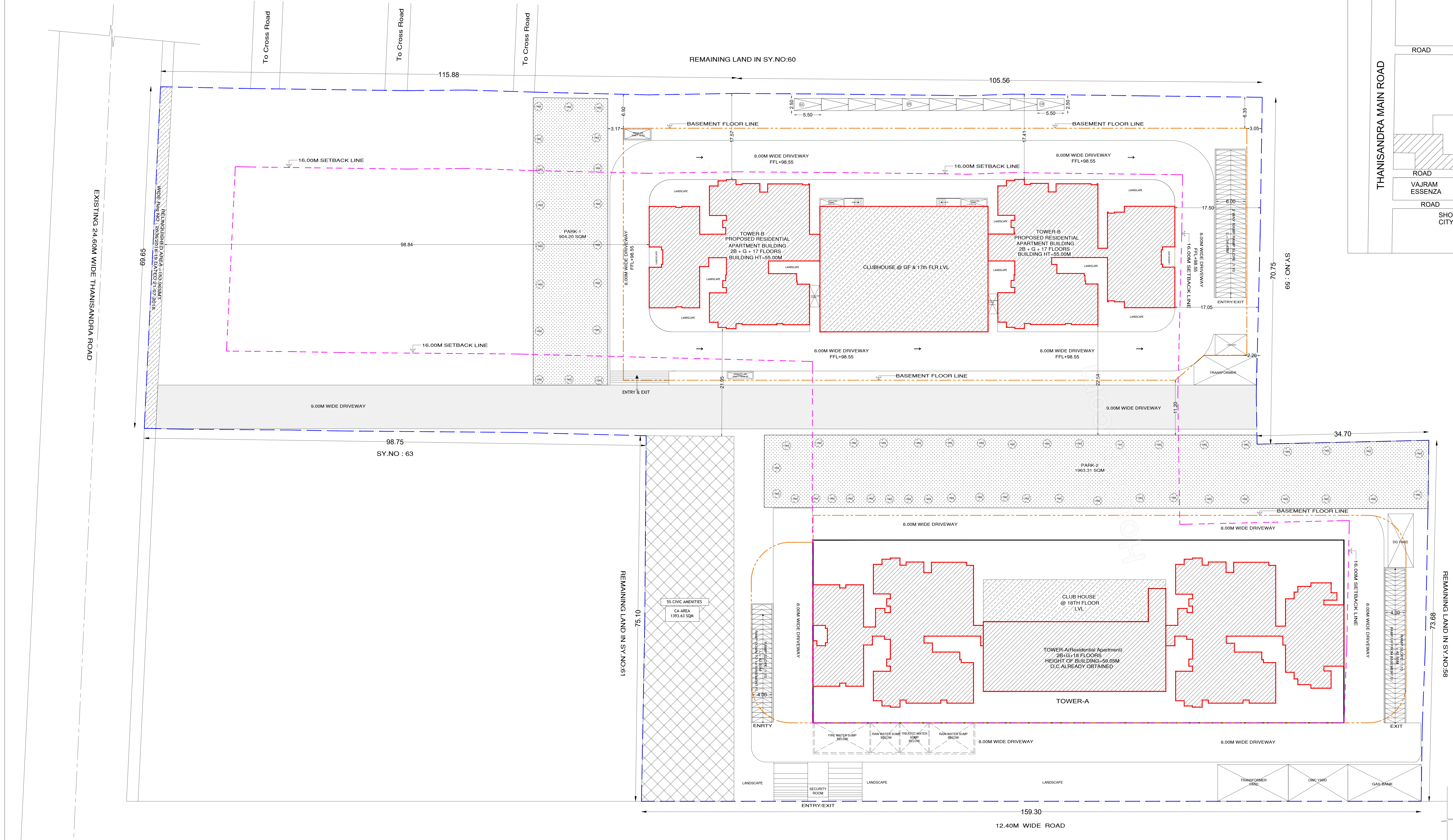
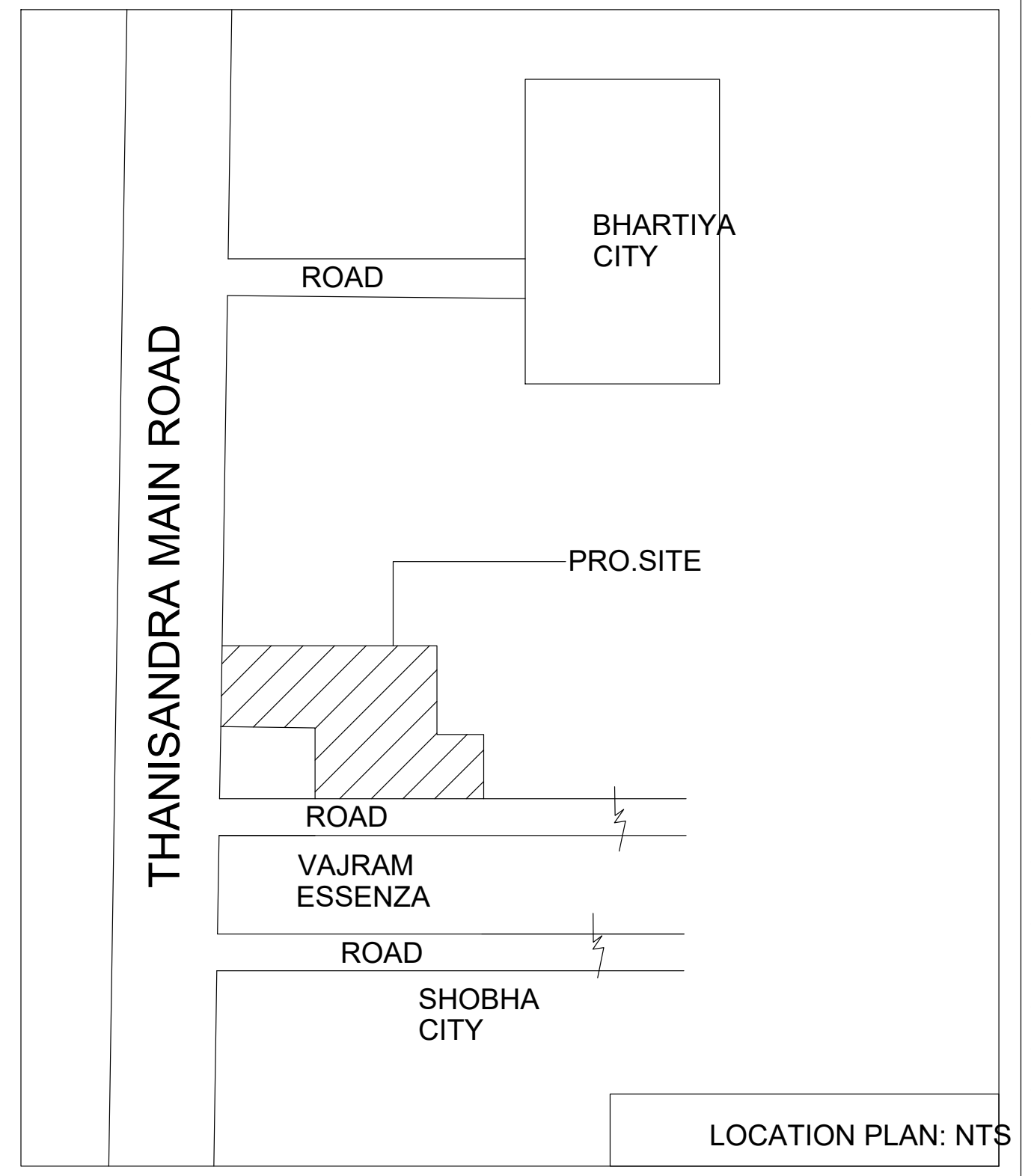
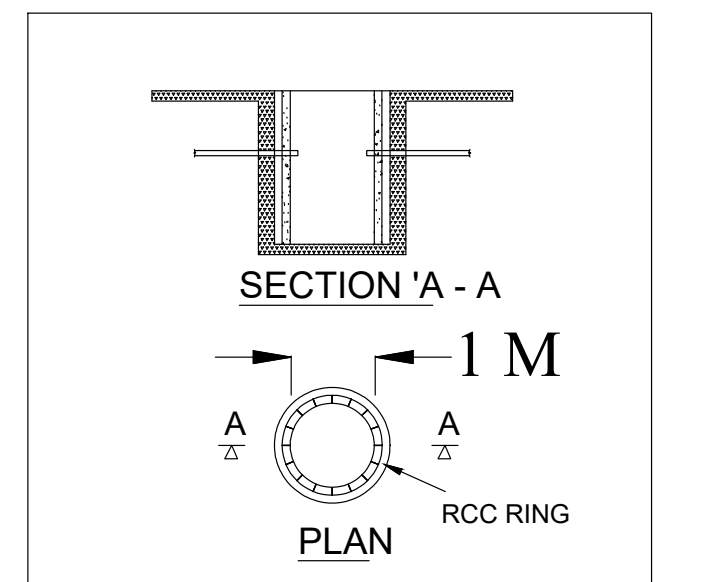


SITE PLAN

TOWER-B
SITE PLAN



LOCATION PLAN: NTS



RAIN WATER HARVESTING

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 Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2092/58,60,61/1,64/1 , CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE., , Bangalore.
a).Consist of 2Basement + 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.
4.12032.96 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 dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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 having a minimum total capacity 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 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) 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 Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.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 structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/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 workman and general public by erecting safe barricades.
30.Sufficient 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.

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.
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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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
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 areas as part thereof in case of Apartment / 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 line out 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 Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™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 applicant / Owner / Architect should registered in 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.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/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: PRJ/13243/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2092/58,60,61/1,64/1	
Nature of Sanction: MODIFY	City Survey No.: 58, 60,61/1 AND 64/1	
Location: RING-III	Khata No. (As per Khata Extract): 2092/58,60,61/1,64/1	
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: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deduction for Balance Plot Area		
Amenity Area		1393.63
Total		1393.63
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.43
Proposed Coverage Area (6.76 %)		1789.99
Existing coverage area to be retained (15.25 %)		4037.36
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 (3.00)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		79436.56
Residential FAR (100.00%)		31950.59
Proposed FAR Area		31950.59
Existing FAR Area		33348.58
Achieved Net FAR Area (2.47)		65299.16
Balance FAR Area (0.51)		14137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		50039.97
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		96274.95

Approval Date :

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	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	-	-	-	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	59.05	2B+G+18	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	50039.97	33348.58
Total:	50039.97	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	7	12
	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	111.75	9	
	007	FLAT	111.76	111.75	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	12
	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	111.75	9	
	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	8	12
	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	
	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	16
	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	
	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	401-161	FLAT	91.79	91.79	8	208
	402-162	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	81.66	81.66	6	
	408-168	FLAT	111.76	111.75	9	
	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	0171	FLAT	91.79	91.79	8	12
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.66	81.66	6	
	0176	FLAT	111.76	111.75	9	
	0177	FLAT	111.76	111.75	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:	-	-	25446.83	25446.31	2130	272

Block :A (TOWER-B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		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	0.00	00
Seventeenth Floor	2265.33	69.04	2196.29	58.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Second Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2302.61	492.04	1810.57	65.51	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	5855.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.15	5821.69	0.00	0.00	00
Total:	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Same Blocks :	1											
Total:	48155.20	1935.22	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 BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48155.20	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	270
A (TOWER-B)	D2	0.82	2.10	608
A (TOWER-B)	D1	0.92	2.10	744
A (TOWER-B)	D	1.12	2.10	63
A (TOWER-B)	SD4	1.59	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)	KW1	1.05	1.60	242
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)	W2	1.64	2.00	338
A (TOWER-B)	W1	2.00	2.00	1025

N
SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.Madhu Rep.By M/s. Vajram Estates Private Limited #1, Vajram Complex, 17th Main,100 Feet Road, 4th B Cross, Koramangala, Bengaluru

For VAJRAM ESTATES PVT LTD
Authorised Signatory

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO:2092/58,60,61/1,64/1, SY.NO.58,60,61/1 & 64/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE.WARD NO.05

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

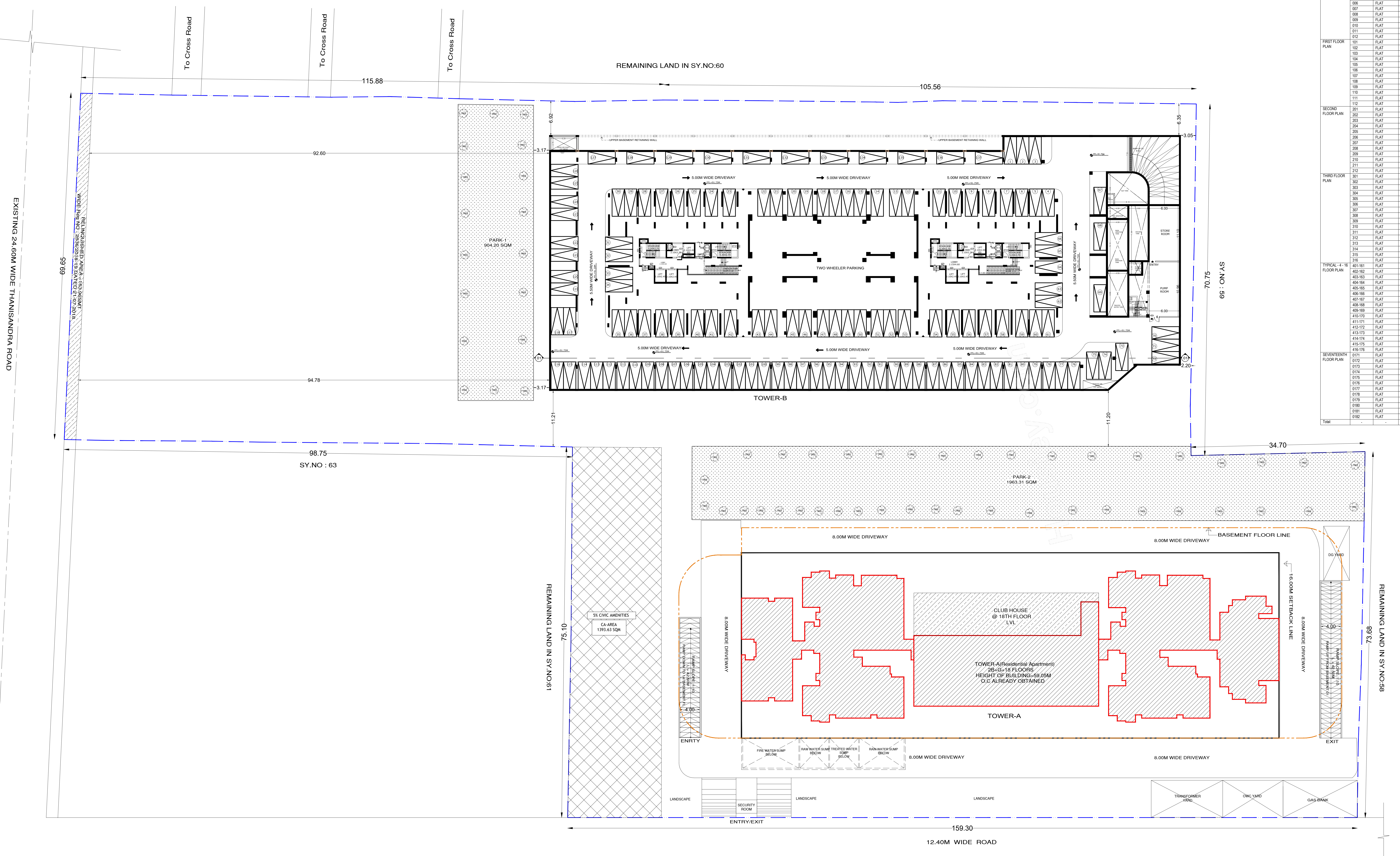
DIRECTOR | JOINT DIRECTOR

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Feb 2024 16:10:31
Project No.:PRJ/13243/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./YLK/1338/21-22

UserDefinedMetric (841.00 x 1800.00MM)



SITE PLAN

TOWER-B

LOWER BASEMENT FLOOR PLAN

NO OF CARS = 137 NO'S

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	12
	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	111.75	9	
	007	FLAT	111.76	111.75	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	12
	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	111.75	9	
	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	8	12
	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	
	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	16
	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	
	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	401-161	FLAT	91.79	91.79	8	208
	402-162	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	81.66	81.66	6	
	408-168	FLAT	111.76	111.75	9	
	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	0171	FLAT	91.79	91.79	8	12
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.66	81.66	6	
	0176	FLAT	111.76	111.75	9	
	0177	FLAT	111.76	111.75	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:	-	-	25446.83	25446.31	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 Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2092/58,60,61/1,64/1 , CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE., , Bangalore.
a).Consist of 2Basement + 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.
4.12032.96 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 dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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 having a minimum total capacity 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 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) 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 Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.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 structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/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 workman and general public by erecting safe barricades.
30.Sufficient 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.

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.
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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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
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 areas as part thereof in case of Apartment / 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 line out 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 Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™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 applicant / Owner / Architect should registered in 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.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/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: PRJ/13243/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2092/58,60,61/1,64/1	
Nature of Sanction: MODIFY	City Survey No.: 58, 60,61/1 AND 64/1	
Location: RING-III	Khata No. (As per Khata Extract): 2092/58,60,61/1,64/1	
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: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deduction for Balance Plot Area		
Amenity Area		1393.63
Total		1393.63
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.43
Proposed Coverage Area (6.76 %)		1789.99
Existing coverage area to be retained (15.25 %)		4037.36
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 (3.00)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		79436.56
Residential FAR (100.00%)		31950.59
Proposed FAR Area		31950.59
Existing FAR Area		33348.58
Achieved Net FAR Area (2.47)		65299.16
Balance FAR Area (0.51)		14137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		50039.97
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		96274.95

Approval Date :

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	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	-	-	-	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	59.05	2B+G+18	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	50039.97	33348.58
Total:	50039.97	33348.58

Block :A (TOWER-B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		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	0.00	00
Seventeenth Floor	2265.33	69.04	2196.29	58.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Second Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2302.61	492.04	1810.57	65.51	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	5855.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.15	5821.69	0.00	0.00	00
Total:	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Same Blocks :	1											
Total:	48155.20	1935.22	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 BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48155.20	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	270
A (TOWER-B)	D2	0.82	2.10	608
A (TOWER-B)	D1	0.92	2.10	744
A (TOWER-B)	D	1.12	2.10	63
A (TOWER-B)	SD4	1.59	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)	KW1	1.05	1.60	242
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)	W2	1.64	2.00	338
A (TOWER-B)	W1	2.00	2.00	1025

N
SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.Madhu Rep.By M/s. Vajram Estates Private Limited #1, Vajram Complex, 17th Main,100 Feet Road, 4th B Cross, Koramangala, Bengaluru

For VAJRAM ESTATES PVT LTD
Authorised Signatory

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO:2092/58,60,61/1,64/1, SY.NO.58,60,61/1 & 64/1,
CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI,
BANGALORE.WARD NO.05

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

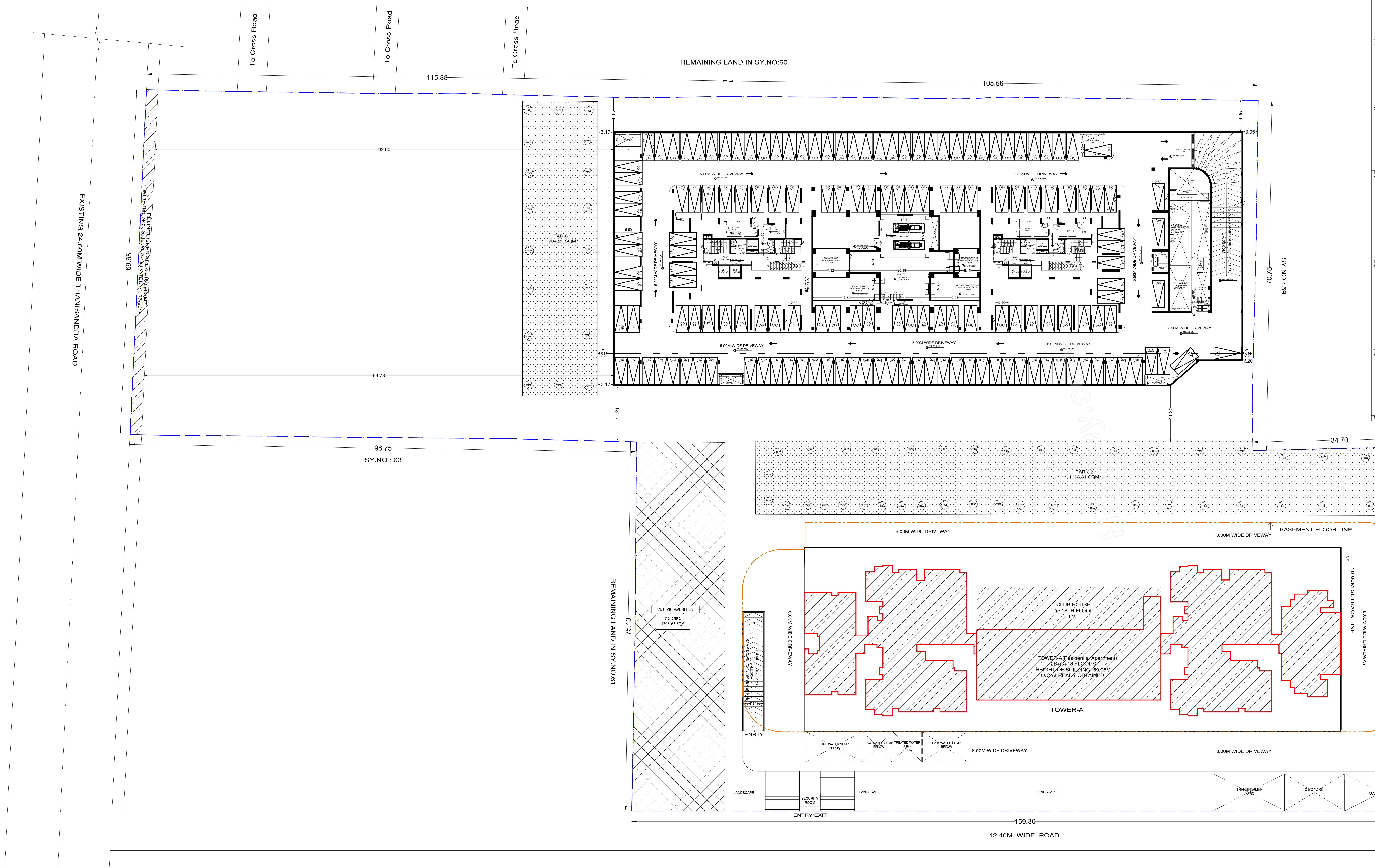
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Feb 2024 16:10:31
Project No.:PRJ/13243/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./YLK/1338/21-22

UserDefinedMetric (841.00 x 1800.00MM)



TOWER-B

UPPER BASEMENT FLOOR PLAN

NO OF CARS = 153 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	12
	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	111.75	9	
	007	FLAT	111.76	111.75	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	12
	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	111.75	9	
	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	8	12
	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	
	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	16
	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	
	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	401-161	FLAT	91.79	91.79	8	208
	402-162	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	81.66	81.66	6	
	408-168	FLAT	111.76	111.75	9	
	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	0171	FLAT	91.79	91.79	8	12
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.66	81.66	6	
	0176	FLAT	111.76	111.75	9	
	0177	FLAT	111.76	111.75	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:	-	-	25446.83	25446.31	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 Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2092/58,60,61/1,64/1 , CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE., , Bangalore.
a).Consist of 2Basement + 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.
4.12032.96 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 dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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 having a minimum total capacity 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 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) 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 Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.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 structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/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 workman and general public by erecting safe barricades.
30.Sufficient 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.

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.
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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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
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 areas as part thereof in case of Apartment / 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 line out 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 Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™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 applicant / Owner / Architect should registered in 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.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/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: PRJ/13243/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2092/58,60,61/1,64/1	
Nature of Sanction: MODIFY	City Survey No.: 58, 60,61/1 AND 64/1	
Location: RING-III	Khata No. (As per Khata Extract): 2092/58,60,61/1,64/1	
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: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deduction for Balance Plot Area		
Amenity Area		1393.63
Total		1393.63
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.43
Proposed Coverage Area (6.76 %)		1789.99
Existing coverage area to be retained (15.25 %)		4037.36
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 (3.00)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		79436.56
Residential FAR (100.00%)		31950.59
Proposed FAR Area		31950.59
Existing FAR Area		33348.58
Achieved Net FAR Area (2.47)		65299.16
Balance FAR Area (0.51)		14137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		50039.97
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		96274.95

Approval Date :

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	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	-	-	-	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	59.05	2B+G+18	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	50039.97	33348.58
Total:	50039.97	33348.58

Block :A (TOWER-B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		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	0.00	00
Seventeenth Floor	2265.33	69.04	2196.29	58.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Second Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2302.61	492.04	1810.57	65.51	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	5855.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.15	5821.69	0.00	0.00	00
Total:	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Same Blocks :	1											
Total:	48155.20	1935.22	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 BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48155.20	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	270
A (TOWER-B)	D2	0.82	2.10	608
A (TOWER-B)	D1	0.92	2.10	744
A (TOWER-B)	D	1.12	2.10	63
A (TOWER-B)	SD4	1.59	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)	KW1	1.05	1.60	242
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)	W2	1.64	2.00	338
A (TOWER-B)	W1	2.00	2.00	1025

N

SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.Madhu Rep.By M/s. Vajram Estates Private Limited #1, Vajram
Complex, 17th Main,100 Feet Road, 4th B Cross, Koramangala,
Bengaluru

For VAJRAM ESTATES PVT LTD
Authorised Signatory

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO:2092/58,60,61/1,64/1, SY.NO.58,60,61/1 & 64/1,
CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI,
BANGALORE.WARD NO.05

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : 3

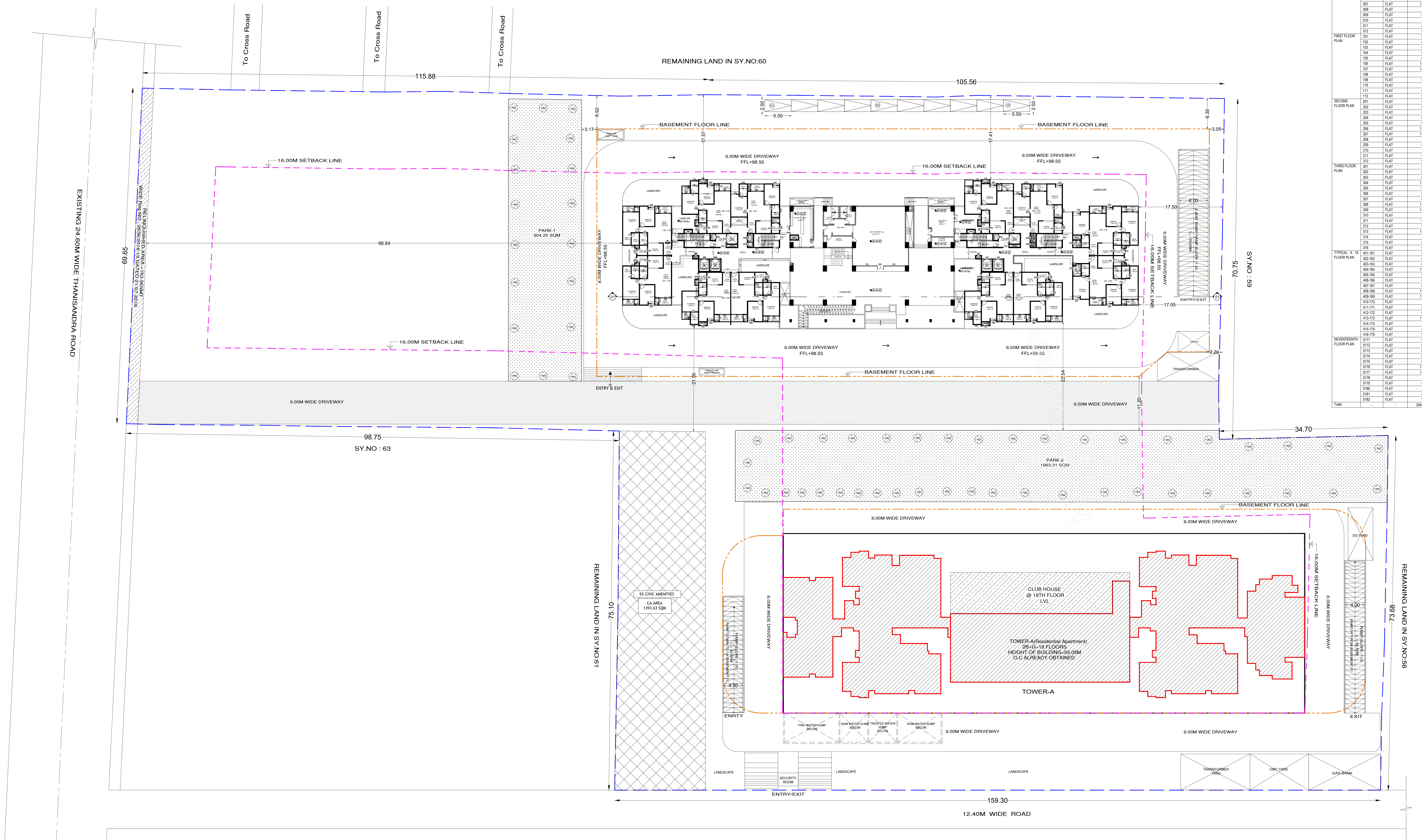
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Feb 2024 16:10:31
Project No.:PRJ/13243/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./YLK/1338/21-22



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	12
	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	111.75	9	
	007	FLAT	111.76	111.75	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	12
	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	111.75	9	
	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	8	12
	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	
	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	16
	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	
	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	401-161	FLAT	91.79	91.79	8	208
	402-162	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	81.66	81.66	6	
	408-168	FLAT	111.76	111.75	9	
	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	0171	FLAT	91.79	91.79	8	12
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.66	81.66	6	
	0176	FLAT	111.76	111.75	9	
	0177	FLAT	111.76	111.75	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:	-	-	25446.83	25446.31	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 Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2092/58,60,61/1,64/1 , CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE., , Bangalore.
a).Consist of 2Basement + 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.
4.12032.96 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 dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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 having a minimum total capacity 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 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) 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 Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.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 structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/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 workman and general public by erecting safe barricades.
30.Sufficient 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.

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.
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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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
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 areas as part thereof in case of Apartment / 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 line out 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 Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™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 applicant / Owner / Architect should registered in 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.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/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: PRJ/13243/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2092/58,60,61/1,64/1	
Nature of Sanction: MODIFY	City Survey No.: 58, 60,61/1 AND 64/1	
Location: RING-III	Khata No. (As per Khata Extract): 2092/58,60,61/1,64/1	
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: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deduction for Balance Plot Area		
Amenity Area		1393.63
Total		1393.63
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.43
Proposed Coverage Area (6.76 %)		1789.99
Existing coverage area to be retained (15.25 %)		4037.36
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 (3.00)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		79436.56
Residential FAR (100.00%)		31950.59
Proposed FAR Area		31950.59
Existing FAR Area		33348.58
Achieved Net FAR Area (2.47)		65299.16
Balance FAR Area (0.51)		14137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		50039.97
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		96274.95

Approval Date :

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	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	-	-	-	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	59.05	2B+G+18	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	50039.97	33348.58
Total:	50039.97	33348.58

Block :A (TOWER-B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		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	0.00	00
Seventeenth Floor	2265.33	69.04	2196.29	58.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Second Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2302.61	492.04	1810.57	65.51	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	5855.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.15	5821.69	0.00	0.00	00
Total:	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Same Blocks :	1											
Total:	48155.20	1935.22	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 BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48155.20	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	270
A (TOWER-B)	D2	0.82	2.10	608
A (TOWER-B)	D1	0.92	2.10	744
A (TOWER-B)	D	1.12	2.10	63
A (TOWER-B)	SD4	1.59	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)	KW1	1.05	1.60	242
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)	W2	1.64	2.00	338
A (TOWER-B)	W1	2.00	2.00	1025

N
SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.Madhu Rep.By M/s. Vajram Estates Private Limited #1, Vajram Complex, 17th Main,100 Feet Road, 4th B Cross, Koramangala, Bengaluru

For VAJRAM ESTATES PVT LTD
Authorised Signatory

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO:2092/58,60,61/1,64/1, SY.NO.58,60,61/1 & 64/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE.WARD NO.05

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

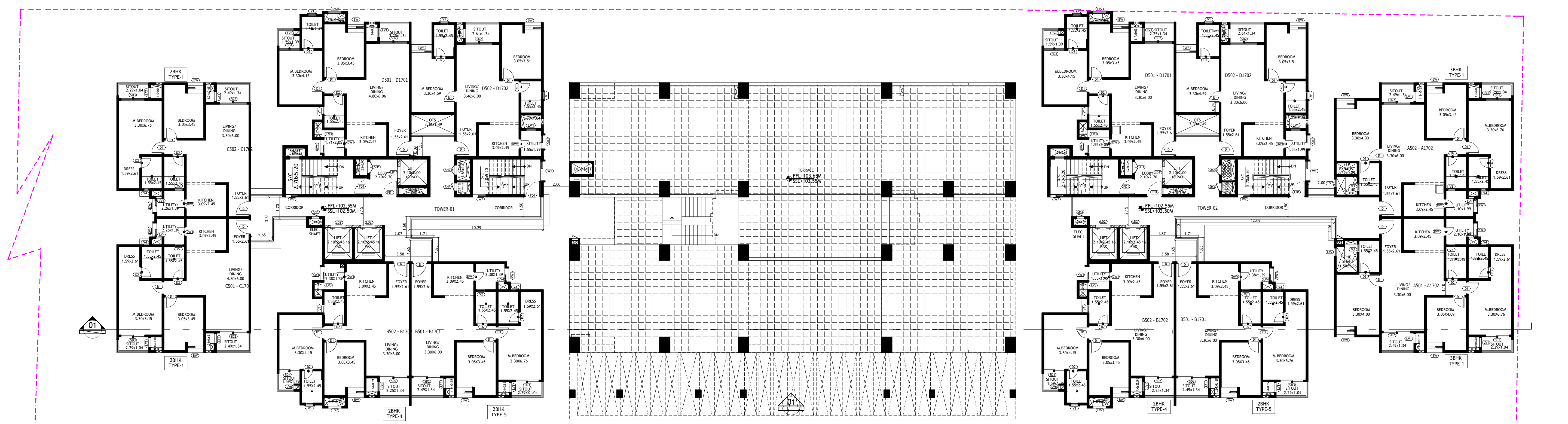
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

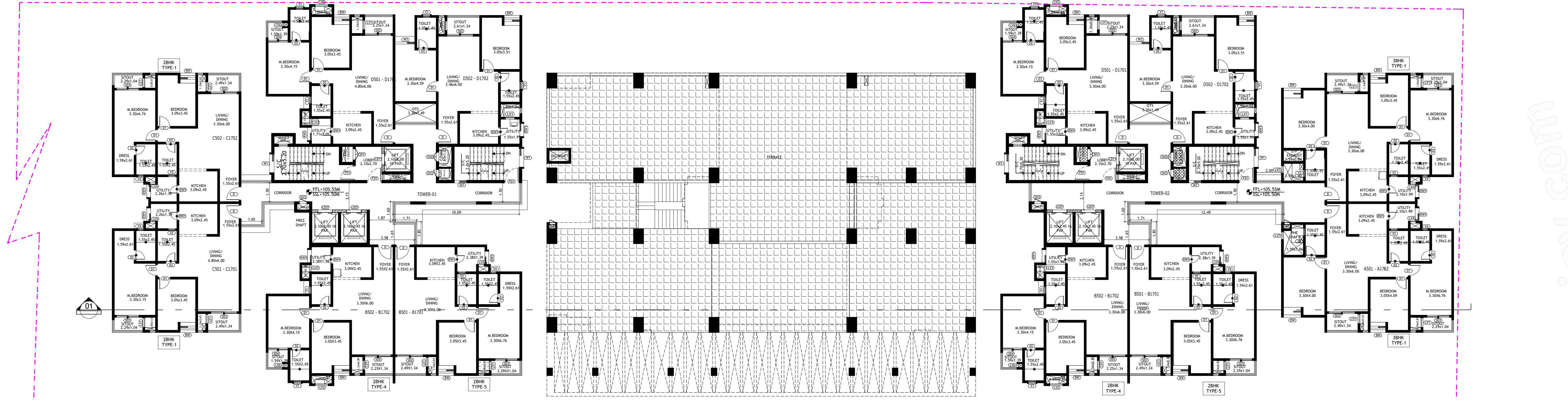
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

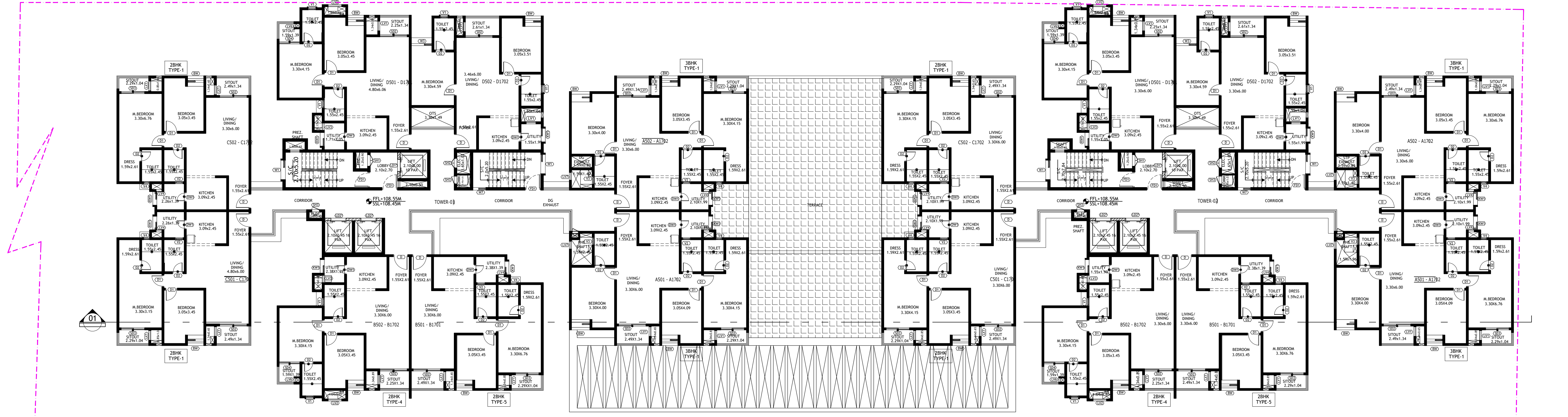
Digitally signed by V RAKESH KUMAR
Date: 01 Feb 2024 16:10:31
Project No.:PRJ/13243/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./YLK/1338/21-22



FIRST FLOOR PLAN
NO. OF UNITS: 12 Nos.



SECOND FLOOR PLAN
NO. OF UNITS: 12 Nos.



THIRD FLOOR PLAN
NO. OF UNITS: 16 Nos.

Housiey.com

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	12
	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	111.75	9	
	007	FLAT	111.76	111.75	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	12
	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	111.75	9	
	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	8	12
	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	
	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	16
	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	
	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	401-161	FLAT	91.79	91.79	8	208
	402-162	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	81.66	81.66	6	
	408-168	FLAT	111.76	111.75	9	
	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	0171	FLAT	91.79	91.79	8	12
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.66	81.66	6	
	0176	FLAT	111.76	111.75	9	
	0177	FLAT	111.76	111.75	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:	-	-	25446.83	25446.31	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 Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2092/58,60,61/1,64/1 , CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE., , Bangalore.
a).Consist of 2Basement + 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.
4.12032.96 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 dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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 having a minimum total capacity 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 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) 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 Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.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 structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/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 workman and general public by erecting safe barricades.
30.Sufficient 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.

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.
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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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
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 areas as part thereof in case of Apartment / 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 line out 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 Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™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 applicant / Owner / Architect should registered in 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.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/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: PRJ/13243/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2092/58,60,61/1,64/1	
Nature of Sanction: MODIFY	City Survey No.: 58, 60,61/1 AND 64/1	
Location: RING-III	Khata No. (As per Khata Extract): 2092/58,60,61/1,64/1	
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: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deduction for Balance Plot Area		
Amenity Area		1393.63
Total		1393.63
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.43
Proposed Coverage Area (6.76 %)		1789.99
Existing coverage area to be retained (15.25 %)		4037.36
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 (3.00)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		79436.56
Residential FAR (100.00%)		31950.59
Proposed FAR Area		31950.59
Existing FAR Area		33348.58
Achieved Net FAR Area (2.47)		65299.16
Balance FAR Area (0.51)		14137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		50039.97
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		96274.95

Approval Date :

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	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	-	-	-	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	59.05	2B+G+18	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	50039.97	33348.58
Total:	50039.97	33348.58

Block :A (TOWER-B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		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	0.00	00
Seventeenth Floor	2265.33	69.04	2196.29	58.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Second Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2302.61	492.04	1810.57	65.51	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	5855.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.15	5821.69	0.00	0.00	00
Total:	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Same Blocks :	1											
Total:	48155.20	1935.22	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 BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48155.20	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	270
A (TOWER-B)	D2	0.82	2.10	608
A (TOWER-B)	D1	0.92	2.10	744
A (TOWER-B)	D	1.12	2.10	63
A (TOWER-B)	SD4	1.59	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)	KW1	1.05	1.60	242
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)	W2	1.64	2.00	338
A (TOWER-B)	W1	2.00	2.00	1025

N
SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.Madhu Rep.By M/s. Vajram Estates Private Limited #1, Vajram Complex, 17th Main,100 Feet Road, 4th B Cross, Koramangala, Bengaluru

For VAJRAM ESTATES PVT LTD
Authorised Signatory

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO:2092/58,60,61/1,64/1, SY.NO.58,60,61/1 & 64/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE.WARD NO.05

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

SHEET NO : 5

SANCTIONING AUTHORITY :

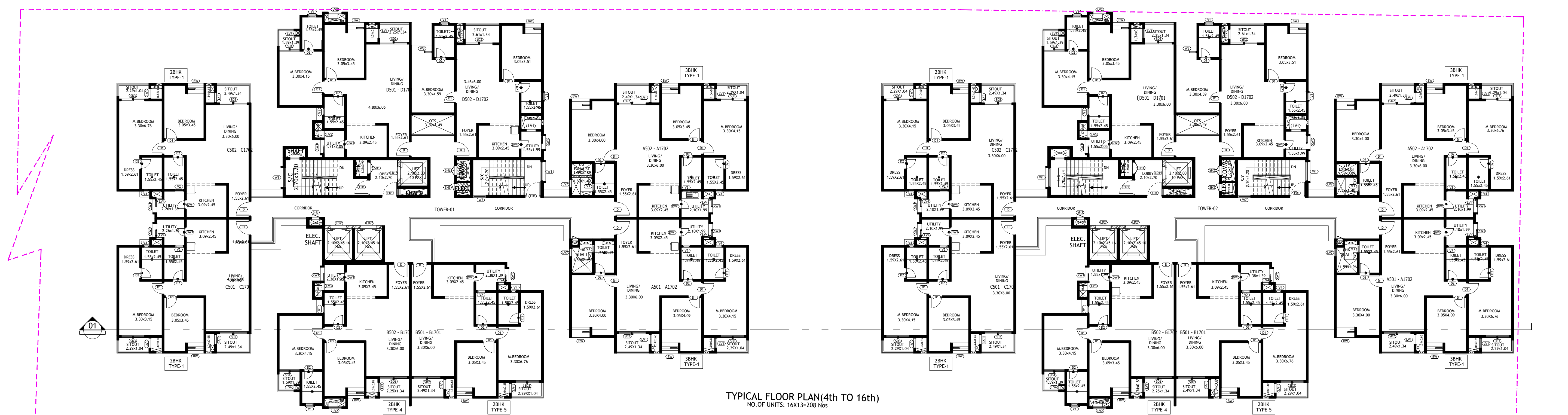
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

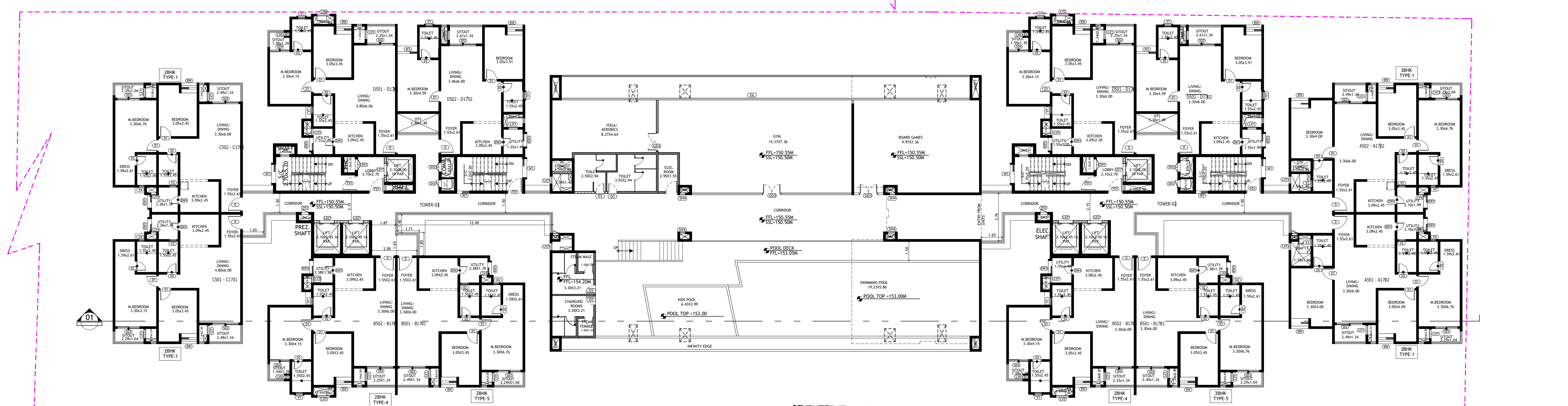
NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Feb 2024 16:10:31
Project No.:PRJ/13243/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./YLK/1338/21-22

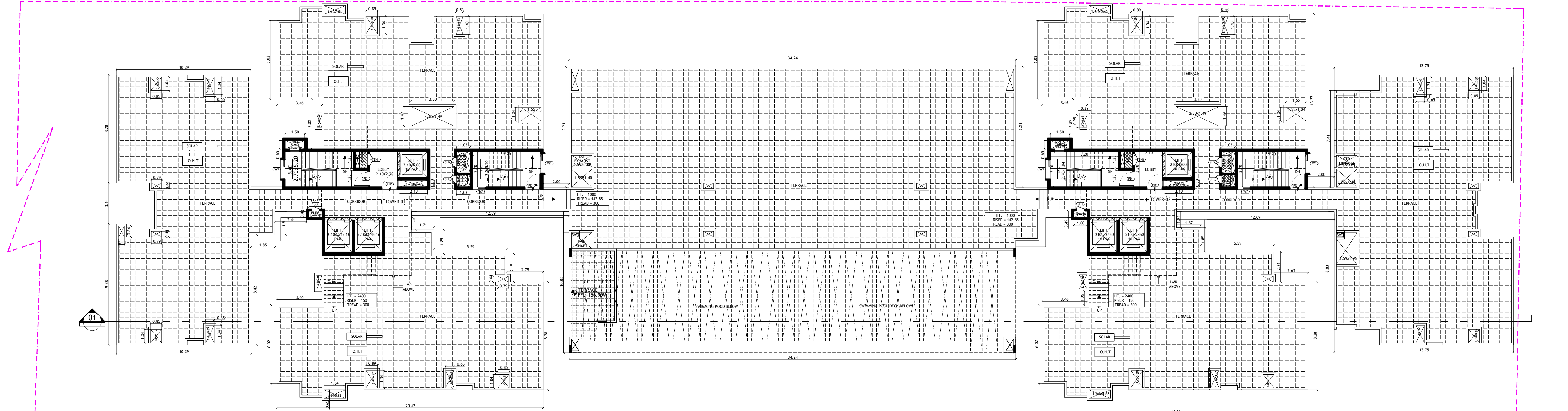
UserDefinedMetric (841.00 x 1800.00MM)



TYPICAL FLOOR PLAN(4th TO 16th)
NO.OF UNITS: 16X13=208 Nos



SEVENTEENTH FLOOR PLAN
NO.OF UNITS: 12 Nos.



01 TERRACE FLOOR PLAN

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	12
	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	111.75	9	
	007	FLAT	111.76	111.75	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	12
	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	111.75	9	
	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	8	12
	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	
	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	16
	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	
	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	401-161	FLAT	91.79	91.79	8	208
	402-162	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	81.66	81.66	6	
	408-168	FLAT	111.76	111.75	9	
	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	0171	FLAT	91.79	91.79	8	12
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.66	81.66	6	
	0176	FLAT	111.76	111.75	9	
	0177	FLAT	111.76	111.75	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:	-	-	25446.83	25446.31	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 Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2092/58,60,61/1,64/1 , CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE., , Bangalore.
a).Consist of 2Basement + 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.
4.12032.96 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 dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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 having a minimum total capacity 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 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) 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 Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.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 structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/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 workman and general public by erecting safe barricades.
30.Sufficient 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.

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.
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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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
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 areas as part thereof in case of Apartment / 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 line out 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 Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™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 applicant / Owner / Architect should registered in 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.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/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: PRJ/13243/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2092/58,60,61/1,64/1	
Nature of Sanction: MODIFY	City Survey No.: 58, 60,61/1 AND 64/1	
Location: RING-III	Khata No. (As per Khata Extract): 2092/58,60,61/1,64/1	
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: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deduction for Balance Plot Area		
Amenity Area		1393.63
Total		1393.63
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.43
Proposed Coverage Area (6.76 %)		1789.99
Existing coverage area to be retained (15.25 %)		4037.36
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 (3.00)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		79436.56
Residential FAR (100.00%)		31950.59
Proposed FAR Area		31950.59
Existing FAR Area		33348.58
Achieved Net FAR Area (2.47)		65299.16
Balance FAR Area (0.51)		14137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		50039.97
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		96274.95

Approval Date :

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	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	-	-	-	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	59.05	2B+G+18	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	50039.97	33348.58
Total:	50039.97	33348.58

Block :A (TOWER-B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		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	0.00	00
Seventeenth Floor	2265.33	69.04	2196.29	58.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Second Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2302.61	492.04	1810.57	65.51	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	5855.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.15	5821.69	0.00	0.00	00
Total:	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Same Blocks :	1											
Total:	48155.20	1935.22	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 BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48155.20	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	270
A (TOWER-B)	D2	0.82	2.10	608
A (TOWER-B)	D1	0.92	2.10	744
A (TOWER-B)	D	1.12	2.10	63
A (TOWER-B)	SD4	1.59	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)	KW1	1.05	1.60	242
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)	W2	1.64	2.00	338
A (TOWER-B)	W1	2.00	2.00	1025

N

SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.Madhu Rep.By M/s. Vajram Estates Private Limited #1, Vajram Complex, 17th Main,100 Feet Road, 4th B Cross, Koramangala, Bengaluru

For VAJRAM ESTATES PVT LTD
Authorised Signatory

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO:2092/58,60,61/1,64/1, SY.NO.58,60,61/1 & 64/1,
CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI,
BANGALORE.WARD NO.05

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

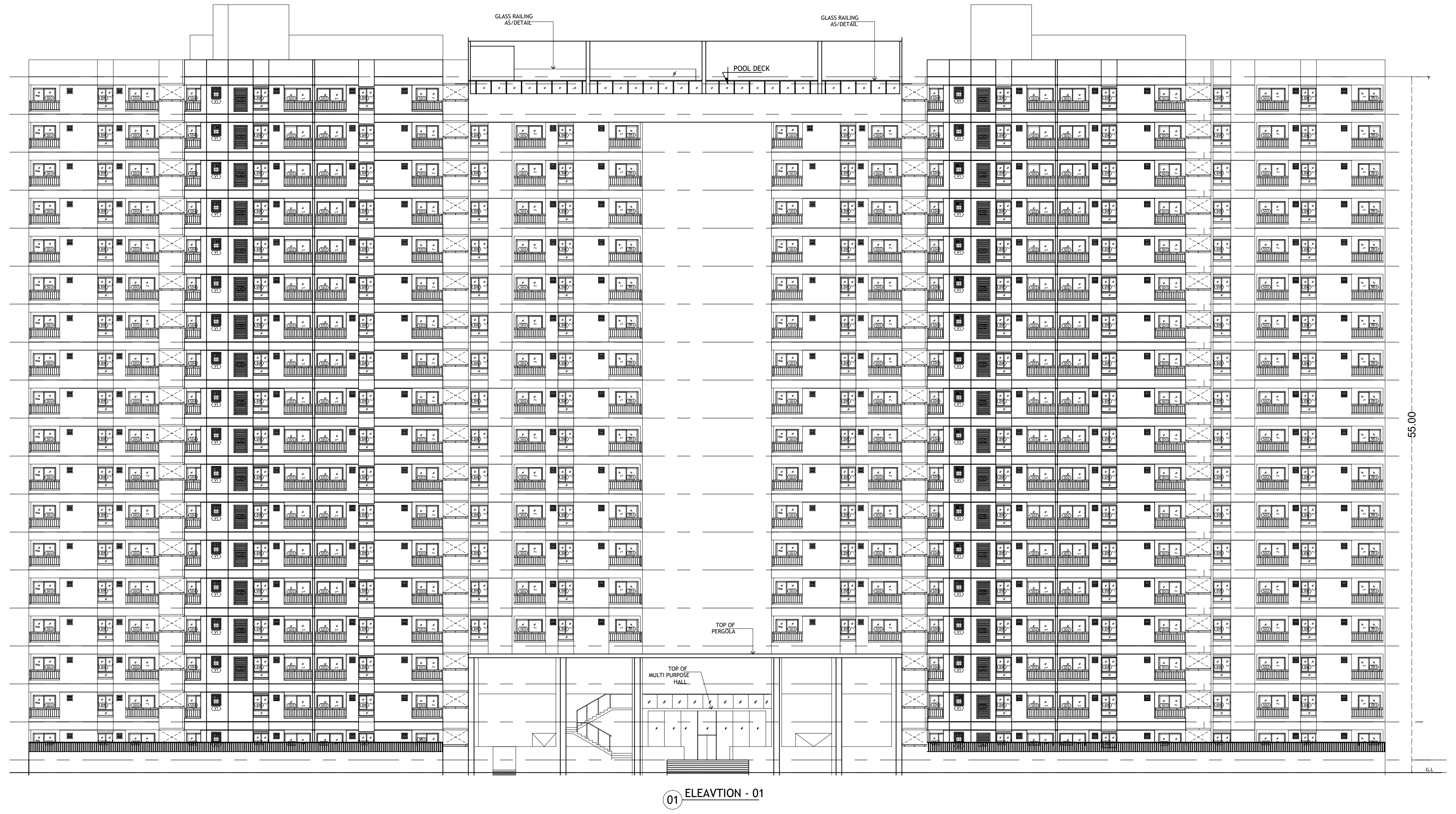
SHEET NO : 6

SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

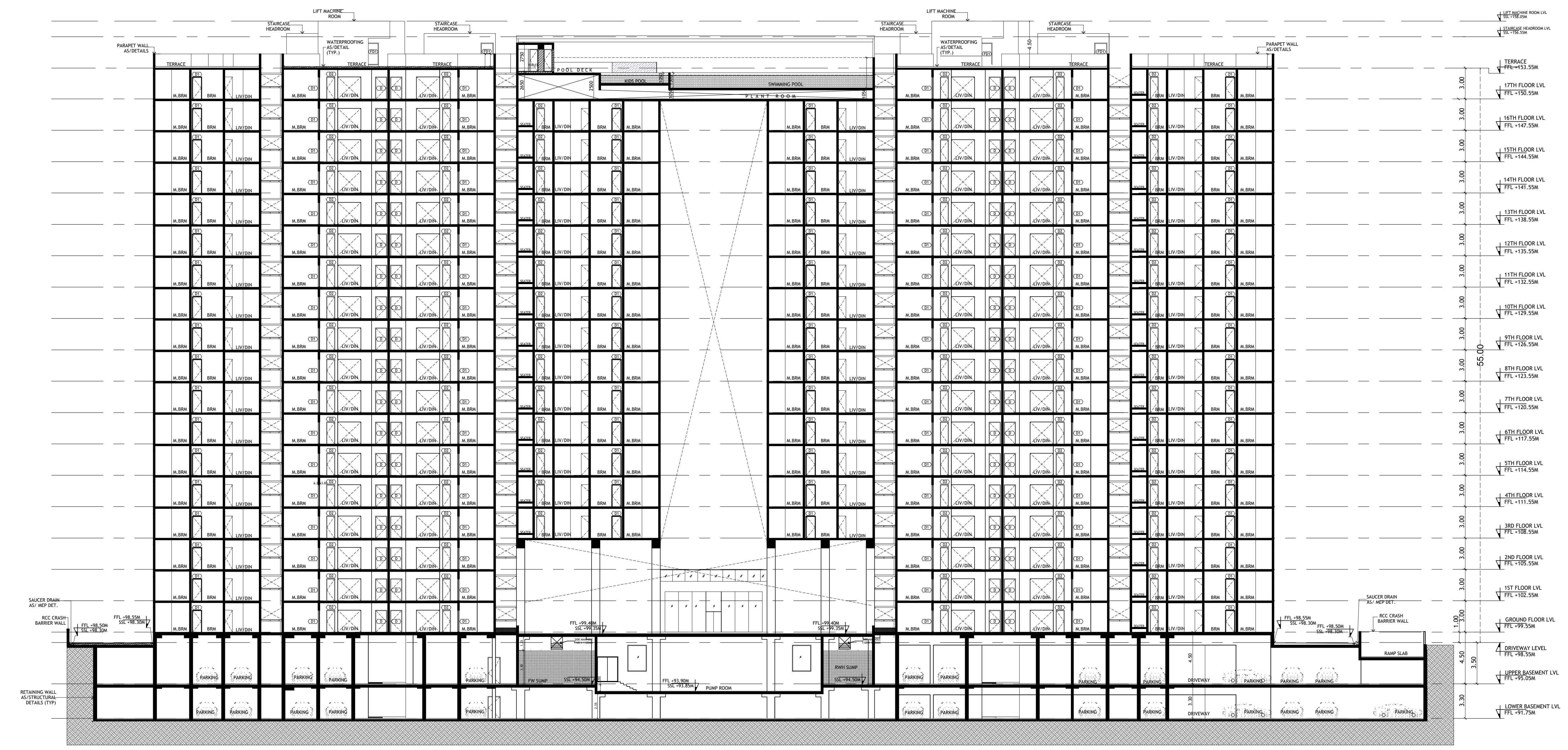
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Feb 2024 16:10:31
Project No.:PRJ/13243/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./YLK/1338/21-22



01 ELEAVTION - 01



01 SECTION - 01

Housiey.com

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	12
	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	111.75	9	
	007	FLAT	111.76	111.75	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	12
	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	111.75	9	
	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	8	12
	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	
	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	16
	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	
	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	401-161	FLAT	91.79	91.79	8	208
	402-162	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	81.66	81.66	6	
	408-168	FLAT	111.76	111.75	9	
	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	0171	FLAT	91.79	91.79	8	12
	0172	FLAT	85.65	85.65	8	
	0173	FLAT	82.38	82.37	6	
	0174	FLAT	85.65	85.65	8	
	0175	FLAT	81.66	81.66	6	
	0176	FLAT	111.76	111.75	9	
	0177	FLAT	111.76	111.75	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:	-	-	25446.83	25446.31	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 Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 2092/58,60,61/1,64/1
, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK,BANGALORE.,
, Bangalore.
a).Consist of 2Basement + 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.

4.12032.96 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 dumping garbage within the premises shall be provided.

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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 having a minimum total capacity 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 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) 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 Physically Handicapped persons together with the stepped entry.

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

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

27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.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 structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/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 workman and general public by erecting safe barricades.

30.Sufficient 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.

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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs

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 areas as part thereof in case of Apartment / 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 line out 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 Licence

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™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 applicant / Owner / Architect should registered in 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.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/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: PRJ/13243/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2092/58,60,61/1,64/1	
Nature of Sanction: MODIFY	City Survey No.: 58, 60,61/1 AND 64/1	
Location: RING-III	Khata No. (As per Khata Extract): 2092/58,60,61/1,64/1	
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: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	27872.49
NET AREA OF PLOT	(A-Deductions)	27872.49
Deduction for Balance Plot Area		
Amenity Area		1393.63
Total		1393.63
BALANCE AREA OF PLOT	(A-Deductions)	26478.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13239.43
Proposed Coverage Area (6.76 %)		1789.99
Existing coverage area to be retained (15.25 %)		4037.36
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 (3.00)		79436.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		79436.56
Residential FAR (100.00%)		31950.59
Proposed FAR Area		31950.59
Existing FAR Area		33348.58
Achieved Net FAR Area (2.47)		65299.16
Balance FAR Area (0.51)		14137.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46219.98
Existing BUA Area for Existing Structure		50039.97
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		96274.95

Approval Date :

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	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	-	-	-	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	59.05	2B+G+18	33348.58	50039.97

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	50039.97	33348.58
Total:	50039.97	33348.58

Block :A (TOWER-B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		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	0.00	00
Seventeenth Floor	2265.33	69.04	2196.29	58.91	8.40	20.58	0.09	0.00	0.00	2108.31	2108.31	12
Sixteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Thirteenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Twelfth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eleventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Tenth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Ninth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Eighth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Seventh Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Sixth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fifth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Fourth Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Third Floor	1978.64	75.07	1903.57	58.91	8.40	20.58	0.09	0.00	0.00	1815.59	1815.59	16
Second Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
First Floor	1501.23	59.26	1441.97	58.91	8.40	20.58	0.09	0.00	0.00	1353.99	1353.99	12
Ground Floor	2302.61	492.04	1810.57	65.51	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	5855.39	0.00	0.00	00
Lower Basement Floor	6204.69	0.00	6204.69	56.16	18.69	10.29	0.00	308.15	5821.69	0.00	0.00	00
Total:	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Total Number of Same Blocks :	1											
Total:	48155.20	1935.22	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 BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
A (TOWER-B)	1	48155.20	1935.22	46219.98	1368.83	174.09	434.49	1.62	648.41	11677.07	31950.54	31950.54	272
Grand Total:	1	48155.20	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	270
A (TOWER-B)	D2	0.82	2.10	608
A (TOWER-B)	D1	0.92	2.10	744
A (TOWER-B)	D	1.12	2.10	63
A (TOWER-B)	SD4	1.59	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)	KW1	1.05	1.60	242
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)	W2	1.64	2.00	338
A (TOWER-B)	W1	2.00	2.00	1025

N
SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.Madhu Rep.By M/s. Vajram Estates Private Limited #1, Vajram Complex, 17th Main,100 Feet Road, 4th B Cross, Koramangala, Bengaluru

For VAJRAM ESTATES PVT LTD
Authorised Signatory

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO:2092/58,60,61/1,64/1, SY.NO.58,60,61/1 & 64/1,
CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI,
BANGALORE.WARD NO.05

DRAWING TITLE : ELEVATION & SECTION

SHEET NO : 7

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Feb 2024 16:10:31
Project No.:PRJ/13243/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./YLK/1338/21-22