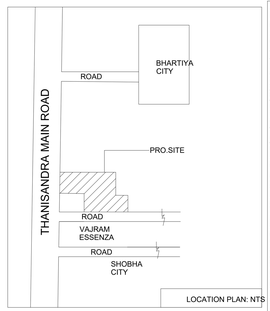
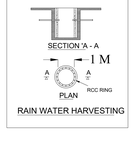




Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the License .

1.The earlier sanctioned Plan vide No._____ dated _____ and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 205/2/8,5E,6/1/1,6A/1 ,CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE , Bangalore .

Total Built Up Area (Allowable) = 1Group1 = 17 UP only.

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

4.1000.00 Area reserved for car parking shall not be converted for any other purpose.

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

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

7.The applicant shall RECIEVE all schemes related to the construction work against any accident during construction and shall be responsible for the same.

8. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported

9.The applicant shall provide

a.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment's as per the BESCOM norms. The space shall be free from the building within the premises.

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in the vicinity. (Rule 303)

13.Permission shall be obtained from forest department for cutting trees

before the commencement

of the work.

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

Survey Number, Ward Number, Licence Number and Premises Number shall be mounted on

a frame and displayed so that they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

Architect / Engineer / Supervisor

will be intimated by the Authority in the first instance, warned in

writing for the second instance and finally the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule †IV ‡ (Bye-law No. 3.8) under sub section 9 of Act to (k) Construction shall be constructed under the supervision of a registered

structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be submitted for the site above DTI Spm

19.The construction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission

to occupy the building.

20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Competent Authority.

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the rain water harvesting mentioned in the Bye-law 32(a)

22.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.

23.The applicant should provide solar water heaters as per table 7.6 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule

IX (Bye laws Bel 2012)F

Building bye-laws 2003 shall be ensured.

25.The the applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per Rule 28 (Bye laws 2003).

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of

the building with regard to sanitation, water supply etc., during the period of the construction and in the

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

28.Garbage originating from Apartments / Commercial buildings shall be segregated into

organic and

inorganic waste and should be processed in the Recycling processing unit _____ & capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building)

29.The applicant shall ensure structural safety of the building, structural stability and safety to ensure for soil stabilization during the course of excavation for basements/s with

safe design for retaining walls

and super structure for the safety of the structure as well as its neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades. (Applicant has to mention whether parking shall be provided as per requirement)

Note :

1.Accommodation shall be provided for settling 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.Approval from the Labour Department is also a condition strictly prohibited.

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock drill' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

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

35.The Applicant should follow the instruction of chairman BWSSB specified in the CFO letter No. BWSSB/ACM/2018-19 dated: 28-09-2018 regarding utilization of treated water for all construction activities and attached with the CFO letter.

36.The Applicant / Owner / Developer shall strictly adhere to the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area in addition to existing trees in the premises / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initated according to BBMP Act 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Owner / Developer shall register with Real Estate Regulatory Authority (RERA) complywith in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.The Owner / builder should take all 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.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is liable to be cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khatabag) Hoodkul Letter No. LD/66/LET/2013, dated: 01-04-2013.

1.Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/210/23/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 205/2/8,6/1/1,6A/1
Nature of Sanction: BCD/FY		City Survey No.: 58, 60,61/1 AND 64/1
Location: RING-III		Khata No. (as per Khata Extract): 205/2/8,6/1/1,6A/1
Building Line Specified as per Z.R. NA		Locality / Street of the property: CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE .
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 5th Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deductions for Reservations/Proposed Plot Area		
Amenity Area		1393.62
Total :		1393.62
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (56.00 %)		15239.42
Proposed Coverage Area (6.78 %)		1789.99
Existing (coverage area to be retained (19.26 %)		4537.36
Achieved Net coverage area (27.07 %)		5827.35
Balance coverage area left (37.98 %)		9412.08
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		79436.56
Residential FAR (100.00%)		27830.00
Proposed FAR Area		31500.50
Achieved Net FAR Area		31048.50
Achieved Net FAR Area (3.47)		93209.16
Balance FAR Area (0.01)		14137.40
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		30239.97
Substructure Area Add in BUA (Layout Lvl)		10.00
Achieved BuiltUp Area		86274.95

Approval Data:

Color Notes

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (TOWER-B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (TOWER-B)	Residential	Apartment	50 - 225	1	-	1	272	-
Total :			-	-	-	-	272	300

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	300	4125.00
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	300	4125.00
TwoWheeler	-	385.00	0	0.00
Parking Check				7907.96
Total :		4510.00		12032.96

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
ExStructure TO BE RETAINED-1	Residential	Apartment	Building	Highrise	98.05	2B+G+16	33348.58	30239.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	30239.97	33348.58
Total :	30239.97	33348.58

UnitBUA Table for Block :A (TOWER-B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
GROUND FLOOR PLAN	001	FLAT	91.79	91.79	2	12	
	002	FLAT	85.65	85.65	3		
	003	FLAT	82.38	82.38	2		
	004	FLAT	89.65	89.65	3		
	005	FLAT	81.66	81.66	3		
	006	FLAT	111.76	111.75	3		
	007	FLAT	111.76	111.75	3		
	008	FLAT	91.91	91.91	3		
	009	FLAT	85.42	85.42	2		
	010	FLAT	91.91	91.91	3		
	011	FLAT	85.42	85.42	2		
	012	FLAT	91.79	91.79	3		
FIRST FLOOR PLAN	101	FLAT	91.79	91.79	3	12	
	102	FLAT	85.65	85.65	3		
	103	FLAT	82.38	82.37	2		
	104	FLAT	89.65	89.65	3		
	105	FLAT	81.66	81.66	3		
	106	FLAT	111.76	111.75	3		
	107	FLAT	111.76	111.75	3		
	108	FLAT	91.91	91.91	3		
	109	FLAT	85.42	85.42	2		
	110	FLAT	91.91	91.91	3		
	111	FLAT	85.42	85.42	2		
	112	FLAT	91.79	91.79	3		
SECOND FLOOR PLAN	201	FLAT	91.79	91.79	3	12	
	202	FLAT	85.65	85.65	3		
	203	FLAT	82.38	82.37	2		
	204	FLAT	89.65	89.65	3		
	205	FLAT	81.66	81.66	3		
	206	FLAT	111.76	111.75	3		
	207	FLAT	111.76	111.75	3		
	208	FLAT	91.91	91.91	3		
	209	FLAT	85.42	85.42	2		
	210	FLAT	91.91	91.91	3		
	211	FLAT	85.42	85.42	2		
	212	FLAT	91.79	91.79	3		
THIRD FLOOR PLAN	301	FLAT	91.79	91.79	3	12	
	302	FLAT	85.65	85.65	3		
	303	FLAT	82.38	82.37	2		
	304	FLAT	111.76	111.75	3		
	305	FLAT	91.79	91.79	3		
	306	FLAT	85.65	85.65	3		
	307	FLAT	81.66	81.66	3		
	308	FLAT	111.76	111.75	3		
	309	FLAT	111.76	111.75	3		
	310	FLAT	91.91	91.91	3		
	311	FLAT	85.42	85.42	2		
	312	FLAT	91.79	91.79	3		
TYPICAL - 4 TO FLOOR PLAN	401-501	FLAT	91.79	91.79	3	16	
	402-502	FLAT	85.65	85.65	3		
	403-503	FLAT	82.38	82.37	2		
	404-504	FLAT	111.76	111.75	3		
	405-505	FLAT	91.79	91.79	3		
	406-506	FLAT	85.65	85.65	3		
	407-507	FLAT	81.66	81.66	3		
	408-508	FLAT	111.76	111.75	3		
	409-509	FLAT	111.76	111.75	3		
	410-510	FLAT	91.91	91.91	3		
	411-511	FLAT	85.42	85.42	2		
	412-512	FLAT	91.79	91.79	3		
	413-513	FLAT	91.79	91.79	3		
	414-514	FLAT	85.65	85.65	3		
	415-515	FLAT	82.38	82.37	2		
	416-516	FLAT	91.79	91.79	3		
SEVENTEENTH FLOOR PLAN	1601	FLAT	91.79	91.79	3	12	
	1602	FLAT	85.65	85.65	3		
	1603	FLAT	82.38	82.37	2		
	1604	FLAT	85.65	85.65	3		
	1605	FLAT	81.66	81.66	3		
	1606	FLAT	111.76	111.75	3		
	1607	FLAT	111.76	111.75	3		
	1608	FLAT	91.91	91.91	3		
	1609	FLAT	85.42	85.42	2		
	1610	FLAT	91.91	91.91	3		
	1611	FLAT	85.42	85.42	2		
	1612	FLAT	91.79	91.79	3		
Total :	-	-	25446.83	25446.31	2130	272	

Block :A (TOWER-B)

Floor Name	Gross BuiltUp Area (Sq.mt.)	Deductions From Gross BUA(Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	212.02	0.00	212.02	183.04	0.00	28.98	0.00	0.00	0.00	0.00	00			
Ground Floor	2269.33	69.04	2186.29	58.91	8.40	20.58	0.00	0.00	0.00	2108.31	2108.31	12		
Typical Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.00	0.00	0.00	1815.59	1815.59	16		
Second Floor	1901.23	59.26	1841.97	58.91	8.40	20.58	0.00	0.00	0.00	1350.99	1350.99	12		
First Floor	1901.23	59.26	1841.97	58.91	8.40	20.58	0.00	0.00	0.00	1350.99	1350.99	12		
Ground Floor	2302.61	482.84	1819.07	65.51	8.40	20.58	0.00	0.00	0.00	1176.99	1176.99	12		
Basement Floor	6467.13	204.64	6262.49	62.65	4.20	24.78	0.00	340.26	5955.39	0.00	00			
Lower Basement Floor	6264.69	0.00	6264.69	56.16	18.69	10.29	0.00	306.15	5821.69	0.00	00			
Total :	46193.35	1505.22	46219.98	1368.83	174.09	434.49	1.62	646.41	11677.27	31950.54	31950.54	272		
Total Number of Blocks	1													
Total :	46193.35	1505.22	46219.98	1368.83	174.09	434.49	1.62	646.41	11677.27	31950.54	31950.54	272		

FAR &Tenement Details

Block	No. of Same Bldg	Gross BuiltUp Area (Sq.mt.)	Deductions From Gross BUA(Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (TOWER-B)	1	46193.35	1505.22	46219.98	1368.83	174.09	434.49	1.62	646.41	11677.27	31950.54	31950.54	272	
Grand Total :	1	46193.35	1505.22	46219.98	1368.83	174.09	434.49	1.62	646.41	11677.27	31950.54	31950.54	272.00	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	GW1	0.75	2.10	270
A (TOWER-B)	D	0.90	2.10	272
A (TOWER-B)	D1	0.82	2.10	164
A (TOWER-B)	D	1.13	2.10	63
A (TOWER-B)	SD4	1.68	2.10	72
A (TOWER-B)	SD3	1.80	2.10	164
A (TOWER-B)	SD2	2.10	2.10	272

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	ven	1.05	1.80	342
A (TOWER-B)	BW	1.17	2.00	01
A (TOWER-B)	V	1.20	1.20	608
A (TOWER-B)	BW	1.25	2.00	333
A (TOWER-B)	W	1.50	1.20	304
A (TOWER-B)	WV	2.00	2.00	1025

SCALE 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

K Madhu Reg By Mrs. Vaijram Estates Private Limited #1, Vajram Sapphire, 7Th Main 100 Feet Road, 4th B Cross, Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

ABHISHEK R NO.28, 6TH CROSS, SS K ROAD, RT NAGAR BCC/BL-3.6/E-0207/20-21

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.205/2/8,6/1/1,6A/1, SY NO.58,60,61/1 & 64/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05

DRAWING TITLE : SITE PLAN

SHEET NO : 1

NORTH

SANCTIONING AUTHORITY :

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

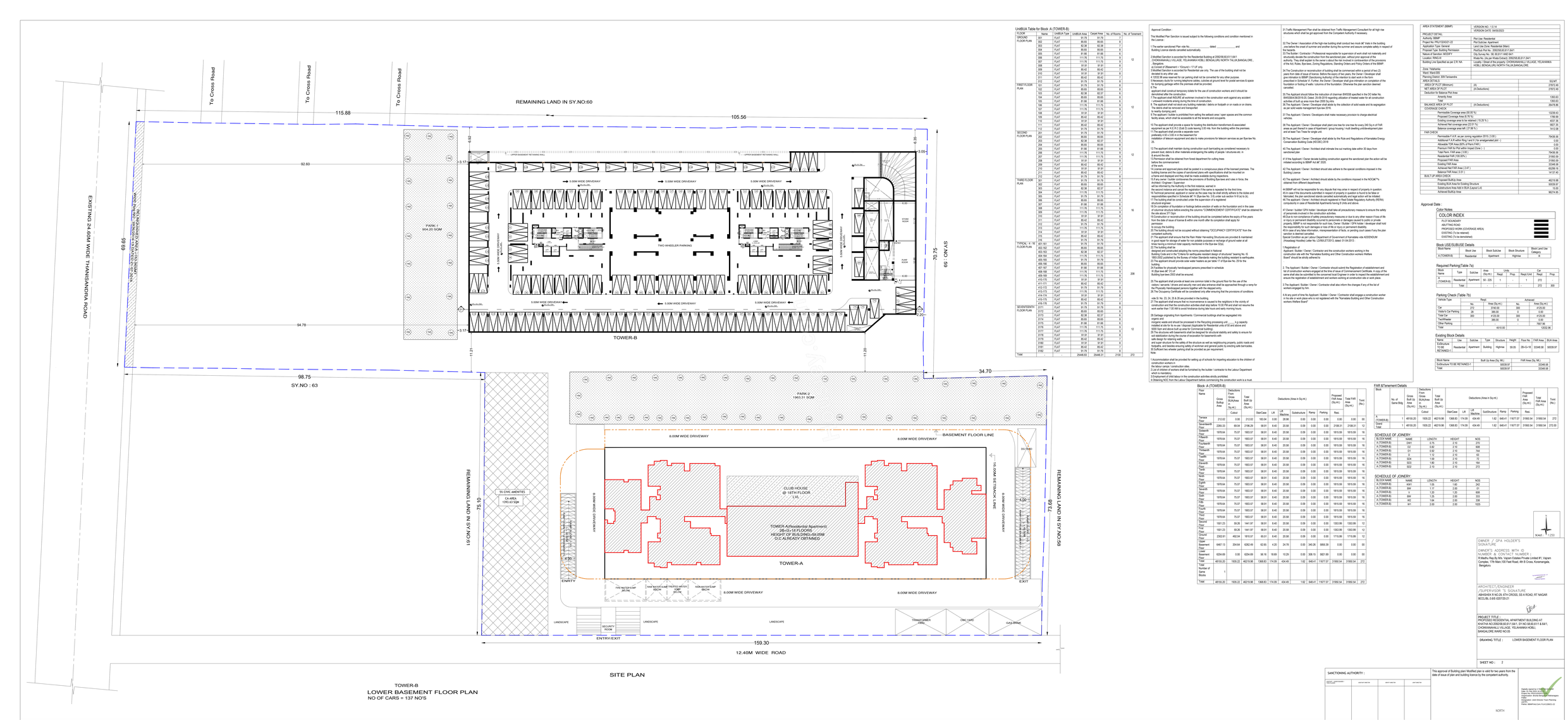
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

Digitally signed by K Ramesh Babu
Date: 04 May 2023 20:30:00
Reason: Approved
Location: Joint Director Town Planning (East)

Disclaimer: This is a 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.

UserDefinedMetric (841.00 x 1800.00MM)



UserDefinedMetric (841.00 x 1800.00MM)

UnitBUA Table for Block :A (TOWER-B)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	91.79	91.79	7	
	002	FLAT	85.65	85.65	8	
	003	FLAT	82.38	82.38	7	
	004	FLAT	85.65	85.65	8	
	005	FLAT	81.66	81.66	6	
	006	FLAT	111.76	111.76	9	12
	007	FLAT	111.76	111.76	9	
	008	FLAT	91.91	91.91	8	
	009	FLAT	85.42	85.42	7	
	010	FLAT	91.91	91.91	8	
	011	FLAT	85.42	85.42	7	
	012	FLAT	91.79	91.79	8	
FIRST FLOOR PLAN	101	FLAT	91.79	91.79	8	
	102	FLAT	85.65	85.65	8	
	103	FLAT	82.38	82.38	7	
	104	FLAT	85.65	85.65	8	
	105	FLAT	81.66	81.66	6	
	106	FLAT	111.76	111.76	9	12
	107	FLAT	111.76	111.76	9	
	108	FLAT	91.91	91.91	8	
	109	FLAT	85.42	85.42	7	
	110	FLAT	91.91	91.91	8	
	111	FLAT	85.42	85.42	7	
	112	FLAT	91.79	91.79	8	
SECOND FLOOR PLAN	201	FLAT	91.79	91.79	8	
	202	FLAT	85.65	85.65	8	
	203	FLAT	82.38	82.37	6	
	204	FLAT	85.65	85.65	8	
	205	FLAT	81.66	81.66	6	
	206	FLAT	111.76	111.75	9	12
	207	FLAT	111.76	111.75	9	
	208	FLAT	91.91	91.91	8	
	209	FLAT	85.42	85.42	7	
	210	FLAT	91.91	91.91	8	
	211	FLAT	85.42	85.42	7	
	212	FLAT	91.79	91.79	8	
THIRD FLOOR PLAN	301	FLAT	91.79	91.79	8	
	302	FLAT	85.65	85.65	8	
	303	FLAT	82.38	82.37	6	
	304	FLAT	111.76	111.75	9	
	305	FLAT	91.79	91.79	7	
	306	FLAT	85.65	85.65	8	
	307	FLAT	81.66	81.66	6	
	308	FLAT	111.76	111.75	9	16
	309	FLAT	111.76	111.75	9	
	310	FLAT	91.91	91.91	8	
	311	FLAT	85.42	85.42	7	
	312	FLAT	91.79	91.79	7	
	313	FLAT	111.76	111.75	9	
	314	FLAT	91.91	91.91	8	
	315	FLAT	85.42	85.42	7	
	316	FLAT	91.79	91.79	8	
TYPICAL - 4 TO 15 FLOOR PLAN	401 - 416	FLAT	91.79	91.79	8	
	402-102	FLAT	85.65	85.65	8	
	403-103	FLAT	82.38	82.37	6	
	404-104	FLAT	111.76	111.75	9	
	405-105	FLAT	91.79	91.79	8	
	406-106	FLAT	85.65	85.65	8	
	407-107	FLAT	81.66	81.66	6	
	408-108	FLAT	111.76	111.75	9	208
	409-109	FLAT	111.76	111.75	9	
	410-110	FLAT	91.91	91.91	8	
	411-111	FLAT	85.42	85.42	7	
	412-112	FLAT	91.79	91.79	8	
	413-113	FLAT	111.76	111.75	9	
	414-114	FLAT	91.91	91.91	8	
	415-175	FLAT	85.42	85.42	7	
	416-176	FLAT	91.79	91.79	8	
SEVENTEENTH FLOOR PLAN	2171	FLAT	91.79	91.79	8	
	2172	FLAT	85.65	85.65	8	
	2173	FLAT	82.38	82.37	6	
	2174	FLAT	85.65	85.65	8	
	2175	FLAT	81.66	81.66	6	
	2176	FLAT	111.76	111.75	9	12
	2177	FLAT	111.76	111.75	9	
	2178	FLAT	91.91	91.91	8	
	2179	FLAT	85.42	85.42	7	
	2180	FLAT	91.91	91.91	8	
	2181	FLAT	85.42	85.42	7	
	2182	FLAT	91.79	91.79	8	
Total	-	-	2648.83	2648.31	2130	272

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the License .

1.The earlier sanctioned Plan vide No._____ dated _____ and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2052/5/E/E/E/011,641 ,CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE , Bangalore.

Total Plot Area (Basement + 1Ground + 17 UF only)

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

4.1)ECE,Bl areas reserved for car parking shall not be converted for any other purpose.

2.Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for locating garbage within the premises shall be provided.

5.The

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

7.The applicant shall RECIRE all workers employed in the construction work against any accident and take adequate insurance coverage for the workers before start.

8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported

9.The applicant shall not

3.The applicant / builder is prohibited from selling the earliest area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipments as per BESCOM norms. The space shall be 15 mts. from the building within the premises.

11.The applicant shall provide a separate room

preferably 4.50 x 3.65 m in the basement for

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in the adjacent area.

13.Permission shall be obtained from forest department for cutting trees

before the commencement

of the work.

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

Sanction Plan shall be displayed in a conspicuous place in the premises to be mounted on

a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor

will be informed by the Authority in the first instance, warned in

writing and if he contravenes even after the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX" IV (Bye-law No. 3.8) under sub section 1V-B (a) to (k).

17.The building shall be constructed under the supervision of a registered

structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" from the

the site above 371 Sqm

19.The applicant shall get the construction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for

permission

to occupy the building.

20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority.

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the requirements mentioned in the Bye-law 32(a).

22.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.

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

24.Facilities for physically handicapped persons prescribed in schedule

-X (Bye laws Bl" 20)F

Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per Bye-law No. 29 of building bye-laws.

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of the building by way of obstruction to their open spaces, light & ventilation in the existing buildings & the work earlier than 7.00 AM to avoid hindrance during the forenoon and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into

organic and

inorganic waste and should be processed in the Recycling processing unit _____ (q.capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

29.The applicant shall provide adequate measures during structural stability and safety to ensure for wall stabilization during the course of excavation for basements/s 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.

30.The Assent fee wherever parking shall be provided as per requirement.

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.

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock dill' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

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

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/ACE/SE(S)/Sanction/ dated 28.09.2015 regarding utilization of treated water for all construction activities and attached to the Bye laws 2016.

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

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR (Floor Area Ratio) or part thereof / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act.Bl' 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Owner / Builder / Developer shall abide by the Provisions of Solid Waste Authority (RSTA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.The Owner / builder / developer shall take adequate 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 property or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction shall be withdrawn.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khatabag) Hoodkul Letter No. LD/66/LET/2013, dated: 01-04-2013.

1.Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (TOWER-B)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	212.02	0.00	212.02	183.04	0.00	28.98	0.00	0.00	0.00	0.00	00
Seventeenth Floor	2295.33	89.94	2196.29	98.91	8.40	20.58	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fifteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fourth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Third Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Second Floor	1931.23	89.26	1841.97	98.91	8.40	20.58	0.09	0.00	1803.99	1803.99	12
First Floor	1931.23	89.26	1841.97	98.91	8.40	20.58	0.09	0.00	1803.99	1803.99	12
Ground Floor	2282.81	492.04	1810.57	65.01	8.40	20.58	0.09	0.00	1716.99	1716.99	12
Upper Basement Floor	6467.13	204.64	6262.49	62.85	4.20	24.78	0.00	340.26	5869.39	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.10	5811.69	0.00	00
Total	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	272
Total Number of Blocks	1										
Total	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	272

AREA STATEMENT (BBMP)

		VERSION NO. : 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/210/23/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2052/5/E/E/E/011/641
Nature of Sanction: MODIFY		City Survey No.: SE /E/E/11 AND 641
Location: RING-III		Khata No. (As per Khata Extract): 2052/5/E/E/E/011/641
Building Line Specified as per Z.R. NA		Locality / Street of the property: CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE.
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 5th Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.46
NET AREA OF PLOT	(A-Deductions)	27872.46
Deductions for Reserve Plot Area		
Amenity Area		1393.62
Total:		1393.62
BALANCE AREA OF PLOT	(A-Deductions)	26478.84
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.42
Proposed Coverage Area (5.76 %)		1789.99
Existing (coverage area to be retained) (10.26 %)		4537.36
Achieved Net coverage area (22.01 %)		5827.35
Balance coverage area left (27.99 %)		7412.08
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		78406.56
Additional F.A.R within Ring I and II for amalgamated plot - (		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		78406.56
Residential FAR (100.00%)		31950.54
Proposed FAR Area		31950.53
Achieved Net FAR Area (3.47)		31949.98
Achieved Gross FAR Area (3.47)		95299.16
Balance FAR Area (0.01)		14137.42
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		48219.98
Existing BUA Area for Existing Structure		30239.57
Substructure Area Add in BUA (Layout Lvl)		10.00
Achieved BuiltUp Area		48274.98

Approval Data

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 (TOWER-B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Prop.	Reqd./Unit	Reqd.	Prop.
A (TOWER-B)	Residential	Apartment	50 - 225	1	-	272	-
	Total :		-	-	-	272	300

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	300	4125.00
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	300	4125.00
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	7901.98
Total :		4510.00		12032.98

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
EXISTING TO BE RETAINED-1	Residential	Apartment	Building	Highrise	59.05	2B+G+15	33348.58	30239.57

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
EXISTING TO BE RETAINED-1	30239.57	33348.58
Total :	30239.57	33348.58

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
A (TOWER-B)	1	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	31950.54	272	
Grand Total:	1	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	31950.54	272.00	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	D1	0.90	2.10	272
A (TOWER-B)	D2	0.75	2.10	544
A (TOWER-B)	D3	0.82	2.10	164
A (TOWER-B)	D	1.13	2.10	63
A (TOWER-B)	SD4	1.68	2.10	72
A (TOWER-B)	SD3	1.80	2.10	164
A (TOWER-B)	SD2	2.10	2.10	272

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	ven	1.05	1.80	342
A (TOWER-B)	BW	1.17	2.00	01
A (TOWER-B)	V	1.20	1.20	608
A (TOWER-B)	BW	1.25	2.00	333
A (TOWER-B)	W	1.50	1.20	152
A (TOWER-B)	WV	2.00	2.00	1025

SCALE 1:250

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

K Madhu Reg By Mrs. Vajram Estates Private Limited #1, Vajram Complex, 7Th Main 100 Feet Road, 4th B Cross, Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

ABHISHEK R NO.28, 6TH CROSS, SS A ROAD, RT NAGAR BCC/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2052/5/E/E/E/011/641, SY.NO.5/E/E/E/011 & 641, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (E) BCC/BL-3.6/E-0207/20-21	DEPUTY DIRECTOR	JOINT DIRECTOR	DIRECTOR

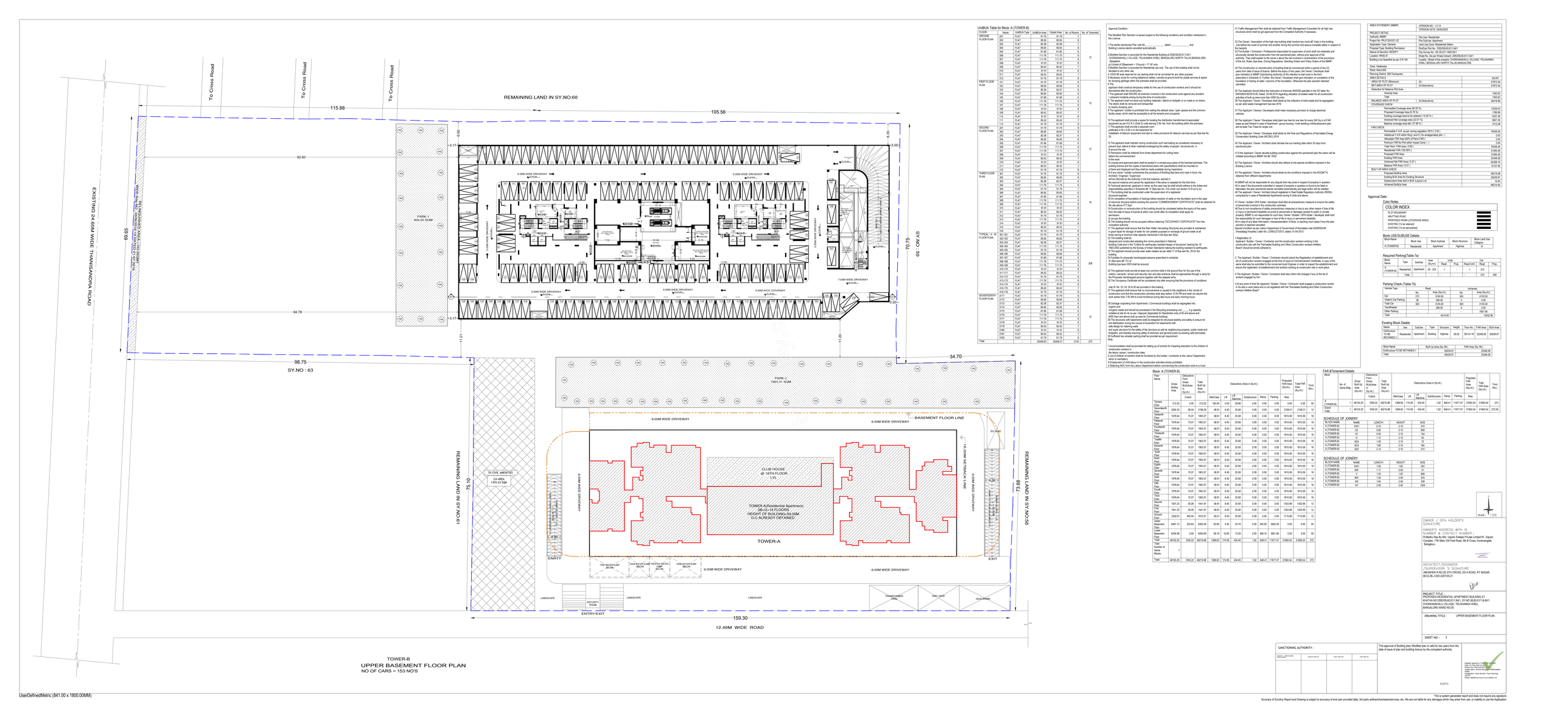
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

Digitally signed by K R MADHU REDDY
Date: 04 May 2023 20:30:00
Location: Joint Director Town Planning (East)
Reason: Approved

NORTH

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

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



TOWER-B
UPPER BASEMENT FLOOR PLAN
NO OF CARS = 153 NOS

UserDefinedMetric (841.00 x 1800.00MM)

UnitBUA Table for Block :A (TOWER-B)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	91.79	91.79	7	
	002	FLAT	85.65	85.65	8	
	003	FLAT	82.38	82.38	7	
	004	FLAT	85.65	85.65	8	
	005	FLAT	81.86	81.86	6	12
	006	FLAT	111.76	111.76	9	
	007	FLAT	111.76	111.76	9	
	008	FLAT	91.91	91.91	8	
	009	FLAT	85.42	85.42	7	
	010	FLAT	91.91	91.91	8	
	011	FLAT	85.42	85.42	7	
FIRST FLOOR PLAN	012	FLAT	91.79	91.79	8	
	101	FLAT	91.79	91.79	8	
	102	FLAT	85.65	85.65	8	
	103	FLAT	82.38	82.38	7	
	104	FLAT	85.65	85.65	8	
	105	FLAT	81.86	81.86	6	
	106	FLAT	111.76	111.76	9	12
	107	FLAT	111.76	111.76	9	
	108	FLAT	91.91	91.91	8	
	109	FLAT	85.42	85.42	7	
	110	FLAT	91.91	91.91	8	
	111	FLAT	85.42	85.42	7	
SECOND FLOOR PLAN	201	FLAT	91.79	91.79	8	
	202	FLAT	85.65	85.65	8	
	203	FLAT	82.38	82.38	7	
	204	FLAT	85.65	85.65	8	
	205	FLAT	81.86	81.86	6	
	206	FLAT	111.76	111.76	9	12
	207	FLAT	111.76	111.76	9	
	208	FLAT	91.91	91.91	8	
	209	FLAT	85.42	85.42	7	
	210	FLAT	91.91	91.91	8	
	211	FLAT	85.42	85.42	7	
THIRD FLOOR PLAN	301	FLAT	91.79	91.79	8	
	302	FLAT	85.65	85.65	8	
	303	FLAT	82.38	82.37	6	
	304	FLAT	111.76	111.76	9	
	305	FLAT	91.79	91.79	7	
	306	FLAT	85.65	85.65	8	
	307	FLAT	81.86	81.86	6	
	308	FLAT	111.76	111.76	9	16
	309	FLAT	111.76	111.76	9	
	310	FLAT	91.91	91.91	8	
	311	FLAT	85.42	85.42	7	
	312	FLAT	91.79	91.79	7	
	313	FLAT	111.76	111.76	9	
	314	FLAT	91.91	91.91	8	
	315	FLAT	85.42	85.42	7	
TYPICAL – 4 TO 15 FLOOR PLAN	316	FLAT	91.79	91.79	8	
	401-461	FLAT	85.65	85.65	8	
	402-462	FLAT	82.38	82.38	6	
	403-163	FLAT	82.38	82.37	6	
	404-164	FLAT	111.76	111.76	9	
	405-165	FLAT	91.79	91.79	8	
	406-166	FLAT	85.65	85.65	8	
	407-167	FLAT	81.86	81.86	6	
	408-168	FLAT	111.76	111.76	9	208
	409-169	FLAT	111.76	111.76	9	
	410-170	FLAT	91.91	91.91	8	
	411-171	FLAT	85.42	85.42	7	
	412-172	FLAT	91.79	91.79	8	
	413-173	FLAT	111.76	111.76	9	
	414-174	FLAT	91.91	91.91	8	
	415-175	FLAT	85.42	85.42	7	
	416-176	FLAT	91.79	91.79	8	
SEVENTEENTH FLOOR PLAN	171	FLAT	91.79	91.79	8	
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.86	81.86	6	
	0176	FLAT	111.76	111.76	9	12
	0177	FLAT	111.76	111.76	9	
	0178	FLAT	91.91	91.91	8	
	0179	FLAT	85.42	85.42	7	
	0180	FLAT	91.91	91.91	8	
	0181	FLAT	85.42	85.42	7	
	0182	FLAT	91.79	91.79	8	
Total	-	-	29446.83	29446.31	2130	272

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the License .

1.The earlier sanctioned Plan vide No._____ dated _____ and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2052/5E/BS/01/641 (CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE , Bangalore).

Proposed G+Basement + 15Floors + 1T.F only.

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

4.1.SS(CA) area reserved for car parking shall not be converted for any other purpose.

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

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

7.The applicant shall RECIEVE all workers involved in the construction work against any accident during the construction period in the name of insurance.

8.The applicant / Owner / Developer shall display on the collection of solid waste and its segregation as per solid waste management bye-law 2016.

9.The applicant / builder is prohibited from selling the earthwork area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipments as per BESCOM norms. The space shall be made available to BESCOM within the premises.

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in the vicinity. (Bye-law No. 11)

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

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The Survey Number, Ward Number, Licence Number and Premises Number shall be mounted on a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be cautioned by the Authority for the first instance, warned in the second instance and in the third instance the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX & X (Bye-law No. 3.8) under sub section 10 of (a) to (k).

17.The construction shall be constructed under the supervision of a registered structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columns directly above the basement / podium, a certificate from the registered structural engineer shall be submitted for the site above 371.5sqm

19.The building shall not be occupied before the completion certificate has been applied for from the competent authority.

20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the requirement as per rain water harvesting mentioned in the Bye-law 32(a).

22.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.

23.The applicant should provide solar water heaters as per bye-law 13.4 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule -X (Bye laws 3.8" 20".pdf

Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per bye-law No. 29 of the bye-laws.

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of the building with regard to sanitation, water supply, electricity lines, roads etc., during the construction the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ t.p.d capacity installed at site for its re-use / disposal.Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building.

29.The applicant shall ensure that the electrical installations, structural stability and safety to ensure for wet stabilization during the course of excavation for basements/s 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. The Architect has whether parking shall be provided as per requirement. 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.

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock drill' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not of materially and structurally deviate from the sanctioned plans without obtaining the approval of the Authority. They shall register to the owner is about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls, before the commencement of further work, failing which the permission is cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/ACE/2014-15/ Dated: 28.05.2015 regarding utilization of treated water for all construction activities and to obtain NOC from BWSSB for the same.

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

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR (Floor Area Ratio) consumed / gross housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act.M 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Owner / Builder / Developer shall register with Real Estate Regulatory Authority (RERA) competently in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety all personnels involved in the construction activities.

48.The Owner / builder/ GPA holder / developer shall take measures so due to any other reason it 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.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is liable to be cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khatabag/ Hoodike) Letter No. LL5954.ETI/2013, dated: 01-04-2013.

1.Registration of

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (TOWER-B)

Floor Name	Gross Built Up Area	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenant (No.)
		Cutout	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace	212.02	0.00	212.02	183.04	0.00	28.98	0.00	0.00	0.00	0.00	00
Fifteenth Floor	2290.33	89.94	2196.29	98.91	8.40	20.58	0.00	0.00	2108.31	2108.31	12
Fifteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fifteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Third Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	1915.59	1915.59	16
Second Floor	1501.23	59.26	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2352.61	492.04	1860.57	65.01	8.40	20.58	0.09	0.00	0.00	1716.99	1716.99	12
Upper Basement Floor	6467.13	204.64	6262.49	62.85	4.20	24.78	0.00	340.26	5869.39	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.10	5811.69	0.00	00
Total	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	31950.54	272
Total Number of Blocks	1											
Total:	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	31950.54	272

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mts.)	Deductions From Gross Built Up Area (Sq.mts.)	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenant (No.)
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	31950.54	272
Grand Total:	1	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.07	31950.54	31950.54	272.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	D01	0.90	2.10	272
A (TOWER-B)	D	0.75	2.10	544
A (TOWER-B)	D1	0.82	2.10	164
A (TOWER-B)	D	1.13	2.10	63
A (TOWER-B)	SD4	1.68	2.10	12
A (TOWER-B)	SD3	1.80	2.10	164
A (TOWER-B)	SD2	3.10	2.10	213

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	ven	1.05	1.65	342
A (TOWER-B)	BW	1.17	2.00	01
A (TOWER-B)	V	1.20	1.20	608
A (TOWER-B)	BW	1.25	2.00	333
A (TOWER-B)	W	1.50	1.20	608
A (TOWER-B)	WV	2.00	2.00	1025

AREA STATEMENT (BBMP)

VERSION NO.: 1.0.14
VERSION DATE: 04/05/2023

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/210423/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2052/5E/BS/01/641	
Nature of Sanction: BIDDAPP	City Survey No.: SE /E/ 01 AND 641	
Location: RING-III	Khata No. (as per Khata Extract): 2052/5E/BS/01/641	
Building Line Specified as per Z.R. NA	Locality / Street of the property: CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE.	
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 5th Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.45
NET AREA OF PLOT	(A-Deductions)	27872.45
Deductions for Reserve Plot Area		
Amenity Area		1393.62
Total:		1393.62
BALANCE AREA OF PLOT	(A-Deductions)	26478.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.42
Proposed Coverage Area (5.76 %)		1789.99
Existing coverage area to be retained (10.26 %)		4031.90
Achieved Net coverage area (22.01 %)		5821.35
Balance coverage area left (27.99 %)		7417.88
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		78436.58
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		78436.58
Residential FAR (100.00%)		31950.54
Proposed FAR Area		31950.53
Achieved Net FAR Area		31949.98
Achieved Gross FAR Area (4.47)		93299.16
Balance FAR Area (0.51)		14137.42
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		30239.57
Substructure Area Add in BUA (Layout Lvl)		10.00
Achieved BuiltUp Area		46274.39

Approval Data:

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 (TOWER-B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a):

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd.	Prop.
A (TOWER-B)	Residential	Apartment	50 - 225	1	-	1	272
			-	-	-	-	-
Total :			-	-	-	272	300

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	300	4125.00
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	300	4125.00
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	7901.66
Total :		4510.00		12026.66

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
Exiting to be RETAINED (	Residential	Apartment	Building	Highrise	98.05	2B+G+15	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
Exiting to be RETAINED (	50039.97	33348.58
Total :	50039.97	33348.58

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

K1 Madhu Reja By Nitis, Yapram Estates Private Limited #1, Yapram Estates, 7TH Main 100 Feet Road, 4th B Cross, Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

ABHISHEK R NO.28, 6TH CROSS, SS A ROAD, RT NAGAR BCC/BL-3.5/E-0207/20-21

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2052/5E/BS/01/641, SY.NO.5E/BS/01/ & 641, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : 3

SCALE 1:250

NORTH

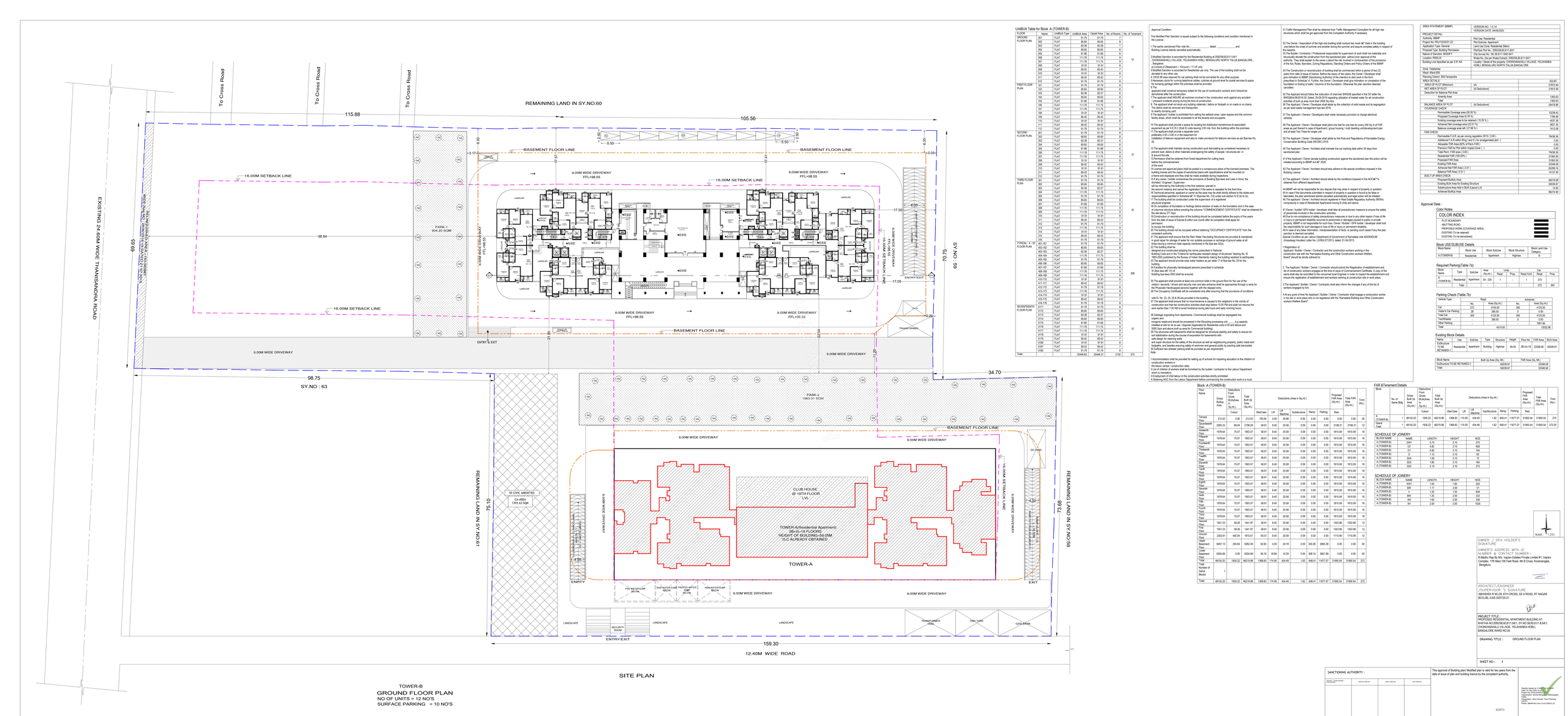
SANCTIONING AUTHORITY :

Name of the Authorised Officer	Designation	Signature	Date
ASHA.P	ASSISTANT DIRECTOR		
	ASST. DIRECTOR		
	ASST. DIRECTOR		

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

Digitally signed by S R RAMESH
Date: 01 May 2023 20:30:39
Reason: Approved Building Plan
Location: Joint Director Town Planning (East)
Name: ASHA.P (Asst. Director Town Planning)

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



SITE PLAN

TOWER-B
GROUND FLOOR PLAN
NO OF UNITS = 12 NO'S
SURFACE PARKING = 10 NO'S

UserDefinedMetric (841.00 x 1800.00MM)

UnitBUA Table for Block :A (TOWER-B)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	91.79	91.79	7	
	002	FLAT	85.65	85.65	6	
	003	FLAT	82.38	82.38	7	
	004	FLAT	85.65	85.65	6	
	005	FLAT	91.80	91.80	6	
	006	FLAT	111.76	111.76	9	12
	007	FLAT	111.76	111.76	9	
	008	FLAT	91.91	91.91	8	
	009	FLAT	85.43	85.42	7	
	010	FLAT	91.91	91.91	8	
	011	FLAT	85.42	85.42	7	
FIRST FLOOR PLAN	012	FLAT	91.79	91.79	8	
	101	FLAT	91.79	91.79	8	
	102	FLAT	85.65	85.65	6	
	103	FLAT	82.38	82.37	6	
	104	FLAT	85.65	85.65	6	
	105	FLAT	91.80	91.80	6	
	106	FLAT	111.76	111.76	9	12
	107	FLAT	111.76	111.75	9	
	108	FLAT	91.91	91.91	8	
	109	FLAT	85.42	85.42	7	
	110	FLAT	91.91	91.91	8	
	111	FLAT	85.42	85.42	7	
SECOND FLOOR PLAN	201	FLAT	91.79	91.79	8	
	202	FLAT	85.65	85.65	6	
	203	FLAT	82.38	82.37	6	
	204	FLAT	85.65	85.65	6	
	205	FLAT	91.86	91.86	6	
	206	FLAT	111.76	111.75	9	12
	207	FLAT	111.76	111.75	9	
	208	FLAT	91.91	91.91	8	
	209	FLAT	85.42	85.42	7	
	210	FLAT	91.91	91.91	8	
	211	FLAT	85.42	85.42	7	
THIRD FLOOR PLAN	301	FLAT	91.79	91.79	8	
	302	FLAT	85.65	85.65	6	
	303	FLAT	82.38	82.37	6	
	304	FLAT	111.76	111.75	9	
	305	FLAT	91.79	91.79	7	
	306	FLAT	85.65	85.65	6	
	307	FLAT	91.86	91.86	6	
	308	FLAT	111.76	111.75	9	16
	309	FLAT	111.76	111.75	9	
	310	FLAT	91.91	91.91	8	
	311	FLAT	85.42	85.42	7	
	312	FLAT	91.79	91.79	7	
	313	FLAT	111.76	111.75	9	
	314	FLAT	91.91	91.91	8	
	315	FLAT	85.42	85.42	7	
TYPICAL - 4 - 16 FLOOR PLAN	216	FLAT	91.79	91.79	8	
	401-561	FLAT	91.79	91.79	8	
	402-162	FLAT	85.65	85.65	6	
	403-163	FLAT	82.38	82.37	6	
	404-164	FLAT	111.76	111.75	9	
	405-165	FLAT	91.79	91.79	8	
	406-166	FLAT	85.65	85.65	6	
	407-167	FLAT	91.86	91.86	6	
	408-168	FLAT	111.76	111.75	9	208
	409-169	FLAT	111.76	111.75	9	
	410-170	FLAT	91.91	91.91	8	
	411-171	FLAT	85.42	85.42	7	
	412-172	FLAT	91.79	91.79	8	
	413-173	FLAT	111.76	111.75	9	
	414-174	FLAT	91.91	91.91	8	
	415-175	FLAT	85.42	85.42	7	
	416-176	FLAT	91.79	91.79	8	
SEVENTEENTH FLOOR PLAN	2171	FLAT	91.79	91.79	8	
	2172	FLAT	85.65	85.65	6	
	2173	FLAT	82.38	82.37	6	
	2174	FLAT	85.65	85.65	6	
	2175	FLAT	91.80	91.80	6	
	2176	FLAT	111.76	111.75	9	12
	2177	FLAT	111.76	111.75	9	
	2178	FLAT	91.91	91.91	8	
	2179	FLAT	85.42	85.42	7	
	2180	FLAT	91.91	91.91	8	
	2181	FLAT	85.42	85.42	7	
	2182	FLAT	91.79	91.79	8	
Total	-	-	25446.83	25440.31	2130	272

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the License .

1.The earlier sanctioned Plan vide No._____ dated _____ and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2052/5/E/E/E/11.641/ CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE , Bangalore.

Proposed Ground Basement + 1Ground + 17 Upr only.

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

4.'23(3)(i)',Bi-laws reserved for car parking shall not be converted for any other purpose.

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

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

7.The applicant shall INCLUDE all architect involved in the construction work against any accident during construction period should be met by the owner of the building.

8.The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported

9.The applicant shall not

9.1 The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipments as per Bye-law No. 3.(i) under sub section 10 of this from the building within the premises.

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in accordance with

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

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The Owner / Developer shall obtain the numbering of the premises assigned by the BBMP to be mounted on a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing, and if he still persists in the violation the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IM " IV (Bye-law No. 3.5) under sub section IV-F(i) to (iv).

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm

19.The applicant shall get the construction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission

to occupy the building.

20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Competent Authority.

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the requirement as per Bye-law 32(a).

22.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.

23.The applicant should provide solar water heaters as per Bye-law 7.F of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule -X (Bye laws 3F.2) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per Bye-law No. 3.5 (xiii) and (xiv).

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction site & they shall not be permitted to use the open spaces, if any, in the site for storing the same the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit/ _____ t.p.d capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

29.The applicant shall obtain necessary permission from structural stability and safety to ensure for soil stabilization during the course of excavation for basements/ soft.

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.

30.The Owner has wherein parking shall be provided as per requirement.

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.

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not of materially and structurally deviate from the sanctioned plans without obtaining the approval of the Authority. They shall register to the owner is about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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

35.The Applicant should follow the instruction of chairman BWSSB specified in the CFO letter No. BWSSB/ACR/2012-13/ dated: 28.09.2013 regarding utilization of treated water for all construction activities in the BBMP area to the extent possible.

36.The Applicant / Owner / Developer shall arrange for the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area or existing trees shall be preserved / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the civil marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Owner / Builder / Developer shall register with Bruhat Bengaluru Mahanagara Palike (BBMP) complywith in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ QPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.The Owner / builder / developer shall take precautionary measures on 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 / QPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is liable for cancellation.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khatabag) Hoodkul Letter No. LD/66/LET/2013, dated: 01-04-2013.

1.Registration of

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (TOWER-B)

Floor Name	Gross Built Up Area (Sq.Mt.)	Deductions From Gross Built Up Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)					Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	212.02	0.00	212.02	183.04	0.00	28.98	0.00	0.00	0.00	0.00	00		
Seventeenth Floor	2295.33	89.94	2196.29	98.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12	
Sixteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Fifteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Fourth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Third Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16	
Second Floor	1931.23	59.39	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12	
First Floor	1931.23	59.39	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12	
Ground Floor	2302.81	492.04	1810.57	65.91	8.40	20.58	0.09	0.00	0.00	1715.99	1715.99	12	
Upper Basement Floor	6467.13	204.64	6262.49	62.85	4.20	24.78	0.00	340.26	5869.39	0.00	00		
Lower Basement Floor	6204.69	0.00	6204.69	96.16	18.69	10.29	0.00	308.10	5821.69	0.00	00		
Total	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.57	31950.54	31950.54	272	
Total Number of Blocks	1												
Total	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.57	31950.54	31950.54	272	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.Mt.)	Deductions From Gross Built Up Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)					Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
A (TOWER-B)	1	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.57	31950.54	31950.54	272
Grand Total:	1	48169.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11877.57	31950.54	31950.54	272.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	D/01	0.90	2.10	272
A (TOWER-B)	D/1	0.75	2.10	544
A (TOWER-B)	D1	0.82	2.10	544
A (TOWER-B)	D	1.13	2.10	63
A (TOWER-B)	SD/4	1.68	2.10	72
A (TOWER-B)	SD/3	1.80	2.10	164
A (TOWER-B)	SD/2	2.10	2.10	272

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	ew1	1.05	1.65	342
A (TOWER-B)	BW	1.17	2.00	01
A (TOWER-B)	V	1.20	1.20	608
A (TOWER-B)	BW	1.25	2.00	333
A (TOWER-B)	W	1.65	1.20	272
A (TOWER-B)	w1	2.00	2.00	1025

AREA STATEMENT (BBMP)

VERSION NO.: 1.0.14
VERSION DATE: 04/05/2023

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/210/23/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2052/5/E/E/E/11.641	
Nature of Sanction: BOD/PY	City Survey No.: SE /E/11/ AMD &A1	
Location: RING-III	Khata No. (As per Khata Extract): 2052/5/E/E/E/11.641/	
Building Line Specified as per Z.R. NA	Locality / Street of the property: CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE .	
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 5th Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deductions for Reserve Plot Area		
Amenity Area		1393.62
Total:		1393.62
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.42
Proposed Coverage Area (8.78 %)		1789.99
Existing coverage area to be retained (10.26 %)		4237.30
Achieved Net coverage area (22.01 %)		5827.29
Balance coverage area left (27.99 %)		7412.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		78406.56
Additional F.A.R within Ring I and II for amalgamated plot - (		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		78406.56
Residential FAR (100.00%)		31950.54
Proposed FAR Area		31950.53
Achieved Net FAR Area (3.47)		31949.98
Balance FAR Area (0.01)		00209.16
BUILT UP AREA CHECK		44137.40
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		00209.97
Substructure Area Add in BUA (Layout Lvl)		10.00
Achieved BuiltUp Area		46219.95

Approval Data:

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 (TOWER-B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd. Nos	Prop.
A (TOWER-B)	Residential	Apartment	90 - 225	1	-	1	272
			-	-	-	-	-
	Total :			-	-	272	300

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	7480.00	300	4125.00
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	300	4125.00
Two/Wheeler	-	385.00	0	0.00
Other Parking	-	-	-	7901.96
Total :		4510.00		12032.96

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
ExStructure TO BE DEMOLISHED	Residential	Apartment	Building	Highrise	58.05	2B+G+18	33348.58	00209.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED !	50039.97	33348.58
Total :	50039.97	33348.58

SCALE 1:250

NORTH

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

KI Realty Rep By M/s. Vajram Estates Private Limited #1, Vajram Complex, 7Th Main 100 Feet Road, 4th B Cross, Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

ABHISHEK R NO.28, 6TH CROSS, SS A ROAD, RT NAGAR BCC/BL-3.5/E/ 0207/20-21

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2052/5/E/E/E/11.641, SY.NO.5E/E/E/11 & 64/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

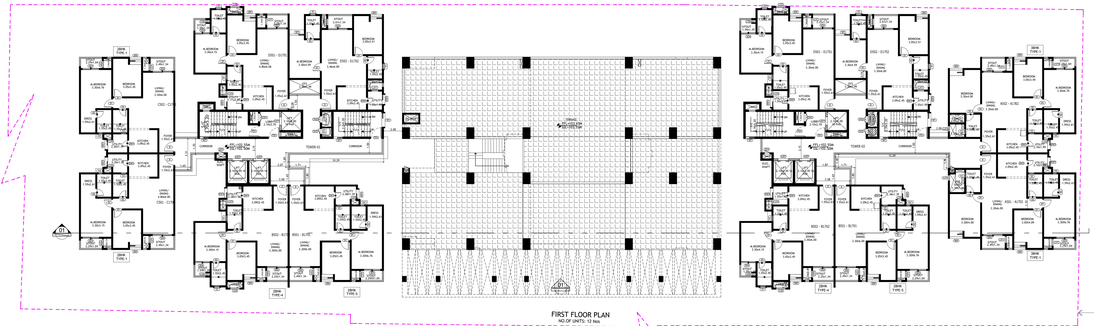
ASSTT. DIRECTOR OF TOWN PLANNING (BBMP)	JOINT DIRECTOR	DEPUTY DIRECTOR	DIRECTOR

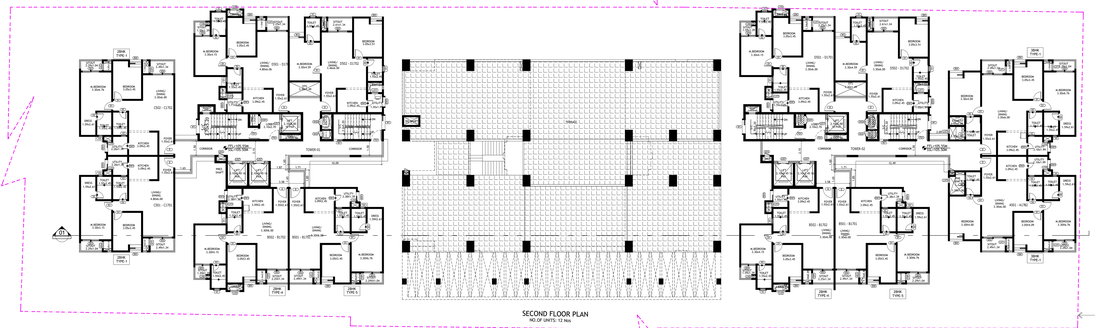
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

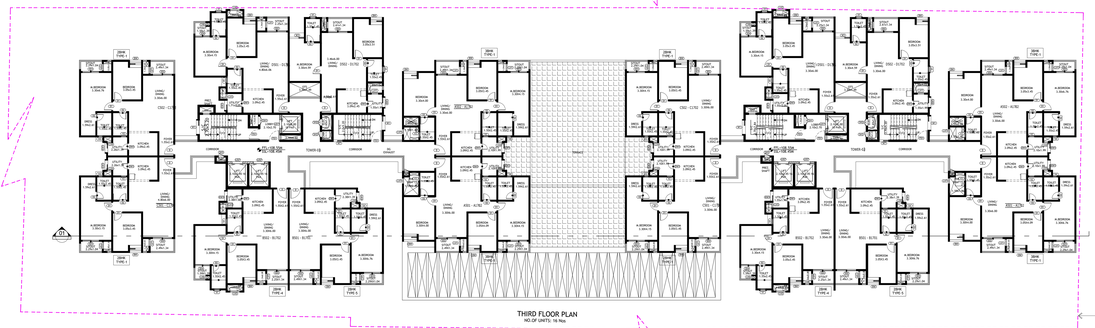
Digitally signed by S R RAMESH
Date: 04 May 2023 20:30:00
Reason: Approved
Location: Joint Director Town Planning (Enforcement)
Name: RAMESH Form: FORM2/2023-05

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.







UserDefinedMetric (841.00 x 1800.00MM)

UnitBUA Table for Block :A (TOWER-B)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	91.79	91.79	7	
	002	FLAT	85.65	85.65	8	
	003	FLAT	82.38	82.38	7	
	004	FLAT	85.65	85.65	8	
	005	FLAT	81.86	81.86	6	
	006	FLAT	111.76	111.76	9	12
	007	FLAT	111.76	111.76	9	
	008	FLAT	91.91	91.91	8	
	009	FLAT	85.43	85.42	7	
	010	FLAT	91.91	91.91	8	
	011	FLAT	85.42	85.42	7	
	012	FLAT	91.79	91.79	8	
FIRST FLOOR PLAN	101	FLAT	91.79	91.79	7	
	102	FLAT	85.65	85.65	8	
	103	FLAT	82.38	82.37	6	
	104	FLAT	85.65	85.65	8	
	105	FLAT	81.86	81.86	6	
	106	FLAT	111.76	111.76	9	12
	107	FLAT	111.76	111.75	9	
	108	FLAT	91.91	91.91	8	
	109	FLAT	85.42	85.42	7	
	110	FLAT	91.91	91.91	8	
	111	FLAT	85.42	85.42	7	
	112	FLAT	91.79	91.79	8	
SECOND FLOOR PLAN	201	FLAT	91.79	91.79	7	
	202	FLAT	85.65	85.65	8	
	203	FLAT	82.38	82.37	6	
	204	FLAT	85.65	85.65	8	
	205	FLAT	81.86	81.86	6	
	206	FLAT	111.76	111.75	9	12
	207	FLAT	111.76	111.76	9	
	208	FLAT	91.91	91.91	8	
	209	FLAT	85.42	85.42	7	
	210	FLAT	91.91	91.91	8	
	211	FLAT	85.42	85.42	7	
	212	FLAT	91.79	91.79	8	
THIRD FLOOR PLAN	301	FLAT	91.79	91.79	8	
	302	FLAT	85.65	85.65	8	
	303	FLAT	82.38	82.37	6	
	304	FLAT	111.76	111.76	9	
	305	FLAT	91.79	91.79	7	
	306	FLAT	85.65	85.65	8	
	307	FLAT	81.86	81.86	6	
	308	FLAT	111.76	111.75	9	16
	309	FLAT	111.76	111.75	9	
	310	FLAT	91.91	91.91	8	
	311	FLAT	85.42	85.42	7	
	312	FLAT	91.79	91.79	7	
	313	FLAT	111.76	111.75	9	
	314	FLAT	91.91	91.91	8	
	315	FLAT	85.42	85.42	7	
	316	FLAT	91.79	91.79	8	
TYPICAL - 4 - 16 FLOOR PLAN	401-461	FLAT	91.79	91.79	8	
	402-462	FLAT	85.65	85.65	8	
	403-163	FLAT	82.38	82.37	6	
	404-164	FLAT	111.76	111.75	9	
	405-165	FLAT	91.79	91.79	8	
	406-166	FLAT	85.65	85.65	8	
	407-167	FLAT	81.86	81.86	6	
	408-168	FLAT	111.76	111.75	9	208
	409-169	FLAT	111.76	111.75	9	
	410-170	FLAT	91.91	91.91	8	
	411-171	FLAT	85.42	85.42	7	
	412-172	FLAT	91.79	91.79	8	
	413-173	FLAT	111.76	111.75	9	
	414-174	FLAT	91.91	91.91	8	
	415-175	FLAT	85.42	85.42	7	
	416-176	FLAT	91.79	91.79	8	
SEVENTEENTH FLOOR PLAN	2171	FLAT	91.79	91.79	8	
	2172	FLAT	85.65	85.65	8	
	2173	FLAT	82.38	82.37	6	
	2174	FLAT	85.65	85.65	8	
	2175	FLAT	81.86	81.86	6	
	2176	FLAT	111.76	111.75	9	12
	2177	FLAT	111.76	111.75	9	
	2178	FLAT	91.91	91.91	8	
	2179	FLAT	85.42	85.42	7	
	2180	FLAT	91.91	91.91	8	
	2181	FLAT	85.42	85.42	7	
	2182	FLAT	91.79	91.79	8	
Total	-	-	25448.83	25440.31	2130	272

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence .

1.The earlier sanctioned Plan vide No._____ dated _____ and _____ building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2052/SHEE/BDA/11/041 ,CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE., Bangalore.

Commercial (Basement + 1Ground + 17 UP only.

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

4.125332.96 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for locating garage within the premises shall be provided.

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

7.The applicant shall INCORC all the architect involved in the construction work against any accident during construction and responsible for the same as per the rules.

8.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported

9.The applicant shall not

a.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment's as per BESCOM norms. The space shall be 30 cts. from the building within the premises.

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in accordance with

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

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The Building Licence No. and the name and address of the Architect / Engineer / Supervisor shall be mounted on a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor

will be informed by the Authority in the first instance, warned in

writing and if he contravenes even after the registration if the same is repeated for the third time.

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

structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above DTI Spot.

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

to occupy the building.

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the rules notified by the Government in the Bye-law 32(a).

22.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.

23.The applicant should provide solar water heaters as per bye- 13 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule

-E- (Bye laws 3(f ,31)-F

Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per Bye-law No. 29 of the bye-laws.

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of the building by way of noise pollution, obstruction to traffic and the like, during the construction and the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into

organic and

inorganic waste and should be processed in the Recycling processing unit _____ (e.g capacity installed at site for its use / disposal Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building)

29.The applicant shall take up construction work in such a manner that adjacent stability and safety to ensure for wall 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 its neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

30.The applicant has wheeler parking shall be provided as per requirement.

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers or

the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

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

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€" drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

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

35.The Applicant should follow the instruction of chairman BWSSB specified in the CFO letter No. BWSSB/ACE/2015-16 Dated: 22-09-2015 regarding utilization of treated water for all construction activities wherever STP is provided in the area.

36.The Applicant / Owner / Developer shall obtain Occupancy certificate of solid waste and its segregation as per solid waste management bye-law 2016.

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area consumed in addition to the existing trees / group trees / avenue trees / existing trees in the premises and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan.

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Owner / Developer shall register with Real Estate Regulatory Authority (RERA) compliantly in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ QPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.In case of any accidents occurred due to negligence measures or due to any other reason it 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 / QPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is liable for cancellation.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khatabag) Hoodike) Letter No. LD/66/LET/2013, dated: 01-04-2013.

1.Registration of

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (TOWER-B)

Floor Name	Gross Built Up Area Sq.mt.	Deductions (Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
Terrace Floor	212.02	0.00	212.02	183.04	0.00	28.98	0.00	0.00	0.00	0.00	0.00	00
Seventeenth Floor	2290.33	89.94	2196.29	98.91	8.40	20.58	0.09	0.00	0.00	2168.31	2168.31	12
Sixteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Fifteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Fourth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Third Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Second Floor	1921.23	59.39	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1921.23	59.39	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2282.81	492.04	1810.57	65.01	8.40	20.58	0.09	0.00	0.00	1715.99	1715.99	12
Upper Basement Floor	6467.13	204.64	6262.49	62.85	4.20	24.78	0.00	340.26	5869.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.10	5811.69	0.00	0.00	00
Total	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Blocks	1											
Total	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272

AREA STATEMENT (BBMP)

	VERSION NO.: 1.0.14	
	VERSION DATE: 04/05/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/1554/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2052/SHEE/BDA/11/041	
Nature of Sanction: MODIFY	City Survey No.: 66, SEE 011 AND 041	
Location: RING-III	Khata No. (As per Khata Extract): 2052/SHEE/BDA/11/041	
Building Line Specified as per Z.R. NA	Locality / Street of the property: CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE.	
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 5th Yelhanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.48
NET AREA OF PLOT	(A-Deductions)	27872.48
Deduction for Reserve Plot Area		0.00
Amenity Area		1393.62
Total		1393.62
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.42
Proposed Coverage Area (5.76 %)		1789.99
Existing coverage area to be retained (10.26 %)		4031.90
Achieved Net coverage area (22.01 %)		5821.89
Balance coverage area left (17.99 %)		7417.53
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		79436.56
Additional F.A.R within Ring I and II for amalgamated plot - (		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		79436.56
Residential FAR (100.00%)		31950.54
Proposed FAR Area		31950.53
Achieved Net FAR Area		31949.98
Balance FAR Area (2.87)		65299.16
BUILT-UP AREA CHECK		14137.42
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		30239.97
Substructure Area Add in BUA (Layout Lvl)		10.00
Achieved BuiltUp Area		46274.95

Approval Data

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 (TOWER-B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Prop.	Car Reqd.	Prop.
A (TOWER-B)	Residential	Apartment	50 - 225	1	-	1	272
	Total :		-	-	-	272	300

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	8160.00	300	4125.00
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	300	4125.00
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	7907.98
Total	-	4510.00	-	12032.98

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
EXStructure TO BE RETAINED-1	Residential	Apartment	Building	Highrise	99.05	2B+G+15	33348.58	30239.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
EXStructure TO BE RETAINED-1	30239.97	33348.58
Total :	30239.97	33348.58

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tenant (No.)
A (TOWER-B)	1	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48168.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	DW1	0.75	2.10	272
A (TOWER-B)	D	0.90	2.10	300
A (TOWER-B)	D1	0.82	2.10	184
A (TOWER-B)	D	1.13	2.10	63
A (TOWER-B)	SD4	1.68	2.10	72
A (TOWER-B)	SD3	1.80	2.10	164
A (TOWER-B)	SD2	2.10	2.10	213

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	ven1	1.05	1.60	345
A (TOWER-B)	BW	1.17	2.00	01
A (TOWER-B)	V	1.20	1.20	608
A (TOWER-B)	BW	1.25	2.00	333
A (TOWER-B)	V1	1.50	1.20	304
A (TOWER-B)	W1	2.00	2.00	1025

SCALE 1:150

NORTH

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

K Madhu, Reg By Mrs. Vajram Estates Private Limited #1, Vajram Estates, 7TH Main 100 Feet Road, 4th B Cross, Koramangala, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

ABHISHEK R NO.28, 6TH CROSS, SS A ROAD, RT NAGAR BCC/BL-3.6/E-0207/20-21

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2052/SHEE/BDA/11/041, SY.NO.66,SEE/011 & 64/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05

DRAWING TITLE : 1ST,2ND & 3RD FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

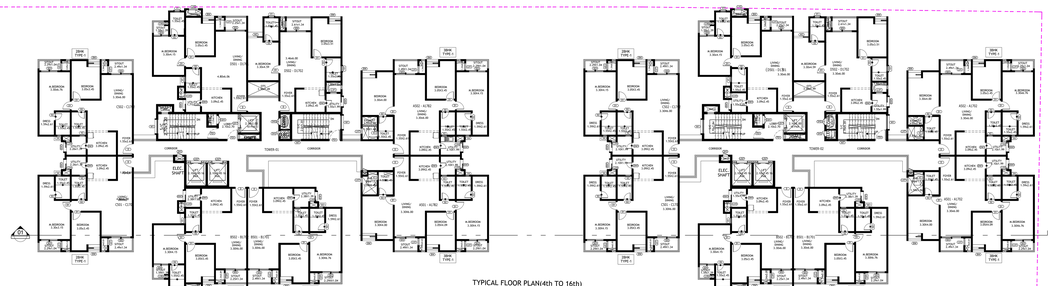
ASSISTANT DIRECTOR OF TOWN PLANNING (BANGALORE NORTH)	JOINT DIRECTOR	JOINT DIRECTOR	JOINT DIRECTOR

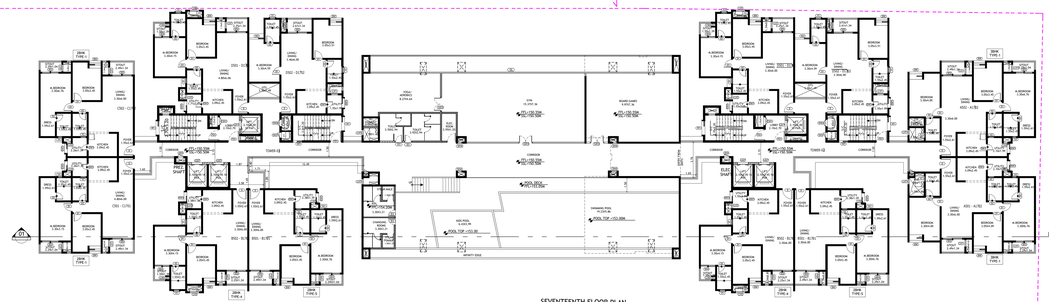
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

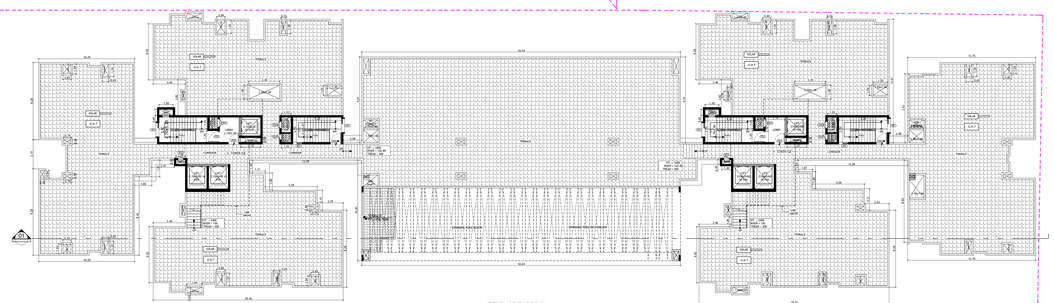
Digitally signed by K R RAMESH BABU
Date: 04 May 2023 20:30:49
Location: Government of Karnataka
Reason: Building Plan Approval
Authority
Designation: Joint Director Town Planning
(East)
Name: RAMESH BABU K R (JOINT DIRECTOR)

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

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







UnitBUA Table for Block :A (TOWER-B)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	91.79	91.79	7	
	002	FLAT	85.65	85.65	8	
	003	FLAT	82.38	82.38	7	
	004	FLAT	85.65	85.65	8	
	005	FLAT	81.66	81.66	6	
	006	FLAT	111.76	111.76	9	12
	007	FLAT	111.76	111.76	9	
	008	FLAT	91.91	91.91	8	
	009	FLAT	85.43	85.42	7	
	010	FLAT	91.91	91.91	8	
	011	FLAT	85.42	85.42	7	
FIRST FLOOR PLAN	012	FLAT	91.79	91.79	8	
	101	FLAT	91.79	91.79	8	
	102	FLAT	85.65	85.65	8	
	103	FLAT	82.38	82.37	6	
	104	FLAT	85.65	85.65	8	
	105	FLAT	81.66	81.66	6	
	106	FLAT	111.76	111.76	9	12
	107	FLAT	111.76	111.76	9	
	108	FLAT	91.91	91.91	8	
	109	FLAT	85.42	85.42	7	
	110	FLAT	91.91	91.91	8	
	111	FLAT	85.42	85.42	7	
SECOND FLOOR PLAN	201	FLAT	91.79	91.79	8	
	202	FLAT	85.65	85.65	8	
	203	FLAT	82.38	82.37	6	
	204	FLAT	85.65	85.65	8	
	205	FLAT	81.66	81.66	6	
	206	FLAT	111.76	111.75	9	12
	207	FLAT	111.76	111.76	9	
	208	FLAT	91.91	91.91	8	
	209	FLAT	85.42	85.42	7	
	210	FLAT	91.91	91.91	8	
	211	FLAT	85.42	85.42	7	
THIRD FLOOR PLAN	301	FLAT	91.79	91.79	8	
	302	FLAT	85.65	85.65	8	
	303	FLAT	82.38	82.37	6	
	304	FLAT	111.76	111.76	9	
	305	FLAT	91.79	91.79	7	
	306	FLAT	85.65	85.65	8	
	307	FLAT	81.66	81.66	6	
	308	FLAT	111.76	111.75	9	16
	309	FLAT	111.76	111.76	9	
	310	FLAT	91.91	91.91	8	
	311	FLAT	85.42	85.42	7	
	312	FLAT	91.79	91.79	7	
	313	FLAT	111.76	111.76	9	
	314	FLAT	91.91	91.91	8	
	315	FLAT	85.42	85.42	7	
TYPICAL - 4 - 16 FLOOR PLAN	316	FLAT	91.79	91.79	8	
	401-501	FLAT	91.79	91.79	8	
	402-502	FLAT	85.65	85.65	8	
	403-503	FLAT	82.38	82.37	6	
	404-504	FLAT	111.76	111.75	9	
	405-505	FLAT	91.79	91.79	8	
	406-506	FLAT	85.65	85.65	8	
	407-507	FLAT	81.66	81.66	6	
	408-508	FLAT	111.76	111.75	9	208
	409-509	FLAT	111.76	111.76	9	
	410-510	FLAT	91.91	91.91	8	
	411-511	FLAT	85.42	85.42	7	
	412-512	FLAT	91.79	91.79	8	
	413-513	FLAT	111.76	111.75	9	
	414-514	FLAT	91.91	91.91	8	
	415-515	FLAT	85.42	85.42	7	
SEVENTEENTH FLOOR PLAN	416-516	FLAT	91.79	91.79	8	
	2211	FLAT	91.79	91.79	8	
	2172	FLAT	85.65	85.65	8	
	2173	FLAT	82.38	82.37	6	
	2174	FLAT	85.65	85.65	8	
	2175	FLAT	81.66	81.66	6	
	2176	FLAT	111.76	111.75	9	12
	2177	FLAT	111.76	111.75	9	
	2178	FLAT	91.91	91.91	8	
	2179	FLAT	85.42	85.42	7	
	2180	FLAT	91.91	91.91	8	
	2181	FLAT	85.42	85.42	7	
	2182	FLAT	91.79	91.79	8	
Total	-	-	25448.83	25440.31	2130	272

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence .

1.The earlier sanctioned Plan vide No._____ dated _____ and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2052/SB.SE.01/1.6A/1 (CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE , Bangalore).

Proposed FAR Obtainment = 1Consist + 17 UP only.

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

4.12032.86 areas reserved for car parking shall not be converted for any other purpose.

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

6.The

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

7.The applicant shall INCORC all the written instruction in the construction work against any accident during the construction and follow the safety measures scrupulously.

8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported

to the dumping ground.

9.The applicant / builder is prohibited from selling the earthcut area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipments as per the BESCOM norms. The space shall be free from the building within the premises.

11.The applicant shall provide a separate room

preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

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

13.Permission shall be obtained from forest department for cutting trees

before the commencement

of the work.

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

Survey Number, Sub-Division Number and the Ward Number of the property shall be mounted on

a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

Architect / Engineer / Supervisor

will be informed by the Authority in the first instance, warned in

writing and if contravention continues the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX* IV (Bye-law No. 3.8) Under sub section IV-B (a) to (k).

17.The building shall be constructed under the supervision of a registered

structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm

19.The occupancy certificate of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for

permission

to occupy the building.

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the requirements stated in the Bye-law 32(a).

22.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.

23.The applicant should provide solar water heaters as per bye-law 7.4 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule

-X (Bye laws 3(f)*)

Building bye-laws 2003 shall be ensured.

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

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of the building by way of obstruction of passage of sunlight and air. The building shall be constructed in the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into

organic and

inorganic waste and should be processed in the Recycling processing unit _____ (e.g.capacity installed at site for its use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

29.The applicant shall ensure that the excavated soil and structural stability and safety to ensure for soil stabilization during the course of excavation for basements/s 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.

30.The applicant has wherever parking shall be provided as per requirement.

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.

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock drill' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

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

35.The Applicant should follow the instruction of chairman BWSSB specified in the CFO letter No. BWSSB/ACR/2018-20, Dated: 28.09.2018 regarding utilization of treated water for all construction activities wherever STP is provided in the vicinity.

36.The Applicant / Owner / Developer shall submit an affidavit to the effect that solid waste will be segregation as per solid waste management bye-law 2016.

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area in addition to the existing trees in the premises / open housing / multi-dwelling development plan and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan.

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act.&C 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Owner / Builder / Developer shall register with Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.The Owner / builder/ GPA holder shall take adequate 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.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is liable for cancellation.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khatabag/ Hoodike) Letter No. LD/66/LET/2013, dated: 01-04-2013.

1.Registration of

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :A (TOWER-B)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
		Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
		Cutout											
Terrace Floor	212.02	0.00	212.02	183.04	0.00	28.98	0.00	0.00	0.00	0.00	00		
Seventeenth Floor	2295.33	69.04	2196.29	98.91	8.40	20.58	0.09	0.00	0.00	2168.31	2168.31	12	
Sixteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Fifteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Fourth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Third Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16	
Second Floor	1501.23	59.39	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12	
First Floor	1501.23	59.39	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12	
Ground Floor	2282.81	492.04	1810.57	65.01	8.40	20.58	0.09	0.00	0.00	1715.99	1715.99	12	
Upper Basement Floor	6467.13	204.64	6262.49	62.65	4.20	24.78	0.00	340.26	5869.39	0.00	00		
Lower Basement Floor	6204.69	0.00	6204.69	96.16	18.69	10.29	0.00	308.10	5821.69	0.00	00		
Total	48165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.57	31950.54	31950.54	272	
Total Number of Blocks	1												
Total	48165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.57	31950.54	31950.54	272	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.57	31950.54	31950.54	272
Grand Total:	1	48165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.57	31950.54	31950.54	272.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	D01	0.75	2.10	272
A (TOWER-B)	D	0.90	2.10	544
A (TOWER-B)	D1	0.82	2.10	184
A (TOWER-B)	D	1.13	2.10	63
A (TOWER-B)	SD4	1.68	2.10	72
A (TOWER-B)	SD3	1.80	2.10	164
A (TOWER-B)	SD2	3.10	2.10	272

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	ven	1.05	1.60	340
A (TOWER-B)	BW	1.17	2.00	01
A (TOWER-B)	V	1.20	1.20	608
A (TOWER-B)	BW	1.25	2.00	333
A (TOWER-B)	W	1.50	1.20	272
A (TOWER-B)	W1	2.00	2.00	1025

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/2183/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2052/SB.SE.01/1.6A/1
Nature of Sanction: MODIFY		City Survey No.: SE.01/1.6A/2.6A/1
Location: RING-III		Khata No. (As per Khata Extract): 2052/SB.SE.01/1.6A/1
Building Line Specified as per Z.R. NA		Locality / Street of the property: CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE .
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 305-Yamalanda		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.46
NET AREA OF PLOT	(A-Deductions)	27872.46
Deduction for Pattern/ Road Area		
Amenity Area		1393.62
Total:		1393.62
BALANCE AREA OF PLOT	(A-Deductions)	26478.84
COVERAGE CHECK		
Permissible Coverage area (56.00 %)		15239.42
Proposed Coverage Area (6.78 %)		1789.99
Existing (Unregular area to be retained) (10.26 %)		4537.30
Achieved Net coverage area (22.01 %)		5827.35
Balance coverage area left (27.99 %)		7412.08
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		79436.56
Residential FAR (100.00%)		31950.54
Proposed FAR Area		31950.53
Total FAR Area		31948.98
Achieved Net FAR Area (2.47)		69299.16
Balance FAR Area (0.01)		10137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		00239.51
Substructure Area Add in BUA (Layout Lvl)		10.00
Achieved BuiltUp Area		46219.49

Approval Data:

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 (TOWER-B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a):

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (TOWER-B)	Residential	Apartment	50 - 225	1	-	1	272	-
Total :			-	-	-	-	272	300

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3400.00	300	4125.00
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	300	4125.00
TwoWheeler	-	380.00	0	0.00
Other Parking	-	-	-	7907.98
Total :	-	4010.00	-	12032.98

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
ExStructure TO BE RETAINED !	Residential	Apartment	Building	Highrise	99.05	29--G+19	33348.58	00239.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED !	00239.97	33348.58
Total :	00239.97	33348.58

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

R.Madhu Reg.By M/s. Vajram Estates Private Limited #1, Vajram House, 7TH Main 100 Feet Road, 4th B Cross, Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

ABHISHEK R NO.28, 6TH CROSS, SS A ROAD, RT NAGAR BCC/BL-3.5/E-0207/20-21

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2052/SB.SE.01/1.6A/1, SY.NO.SE.01/1.6 &6A/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05

DRAWING TITLE : 4TH TO 17TH & TERRACE FLOOR PLAN

SHEET NO : 6

NORTH

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (BCC/BL-3.5/E-0207/20-21)	JOINT DIRECTOR	DEPUTY DIRECTOR	DIRECTOR

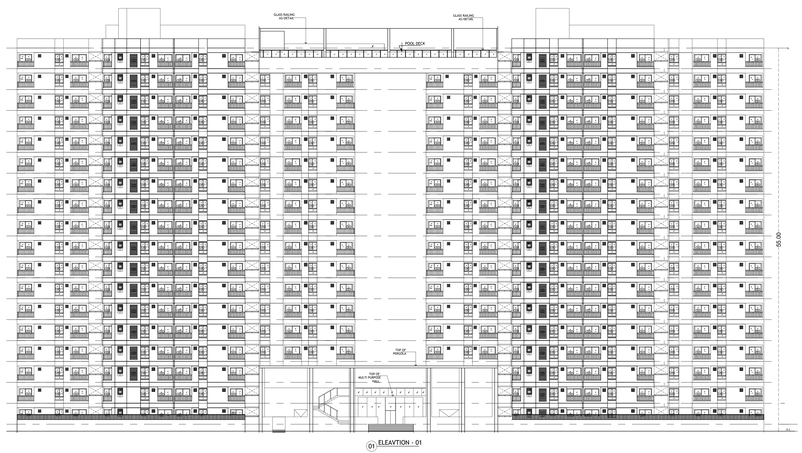
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

Digitally signed by S Ramesh Babu
Date: 04 May 2023 20:30:00
Reason: Approved
Location: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning (West)
Name: Ramesh Babu S (JD)

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 errors/damages which may arise from use, or inability to use the Application.

UserDefinedMetric (841.00 x 1800.00MM)



01 ELEVATION - 01

01 SECTION - 01

UnitBUA Table for Block :A (TOWER-B)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	91.79	91.79	7	
	002	FLAT	85.65	85.65	8	
	003	FLAT	82.38	82.38	7	
	004	FLAT	85.65	85.65	8	
	005	FLAT	81.86	81.86	6	
	006	FLAT	111.76	111.76	9	12
	007	FLAT	111.76	111.76	9	
	008	FLAT	91.91	91.91	8	
	009	FLAT	85.42	85.42	7	
	010	FLAT	91.91	91.91	8	
	011	FLAT	85.42	85.42	7	
FIRST FLOOR PLAN	012	FLAT	91.79	91.79	8	
	101	FLAT	91.79	91.79	8	
	102	FLAT	85.65	85.65	8	
	103	FLAT	82.38	82.38	7	
	104	FLAT	85.65	85.65	8	
	105	FLAT	81.86	81.86	6	
	106	FLAT	111.76	111.76	9	12
	107	FLAT	111.76	111.76	9	
	108	FLAT	91.91	91.91	8	
	109	FLAT	85.42	85.42	7	
	110	FLAT	91.91	91.91	8	
	111	FLAT	85.42	85.42	7	
SECOND FLOOR PLAN	201	FLAT	91.79	91.79	8	
	202	FLAT	91.79	91.79	8	
	203	FLAT	85.65	85.65	8	
	204	FLAT	82.38	82.37	6	
	205	FLAT	85.65	85.65	8	
	206	FLAT	81.86	81.86	6	
	207	FLAT	111.76	111.75	9	12
	208	FLAT	111.76	111.76	9	
	209	FLAT	91.91	91.91	8	
	210	FLAT	85.42	85.42	7	
	211	FLAT	91.91	91.91	8	
	212	FLAT	91.79	91.79	8	
THIRD FLOOR PLAN	301	FLAT	91.79	91.79	8	
	302	FLAT	85.65	85.65	8	
	303	FLAT	82.38	82.37	6	
	304	FLAT	111.76	111.75	9	
	305	FLAT	91.79	91.79	7	
	306	FLAT	85.65	85.65	8	
	307	FLAT	81.86	81.86	6	
	308	FLAT	111.76	111.76	9	16
	309	FLAT	111.76	111.75	9	
	310	FLAT	91.91	91.91	8	
	311	FLAT	85.42	85.42	7	
	312	FLAT	91.79	91.79	7	
	313	FLAT	111.76	111.75	9	
	314	FLAT	91.91	91.91	8	
	315	FLAT	85.42	85.42	7	
	316	FLAT	91.79	91.79	8	
TYPICAL - 4 - 16 FLOOR PLAN	401-461	FLAT	91.79	91.79	8	
	402-462	FLAT	85.65	85.65	8	
	403-163	FLAT	82.38	82.37	6	
	404-164	FLAT	111.76	111.75	9	
	405-165	FLAT	91.79	91.79	8	
	406-166	FLAT	85.65	85.65	8	
	407-167	FLAT	81.86	81.86	6	
	408-168	FLAT	111.76	111.75	9	208
	409-169	FLAT	111.76	111.76	9	
	410-170	FLAT	91.91	91.91	8	
	411-171	FLAT	85.42	85.42	7	
	412-172	FLAT	91.79	91.79	8	
	413-173	FLAT	111.76	111.75	9	
	414-174	FLAT	91.91	91.91	8	
	415-175	FLAT	85.42	85.42	7	
	416-176	FLAT	91.79	91.79	8	
SEVENTEENTH FLOOR PLAN	2171	FLAT	91.79	91.79	8	
	2172	FLAT	85.65	85.65	8	
	2173	FLAT	82.38	82.37	6	
	2174	FLAT	85.65	85.65	8	
	2175	FLAT	81.86	81.86	6	
	2176	FLAT	111.76	111.75	9	12
	2177	FLAT	111.76	111.75	9	
	2178	FLAT	91.91	91.91	8	
	2179	FLAT	85.42	85.42	7	
	2180	FLAT	91.91	91.91	8	
	2181	FLAT	85.42	85.42	7	
	2182	FLAT	91.79	91.79	8	
Total	-	-	2648.83	2648.31	2130	272

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence .

1.The earlier sanctioned Plan vide No._____ dated _____ and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2052/98,SE/E/1,641 ,CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE , Bangalore.

Proposed FAR (Basement + 1Ground + 17 UF only).

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

4.1)SDE,B does reserved for car parking shall not be converted for any other purpose.

2.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for the watching person the premises shall be provided.

3.The

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

7.The applicant shall INCORC all the workers involved in the construction work against any accident during the construction and take the responsibility of the same.

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported

9.The applicant shall not

3.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per Bye-law No. 32 (a) (iii) with a minimum area of 25 sq.mts. from the building within the premises.

11.The applicant shall provide a separate room

preferably 4.50 X 3.65 m in the basement for

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

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

the vicinity & shall not

13.Permission shall be obtained from forest department for cutting trees

before the commencement

of the work.

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

Construction / Supervision Agency shall be displayed at the construction site shall be mounted on

a frame and displayed and they shall be made available during inspections.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

Architect / Engineer / Supervisor

will be informed by the Authority in the first instance, warned in

writing and if contravention continues the registration if the same is repeated for the third time.

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

17.The building shall be constructed under the supervision of a registered

structural engineer.

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.

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

permission

to occupy the building.

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the norms and standards.

22.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.

23.The applicant should provide solar water heaters as per Bylaw 7.7 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule

-E (Bye laws 36" 37) of

Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per Rule 4 (1) (d) of the said rules.

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sr. No. 23, 24, 25 & 26 are provided in the building.

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of building by way of obstruction of construction activities and the same shall be carried out between the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into

organic and

inorganic waste and should be processed in the Recycling processing unit _____ (e.g capacity installed at site for its re-use / disposal)Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building.

29.The applicant shall ensure that all the conditions of structural stability and safety to ensure for soil stabilization during the course of excavation for basements/s 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.

30.Adequate two wheeler parking shall be provided as per requirement.

Note:

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

the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

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

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

5)Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock drill' trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

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

35.The Applicant should follow the instruction of chairman BWSSB specified in the CFO letter No. BWSSB/ACE/SW/Ch.Ele./Sanction/ 28-29/2013 regarding utilization of treated water for all construction activities and to make arrangements for the same.

36.The Applicant / Owner / Developer shall abide by the rain water harvesting structure / solid waste and its segregation as per solid waste management bye-law 2016.

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area or 40 trees per acre whichever is more in the premises including road side / footpath/Development plan and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.

45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Owner / Builder / Developer shall abide by the Rules framed by Bangalore Electricity Authority (BESA) / corresponding in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ QPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.The Owner / builder / developer shall take adequate measures on 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 / QPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is liable for cancellation.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khatabag) Hoodlet,(vide No. LL5952,ET/2013, dated: 01-04-2013.)

1.Registration of

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/210/23/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2052/98,SE/E/1,641
Nature of Sanction: MODIFY		City Survey No.: SE /E/1/1 AND 641
Location: RING-III		Khata No. (As per Khata Extract): 2052/98,SE/E/1,641
Building Line Specified as per Z.R. NA		Locality / Street of the property: CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE .
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 5th Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deductions for Reserve Plot Area		
Amenity Area		1393.62
Total:		1393.62
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.42
Proposed Coverage Area (5.76 %)		1789.99
Existing coverage area to be retained (10.26 %)		4537.36
Achieved Net coverage area (22.01 %)		5827.35
Balance coverage area left (17.99 %)		7412.06
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		78436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		78436.56
Residential FAR (100.00%)		21900.00
Proposed FAR Area		31500.53
Achieved Net FAR Area		53348.58
Achieved Net FAR Area (2.47)		53348.58
Balance FAR Area (0.91)		25087.98
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		30239.57
Substructure Area Add in BUA (Layout Lvl)		10.00
Achieved BuiltUp Area		46274.98

Approval Data:

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 (TOWER-B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (TOWER-B)	Residential	Apartment	50 - 225	1	-	1	272	-
	Total :		-	-	-	-	272	300

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	4125.00	300	4125.00
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	300	4125.00
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	7907.98
Total :	-	4510.00	-	12032.98

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
ExStructure TO BE DEMOLISHED	Residential	Apartment	Building	Highrise	99.05	29+G+S	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED /	50039.97	33348.58
Total:	50039.97	33348.58

Block :A (TOWER-B)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace	212.02	0.00	212.02	183.04	0.00	28.98	0.00	0.00	0.00	0.00	00	
Fifteenth Floor	2295.33	69.94	2196.29	98.91	8.40	20.58	0.09	0.00	0.00	2168.31	2168.31	12
Fourteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Thirteenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Twelfth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Eleventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Tenth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Ninth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Eighth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Seventh Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Sixth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Fifth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Fourth Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Third Floor	1978.64	75.07	1903.57	98.91	8.40	20.58	0.09	0.00	0.00	1915.59	1915.59	16
Second Floor	1931.23	59.26	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1931.23	59.26	1441.97	98.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2282.81	492.04	1810.57	60.01	8.40	20.58	0.09	0.00	0.00	1719.99	1719.99	12
Upper Basement	6467.13	204.64	6262.49	62.93	4.20	24.78	0.00	340.26	5869.39	0.00	00	00
Lower Basement	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.10	5811.69	0.00	00	00
Total	46165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Blocks	1											
Total:	46165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	46165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	46165.20	1555.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	D01	0.90	2.10	272
A (TOWER-B)	D1	0.75	2.10	576
A (TOWER-B)	D1	0.82	2.10	184
A (TOWER-B)	D	1.13	2.10	63
A (TOWER-B)	SD4	1.05	2.10	72
A (TOWER-B)	SD3	1.80	2.10	184
A (TOWER-B)	SD2	2.10	2.10	272

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER-B)	ew1	1.05	1.65	342
A (TOWER-B)	BW	1.17	2.00	01
A (TOWER-B)	V	1.20	1.20	608
A (TOWER-B)	BW	1.25	2.00	333
A (TOWER-B)	W	1.50	1.20	304
A (TOWER-B)	w1	2.00	2.00	1025

SCALE 1:200

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K Madhu Reg By M/s. Vajram Estates Private Limited #1, Vajram Corporate, 7Th Main 100 Feet Road, 4th B Cross, Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
ABHISHEK R NO.28, 6TH CROSS, SS A ROAD, RT NAGAR BCC/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2052/98,SE/E/1,641, SY.NO.SE/E/1/1 & 641, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05

DRAWING TITLE : ELEVATION & SECTION

SHEET NO : 7

SANCTIONING AUTHORITY :

Name of the Authorised Officer	Designation	Signature	Date with Seal

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

NORTH

Digitally signed by S Apparao
Date: 04 May 2023 20:30:49
Reason: Approved
Location: Bruhat Bengaluru Mahanagara Palike
Competent Authority
Name: Assistant Executive Engineer

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UserDefinedMetric (841.00 x 1800.00MM)