 BR	FLAT	73.51	12.28	1	1	
		32 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 15	33 Type 1 BR	FLAT	53.51	12.28	1	1	4
		34 Type 2 BR	FLAT	73.51	12.28	1	1	
		35 Type 2 BR	FLAT	73.51	12.28	1	1	
		36 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 16	37 Type 1 BR	FLAT	53.51	12.28	1	1	4
		38 Type 2 BR	FLAT	73.51	12.28	1	1	
		39 Type 2 BR	FLAT	73.51	12.28	1	1	
		40 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 17	41 Type 1 BR	FLAT	53.51	12.28	1	1	4
		42 Type 2 BR	FLAT	73.51	12.28	1	1	
		43 Type 2 BR	FLAT	73.51	12.28	1	1	
		44 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 18	45 Type 1 BR	FLAT	53.51	12.28	1	1	4
		46 Type 2 BR	FLAT	73.51	12.28	1	1	
		47 Type 2 BR	FLAT	73.51	12.28	1	1	
		48 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 19	49 Type 1 BR	FLAT	53.51	12.28	1	1	4
		50 Type 2 BR	FLAT	73.51	12.28	1	1	
		51 Type 2 BR	FLAT	73.51	12.28	1	1	
		52 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 20	53 Type 1 BR	FLAT	53.51	12.28	1	1	4
		54 Type 2 BR	FLAT	73.51	12.28	1	1	
		55 Type 2 BR	FLAT	73.51	12.28	1	1	
		56 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 21	57 Type 1 BR	FLAT	53.51	12.28	1	1	4
		58 Type 2 BR	FLAT	73.51	12.28	1	1	
		59 Type 2 BR	FLAT	73.51	12.28	1	1	
		60 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 22	61 Type 1 BR	FLAT	53.51	12.28	1	1	4
		62 Type 2 BR	FLAT	73.51	12.28	1	1	
		63 Type 2 BR	FLAT	73.51	12.28	1	1	
		64 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 23	65 Type 1 BR	FLAT	53.51	12.28	1	1	4
		66 Type 2 BR	FLAT	73.51	12.28	1	1	
		67 Type 2 BR	FLAT	73.51	12.28	1	1	
		68 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 24	69 Type 1 BR	FLAT	53.51	12.28	1	1	4
		70 Type 2 BR	FLAT	73.51	12.28	1	1	
		71 Type 2 BR	FLAT	73.51	12.28	1	1	
		72 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 25	73 Type 1 BR	FLAT	53.51	12.28	1	1	4
		74 Type 2 BR	FLAT	73.51	12.28	1	1	
		75 Type 2 BR	FLAT	73.51	12.28	1	1	
		76 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 26	77 Type 1 BR	FLAT	53.51	12.28	1	1	4
		78 Type 2 BR	FLAT	73.51	12.28	1	1	
		79 Type 2 BR	FLAT	73.51	12.28	1	1	
		80 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 27	81 Type 1 BR	FLAT	53.51	12.28	1	1	4
		82 Type 2 BR	FLAT	73.51	12.28	1	1	
		83 Type 2 BR	FLAT	73.51	12.28	1	1	
		84 Type 1 BR	FLAT	53.51	12.28	1	1	
	Typical 28	85 Type 1 BR	FLAT	53.51	12.28	1	1	4
		86 Type 2 BR	FLAT	73.51	12.28	1	1	
		87 Type 2 BR	FLAT	73.51	12.28	1	1	
		88 Type 1 BR	FLAT	53.51	12.28	1	1	
	Terrace	89 Type 1 BR	FLAT	53.51	12.28	1	1	4
		90 Type 2 BR	FLAT	73.51	12.28	1	1	
		91 Type 2 BR	FLAT	73.51	12.28	1	1	
		92 Type 1 BR	FLAT	53.51	12.28	1	1	
Total:				6556.31	1548.112	184	184	

PRJ/9148/23-24

Approval Condition:

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 82/3, 83/1, 83/2, 83/3, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU PROJECT DESCRIPTION:- Residential Apartments Building consisting of Stilt + 28 Upper Floors (Two Upper Floors only) Consisting of 211.00=DWELLING UNIT + 01 + 01 Upper Floors (Two Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans should be made available for inspection to the officers concerned during their inspection of the premises.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 211.Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Drainage, septic tank, sunning, telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against injury accident / unexpected incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The building owner is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Elak D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provision for laying telecom cable from the road.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work in the building. If the work is not stopped, the Architect / Engineer / Supervisor shall inform the matter of the same is depended for the third time to Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I & IV (Bye-law No. 3.6) under sub section 14 & (xiv) (b).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
19. The applicant shall install rain water harvesting structure & use the water harvested from the rain water for various purposes or recharge of ground water as all times having a minimum total capacity mentioned in the Bye-law.
20. 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.
21. Water supply to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of maintaining structural stability lies on the owner / builder and the structural engineer.
22. The applicant should provide solar-water heaters as per bylaw 17 of Elak-bye No. 20 for the building.
23. Facilities for physically handicapped persons prescribed in schedule-VI [Bye-laws 34" (1) of Building bye-laws 2003 and Government orders time to time shall be ensured.
24. The applicant shall provide at least one common toilet in the ground floor for the use of the cashiers / servants / drivers and security men and the toilet shall be kept separate from the rest of the premises.
25. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
26. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit and installed at site by its own / Disposal Facilities for Residential units of 20 and above and 2000 Sqm and above Build up area for Commercial building.
27. The applicant shall ensure that the structure designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
28. Two-wheeler parking shall be provided as per the building bye-law.
29. The Owner / Association of the high-rise building shall conduct two mock 'all' drills in the building, one before the onset of summer and another before the onset of pre-monsoon to familiarize the occupants with the fire safety measures.
30. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the conditioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders/ Policy Orders of the BBMP.
31. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the owner / builder / developer should intimate the Commencement of the building to the Authority as per the prescription in Schedule-VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of works / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
32. The applicant should follow the instruction of BWSSB specified in the CC letter No. BWSSB/AE/SD/216.20, Dated: 25-05-2016 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
33. The applicant shall ensure that the structure designed for the Fire Protection and Fire Safety requirements as per solid waste management bye-law 29.16.
34. The Applicant / Owner / Developers shall make necessary provision to charge electric vehicles.
35. The Applicant / Owner / Developer shall plant one tree for every 240 Sqm of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
36. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
37. If the Applicant / Owner decides building construction against the sanctioned plan the action will be initiated according to BBMP Act.№ 2020.
38. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
39. The Applicant / Owner / Developer should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
40. BBMP will not be responsible for any dispute that may arise in respect of property in question.
41. In case if the documents submitted in respect of property in question is found to be false or fabricated or if were builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be taken against you.
42. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
43. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
44. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
45. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCENDUM (Freedoms) Hostels) Letter No. LD/INI/337/ 1, dated: 01-08-2013

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

Note:

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	QUALITY	QUANTITY	REMARKS
A (RESIDENTIAL)	D	SOLID	1.00	0.75 X 2.10
	D1	SOLID	92.00	0.90 X 2.10
	D2	SOLID	184.00	0.75 X 2.10
	D3	SOLID	184.00	0.75 X 2.10
	D4	SOLID	184.00	0.75 X 2.10
	D5	SOLID	184.00	0.75 X 2.10
	D6	SOLID	184.00	0.75 X 2.10
	D7	SOLID	184.00	0.75 X 2.10
	D8	SOLID	184.00	0.75 X 2.10
	D9	SOLID	184.00	0.75 X 2.10
	D10	SOLID	184.00	0.75 X 2.10
	D11	SOLID	184.00	0.75 X 2.10
	D12	SOLID	184.00	0.75 X 2.10
	D13	SOLID	184.00	0.75 X 2.10
	D14	SOLID	184.00	0.75 X 2.10
	D15	SOLID	184.00	0.75 X 2.10
	D16	SOLID	184.00	0.75 X 2.10
	D17	SOLID	184.00	0.75 X 2.10
	D18	SOLID	184.00	0.75 X 2.10
	D19	SOLID	184.00	0.75 X 2.10
	D20	SOLID	184.00	0.75 X 2.10
	D21	SOLID	184.00	0.75 X 2.10
	D22	SOLID	184.00	0.75 X 2.10
	D23	SOLID	184.00	0.75 X 2.10
	D24	SOLID	184.00	0.75 X 2.10
	D25	SOLID	184.00	0.75 X 2.10
	D26	SOLID	184.00	0.75 X 2.10
	D27	SOLID	184.00	0.75 X 2.10
	D28	SOLID	184.00	0.75 X 2.10
	D29	SOLID	184.00	0.75 X 2.10
	D30	SOLID	184.00	0.75 X 2.10
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	D157	SOLID	184.00	0.75 X 2.10
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	D159	SOLID	184.00	0.75 X 2.10
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	D161	SOLID	184.00	0.75 X 2.10
	D162	SOLID	184.00	0.75 X 2.10
	D163	SOLID	184.00	0.75 X 2.10
	D164	SOLID	184.00	0.75 X 2.10
	D165	SOLID	184.00	0.75 X 2.10
	D166	SOLID

SECTION -01

Block : A (RESIDENTIAL)

Block Name	Floor Name	Deductions Area Statement Area (Sq.mt.)	Deductions Area Plan (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Count	Change Area Type
		Carpet	Carpet		Void/Void	Lift	Lift Machine	Stair	Parking	Resi.				
A (RESIDENTIAL)	Terrace Floor	28.23	1.05	28.23	13.23	0.00	140.00	0.00	0.00	0.00	0.00	0.00	00	0.00
	23th Floor	238.24	114.32	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	22nd Floor	248.54	121.14	248.54	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	21st Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	20th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	19th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	18th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	17th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	16th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	15th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	14th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	13th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	12th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	11th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	10th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	9th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	8th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	7th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	6th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	5th Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	4th Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	3rd Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	2nd Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	1st Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	Ground Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	Stilt Floor	238.24	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	159.04	159.04	01	0.00
	Stilt Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	157.18	157.18	01	0.00
	Parking Floor	237.64	115.42	238.23	64.66	13.38	0.00	0.00	0.00	0.00	174.58	174.58	01	0.00
	Parking Floor	248.72	115.80	238.24	64.66	13.38	0.00	0.00	0.00	0.00	172.70	172.70	01	0.00
	Lift Machine	0.00	0.00	0.00	0.00	0.00	140.00	0.00	0.00	0.00	0.00	0.00	00	0.00
	Total :	7136.21	3461.46	7136.21	1939.79	400.14	280.00	0.00	0.00	0.00	4619.42	4619.42	30	0.00

UnitBUA Table for Block : A (RESIDENTIAL)

Floor	Unit Name	Unit Type	Carpet Area	Undeducted Balcony Area	Balcony Enclosed	No. of Balcony	No. of Common Balcony
TYPICAL-1 B.R.FLOOR PLAN	101 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	102 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	103 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	104 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	105 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	106 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
SECOND FLOOR PLAN	201 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	202 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	203 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	204 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	205 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	206 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-2 B.R.FLOOR PLAN	301 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	302 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	303 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	304 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	305 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	306 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-3 B.R.FLOOR PLAN	401 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	402 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	403 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	404 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	405 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	406 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-4 B.R.FLOOR PLAN	501 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	502 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	503 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	504 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	505 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	506 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-5 B.R.FLOOR PLAN	601 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	602 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	603 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	604 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	605 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	606 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-6 B.R.FLOOR PLAN	701 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	702 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	703 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	704 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	705 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	706 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-7 B.R.FLOOR PLAN	801 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	802 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	803 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	804 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	805 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	806 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-8 B.R.FLOOR PLAN	901 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	902 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	903 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	904 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	905 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	906 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-9 B.R.FLOOR PLAN	1001 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1002 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1003 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1004 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1005 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1006 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-10 B.R.FLOOR PLAN	1101 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1102 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1103 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1104 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1105 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1106 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-11 B.R.FLOOR PLAN	1201 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1202 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1203 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1204 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1205 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1206 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-12 B.R.FLOOR PLAN	1301 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1302 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1303 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1304 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1305 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1306 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-13 B.R.FLOOR PLAN	1401 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1402 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1403 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1404 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1405 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1406 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-14 B.R.FLOOR PLAN	1501 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1502 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1503 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1504 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1505 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1506 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-15 B.R.FLOOR PLAN	1601 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1602 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1603 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1604 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1605 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1606 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-16 B.R.FLOOR PLAN	1701 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1702 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1703 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1704 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1705 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1706 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-17 B.R.FLOOR PLAN	1801 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1802 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1803 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1804 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1805 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1806 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-18 B.R.FLOOR PLAN	1901 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	1902 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1903 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1904 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	1905 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	1906 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-19 B.R.FLOOR PLAN	2001 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	2002 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2003 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2004 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2005 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2006 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-20 B.R.FLOOR PLAN	2101 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	2102 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2103 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2104 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2105 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2106 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-21 B.R.FLOOR PLAN	2201 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	2202 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2203 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2204 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2205 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2206 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-22 B.R.FLOOR PLAN	2301 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	2302 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2303 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2304 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2305 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2306 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
TYPICAL-23 B.R.FLOOR PLAN	2401 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
	2402 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2403 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2404 Type-1 (B)	FLAT	103.02	12.48	Yes	1	1
	2405 Type-2 (B)	FLAT	103.02	12.48	Yes	1	1
	2406 Type-3 (B)	FLAT	103.02	12.48	Yes	1	1
Total :	-	-	41369.28	5896.32	240	240	240

PRJ/9548/23-24

Approval Condition:

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 170, SY NO. 81, 82/1(P), 82/2, 83/3, 83/1, 83/2, 83/3, 84/1, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST, BENGALURU
   a) Residential Use - (Group - 1) - (Residential Apartments) - (Only Three Upper Floors only)
   b) Consisting of 2LLGB+2LLGB1, 2BF + GF + 23 Upper Floors (Two Upper Floors only)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. Licensee and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans should be displayed on site in a board for the inspection of the public and concerned officials during the work.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Permission to install running telephone cables, cabules at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unpaid incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. Use of premises is prohibited from setting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Draft D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provision for cable laying in the premises.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to stop the work in the building. If the owner / builder or Architect / Engineer / Supervisor continues the work, the sanction is liable to be cancelled.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-I & IV (Bye-law No. 3.6) under sub section 11-A (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall install rain water harvesting structure & use the water harvested for various non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Lifts / Elevators to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of maintaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar-water heaters as per bills 17 of Byla-law No. 20 for the building.
24. Facilities for physically handicapped persons prescribed in schedule-VI (Bye-laws 87 (1) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and the entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall take all precautions not inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its own / disposal /Application for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building.
28. The applicant shall ensure that the structure designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two wheeler parking shall be provided as per the building bye-law
30. The Owner / Association of the high-rise building shall conduct fire, mock drill / drills in the building, one before the onset of summer and another before the onset of winter and maintain a minimum of two fire tenders at all times.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years from the date of issue of licence, the owner / builder shall intimate the Commencement of work in the form as prescribed in Schedule-VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of works / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the CC letter No. BWSSB/4/352/16-20, Dated: 29-06-2016 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34. The Applicant / Owner / Developer shall install Solar Power Plant for the common amenities as per norms.
35. The Applicant / Owners / Developers shall make necessary provision to charge electric vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sqm. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/plus/mixed plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act 📖 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40. The Applicant / Owner / Developer should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if were bullied has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be taken.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder / DPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / DPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCENDUM (Knowledge Hospitals) Letter No. LD/INS/37/09/1, dated: 01-04-2011

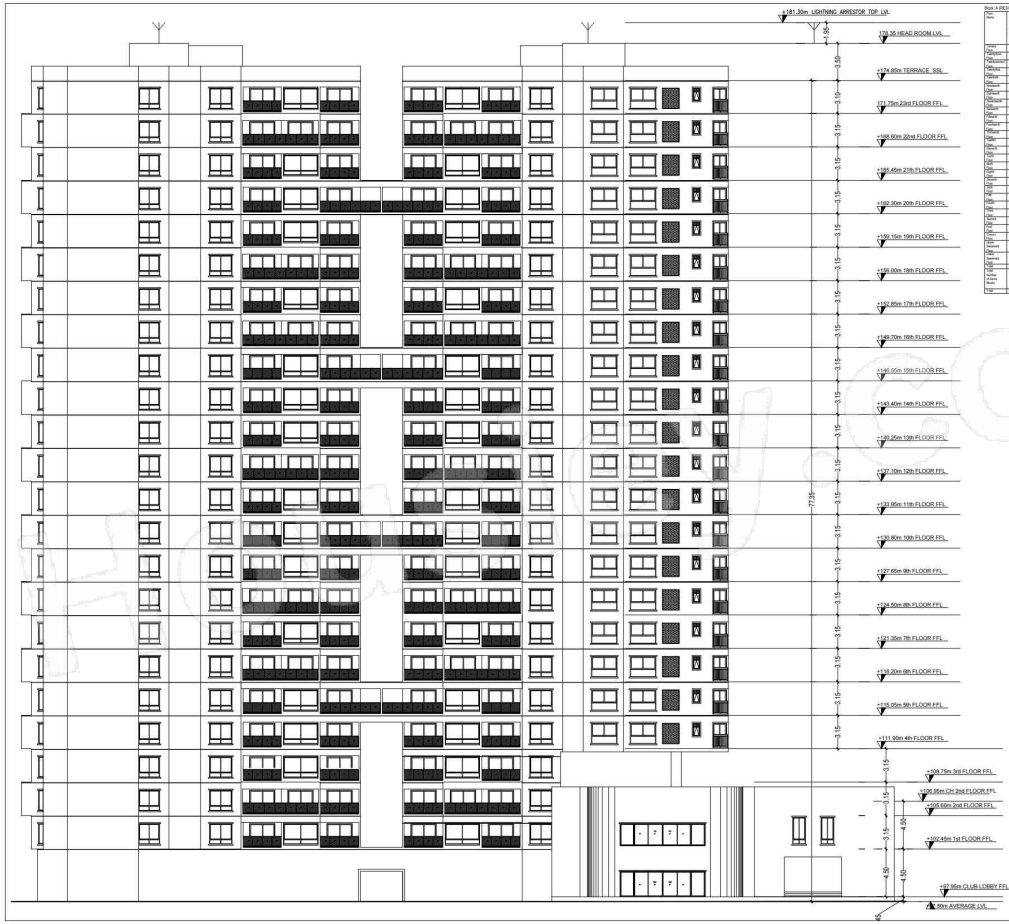
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	QUALITY	WIDTH	HEIGHT	NOS
A(RESIDENTIAL)	D	BWR	0.92	2.10	30
	D1	BWR	0.76	2.10	30
	D2	BWR	0.75	2.10	30
	D3	BWR	0.75	2.10	30
	D4	BWR	0.75	2.10	30
	D5	BWR	0.75	2.10	30
	D6	BWR	0.75	2.10	30
	D7	BWR	0.75	2.10	30
	D8	BWR	0.75	2.10	30
	D9	BWR	0.75	2.10	30
	D10	BWR	0.75	2.10	30
	D11	BWR	0.75	2.10	30
	D12	BWR	0.75	2.10	30
	D13	BWR	0.75	2.10	30
	D14	BWR	0.75	2.10	30
	D15	BWR	0.75	2.10	30
	D16	BWR	0.75	2.10	30
	D17	BWR	0.75	2.10	30
	D18	BWR	0.75	2.10	30
	D19	BWR	0.75	2.10	30
	D20	BWR	0.75	2.10	30
	D21	BWR	0.75	2.10	30
	D22	BWR	0.75	2.10	30
	D23	BWR	0.75	2.10	30
	D24	BWR	0.75	2.10	30
	D25	BWR	0.75	2.10	30
	D26	BWR	0.75	2.10	30
	D27	BWR	0.75	2.10	30
	D28	BWR	0.75	2.10	30
	D29	BWR	0.75	2.10	30
	D30	BWR	0.75	2.10	30
	D31	BWR	0.75	2.10	30
	D32	BWR	0.75	2.10	30
	D33	BWR	0.75	2.10	30
	D34	BWR	0.75	2.10	30
	D35	BWR	0.75	2.10	30
	D36	BWR	0.75	2.10	30
	D37	BWR	0.75	2.10	30
	D38	BWR	0.75	2.10	30
	D39	BWR	0.75	2.10	30
	D40	BWR	0.75	2.10	30
	D41	BWR	0.75	2.10	30
	D42	BWR	0.75	2.10	30
	D43	BWR	0.75	2.10	30
	D44	BWR	0.75	2.10	30
	D45	BWR	0.75	2.10	30
	D46	BWR	0.75	2.10	30
	D47	BWR	0.75	2.10	30
	D48	BWR	0.75	2.10	30
	D49	BWR	0.75	2.10	30
	D50	BWR	0.75	2.10	30
	D51	BWR	0.75	2.10	30
	D52	BWR	0.75	2.10	30



Block A (RESIDENTIAL)

Block Name	Details Rooms Units	Dwelling Units Area (Sq.mts.)	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed Floor Area Deduct (Sq.mts.)	Net Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Change of Use Area (Sq.mts.)
		Carpet		Stair Case	Lift	Lift Machine	Substructure	Ramp	Parking Area	Area			
Floor													
STILT FLOOR	28/23	1.25	28/23	13.23	3.00	140.00	0.00	1.25	0.00	0.00	0.00	0.00	0.00
1ST Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
2ND Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
3RD Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
4TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
5TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
6TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
7TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
8TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
9TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
10TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
11TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
12TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
13TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
14TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
15TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
16TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
17TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
18TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
19TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
20TH Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
21ST Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
22ND Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
23RD Floor	298.24	11.12	298.23	14.06	3.00	0.00	0.00	0.00	0.00	298.24	298.24	0.00	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	7139.27	266.94	7139.27	336.74	84.00	140.00	0.00	1.25	0.00	7139.27	7139.27	0.00	0.00

UnitBUA Table for Block A (RESIDENTIAL)

Block	Unit Name	Unit Type	Carpet Area	UnitBuaArea	Balcony Area	No. of Balconies	No. of Dwelling Units
PENTHOUSE FLOOR	1	3 BHK	237.21	317.23	12.00	1	1
	2	3 BHK + 3T	237.21	317.23	12.00	1	
	3	3 BHK + 3T	237.21	317.23	12.00	1	
	4	3 BHK + 3T	237.21	317.23	12.00	1	