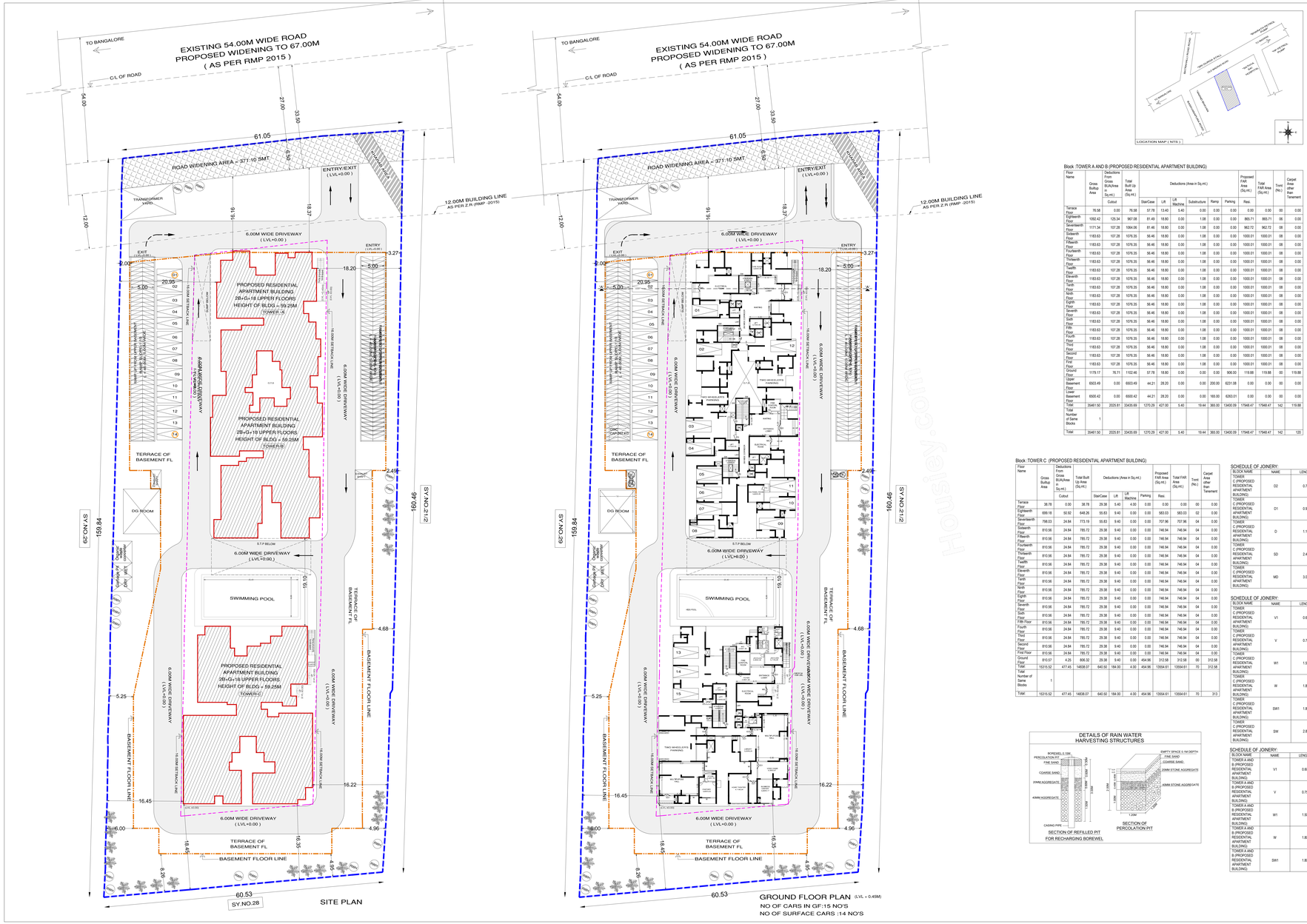
TO BANGALORE
EXISTING 54.00M WIDE ROAD
PROPOSED WIDENING TO 67.00M
(AS PER RMP 2015)
C/L OF ROAD
24.00
27.00
33.50
61.05
6.50
ROAD WIDENING AREA - 371.10 SMT.
16.16
19.30
12.00M BUILDING LINE
AS PER Z.R (RMP- 2015)
2.00
3.27
2.49
160.46
159.84
4.68
5.28
4.96
6.00
60.53
2nd BASEMENT FLOOR PLAN
NO OF CARS : 144 NO'S
5.00M WIDE DRIVEWAY
U.VL + 7.30M
PUMP ROOM
TWO WHEELER PARKING
5.00M WIDE DRIVEWAY
U.VL + 7.30M
U.VL + 7.00M
U.VL + 7.45M
U.VL + 7.60M
U.VL + 7.75M
U.VL + 7.90M
U.VL + 8.05M
U.VL + 8.20M
U.VL + 8.35M
U.VL + 8.50M
U.VL + 8.65M
U.VL + 8.80M
U.VL + 8.95M
U.VL + 9.10M
U.VL + 9.25M
U.VL +



LOCATION MAP (NTS)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 275 , BATTARAHALLI, Bangalore.
a) Consist of 3or 2Basement + 1Ground + 18 for 1Ground + 18 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.The Car parking area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the
6.You are to abide 371 Sqm.
8. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / workmen's incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / 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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (EA& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in or around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.It is the responsibility of the applicant as well as the owner or his shall strictly adheres to the duties and responsibilities specified in Schedule IX" (Bye-law No. 3.8) under sub section 10-B (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times, in accordance with the capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17-I of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Apartment complexes with 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safety measures to be taken to avoid any accidents to the persons working in property, public roads and footpaths, and barades ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock 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.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A3/362/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

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

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ADOBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as mandated before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.The Owner / Builder / Developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury on 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 on permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADC/ENCL/66 (Hasalagga Hoodike) Letter No. LD/BUILD/72/13, dated: 27-04-2013 :

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 the list of construction workers working in the site to obtain the 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.I any point of time his Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	38.78	0.00	38.78	29.38	9.40	4.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	699.18	50.92	648.26	55.83	9.40	0.00	0.00	583.03	583.03	02	0.00
Seventeenth Floor	798.03	24.84	773.19	55.83	9.40	0.00	0.00	707.96	707.96	04	0.00
Sixteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Thirteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Twelfth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eleventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Tenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ninth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eighth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Seventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Third Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Second Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
First Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ground Floor	1179.17	76.71	1102.46	57.78	18.80	0.00	0.00	906.00	119.88	119.88	00	119.88
Upper Basement Floor	6503.49	0.00	6503.49	44.21	28.20	0.00	0.00	200.00	6231.08	0.00	0.00	00	0.00
Lower Basement Floor	6500.42	0.00	6500.42	44.21	28.20	0.00	0.00	165.00	6263.01	0.00	0.00	00	0.00
Total:	35461.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
Total Number of Same Blocks	1												
Total:	35461.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	120

Block :TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Parking	Resi.			
Terrace Floor	38.78	0.00	38.78	29.38	9.40	4.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	699.18	50.92	648.26	55.83	9.40	0.00	0.00	583.03	583.03	02	0.00
Seventeenth Floor	798.03	24.84	773.19	55.83	9.40	0.00	0.00	707.96	707.96	04	0.00
Sixteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Thirteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Twelfth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eleventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Tenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ninth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eighth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Seventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Third Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Second Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
First Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ground Floor	1070.12	76.71	993.41	57.78	18.80	0.00	0.00	906.00	119.88	119.88	00	119.88
Total:	15315.52	477.45	14838.07	640.50	184.00	4.00	454.96	13554.61	13554.61	70	312.98
Total Number of Same Blocks	1										
Total:	15315.52	477.45	14838.07	640.50	184.00	4.00	454.96	13554.61	13554.61	70	313

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	493
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	343
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	70
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	104
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	108
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	215
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	127
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	284
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	18
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	2.80	1.80	68

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	72
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	269
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	241
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	345
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	157

UnitBUA Table for Block :TOWER A AND TOWER B (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
TYPICAL - 1 TO FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	128	
	TYP A02	FLAT	110.07	97.86	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	90.84	79.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.54	11		
	TYP B03	FLAT	121.36	111.58	11		
	TYP B04	FLAT	121.68	114.85	11		
SEVENTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	8	
	TYP A02	FLAT	110.07	97.86	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	90.84	79.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.54	11		
	DUPLEX B03	FLAT	240.02	199.96	9		
	DUPLEX B04	FLAT	241.24	210.30	9		
EIGHTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	6	
	TYP A02	FLAT	110.07	97.86	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	90.84	79.66	8		
	TYP B01	FLAT	126.73	111.79	8		
	TYP B02	FLAT	121.11	107.54	9		
	DUPLEX B03	FLAT	0.00	0.00	4		
	DUPLEX B04	FLAT	0.00	0.00	5		
Total:	-	-	10418.02	14455.16	1464	142	

UnitBUA Table for Block :TOWER C (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
EIGHTEENTH FLOOR PLAN	TYP C04	FLAT	213.11	188.84	15	2	
	TYP C03	FLAT	204.00	180.75	15		
	DUPLEX C02	FLAT	0.00	0.00	4		
	DUPLEX C01	FLAT	0.00	0.00	5		
SEVENTEENTH FLOOR PLAN	TYP C04	FLAT	213.11	188.84	15	2	
	TYP C03	FLAT	204.00	180.75	15		
	DUPLEX C02	FLAT	245.96	214.94	10	4	
	DUPLEX C01	FLAT	245.18	213.01	10		
TYPICAL - 1 TO FLOOR PLAN	TYP C02	FLAT	137.76	120.73	12	64	
	TYP C02	FLAT	137.61	121.35	12		
	TYP C03	FLAT	204.00	180.75	15		
	TYP C04	FLAT	213.11	188.84	15		
Total:	-	-	12405.36	10993.85	945	70	

FAR &Tenement Details

Block	No. of Same Blocks	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.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	35461.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	15315.52	477.45	14838.07	640.50	184.00	4.00	0.00	0.00	454.96	13554.61	13554.61	70	312.98
Grand Total:	2	50777.02	2503.26	48273.76	1910.79	611.00	9.40	19.44	365.00	13855.04	31503.08	31503.08	212.00	432.46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	839
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	676
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	143
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	107
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	02

DETAILS OF RAIN WATER HARVESTING STRUCTURES

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PR/BBMP/2022/23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 275
Nature of Sanction: NEW	City Survey No.: 211
Location: RING-III	Khata No. (As per Khata Extract): 275
Building Line Specified as per Z.R: Old Madras Road (beyond New Aero Engine Factory)	PID No. (As per Khata Extract): 215/222
Zone: Mahadevapura	Locality / Street of the property: BATTARAHALLI
Ward: Ward-052	
Planning District: 311-Horamavu	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 9690.62
Deduction for NatPol Area	0.00
Surrender Free of Cost	371.10
Total :	371.10
NET AREA OF PLOT	(A-Deductions) 9334.52
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4860.26
Proposed Coverage Area (20.47 %)	1909.78
Achieved Net coverage area (20.47 %)	1909.78
Balance coverage area left (29.53 %)	2755.48
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	31510.77
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 (3.25)	31510.77
Residential FAR (100.00%)	31503.03
Proposed FAR Area	31503.03
Achieved Net FAR Area (3.25)	31503.03
Balance FAR Area (0.00)	7.74
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	48273.75
Substructure Area Add in BUA (Layout Lvl)	78.26
Achieved BuiltUp Area	48352.02

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
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	140	140	-
			225.001 - 375	2	-	2	4	-
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	68	68	-
			225.001 - 375	2	-	2	4	-
Total :				-	-	212	216	313

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	216	2970.00	313	4303.75
Visitor's Car Parking	23	316.25	0	0.00
Total Car	239	3286.25	313	4303.75
TwoWheeler		316.25	0	0.00
Other Parking	-	-	-	10061.12
Total		3602.50		14364.87

SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. Pride Estate Projects Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra 901, 9th FLOOR, PRIDE HULKUL 118, LALBAGH ROAD, BANGALORE 560027

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Narasimhan.102, D.Shaughnessy Road, Langford Gardens, Bangalore BCC/BL-3-SA-004221-22

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 275 SURVEY NO.211, BHATTARAHALLI VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK WARD NO : 52.

DRAWING TITLE :

GROUND FLOOR PLAN
(LVL + 0.45M)
SITE PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

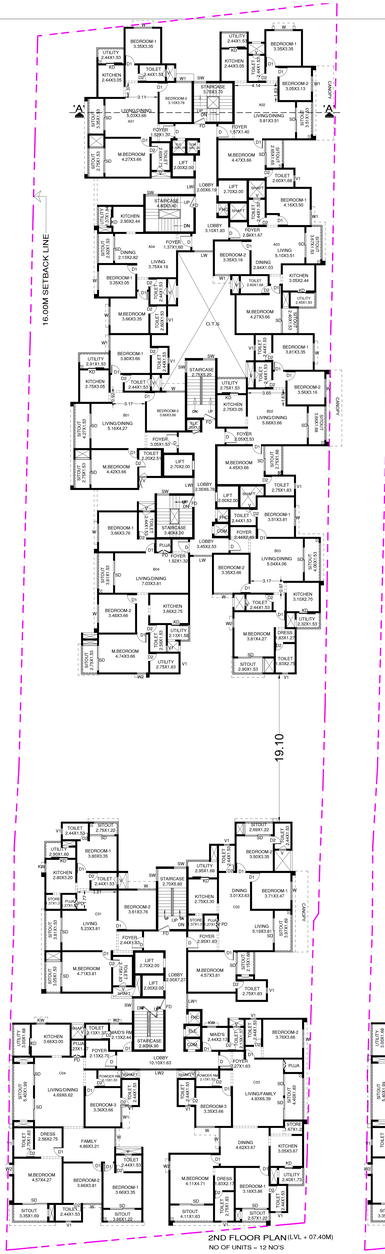
ASSISTANT DIRECTOR / ASSISTANT ENGINEER / OVERSEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

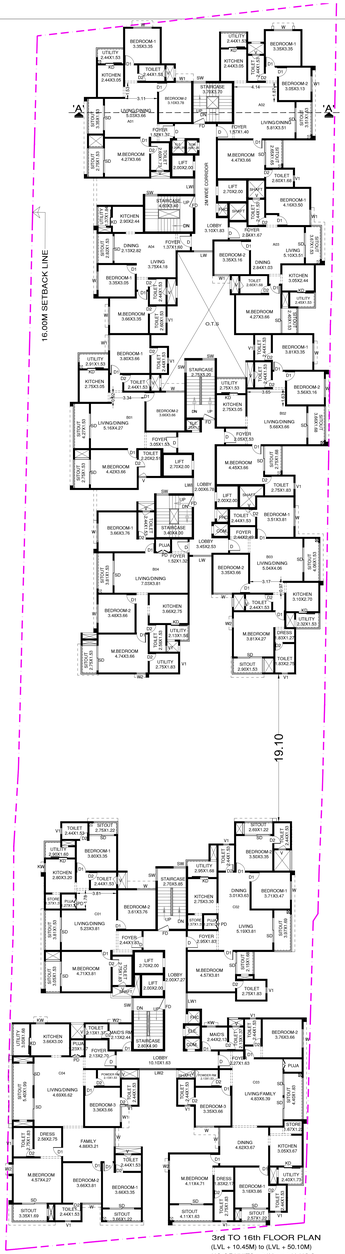
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by LAKSHMI KUMAR
Date: 2023.05.04 17:42:22 IST
Reason: Approved
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning
Location:
Name: BBMP/Addl Dir/JD/NORTH/0752/2023

NORTH

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





Block :TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buitup Area	Deductions From Buitup Area (Lift 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.)	Tenet (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.58	0.00	76.58	57.78	13.40	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	1052.42	125.34	967.08	81.49	18.80	0.00	1.08	0.00	0.00	865.71	865.71	06	0.00
Seventeenth Floor	1171.34	107.28	1064.06	81.49	18.80	0.00	1.08	0.00	0.00	962.72	962.72	08	0.00
Sixteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fifteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fourteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Thirteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Twelth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Eleventh Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Tenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Ninth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Eighth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Seventh Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Sixth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fifth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fourth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Third Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Second Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
First Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Ground Floor	1179.17	76.71	1102.46	57.78	18.80	0.00	1.08	0.00	0.00	906.00	119.88	119.88	00	119.88
Upper Basement	6503.49	0.00	6503.49	44.21	28.20	0.00	0.00	0.00	200.00	4231.08	0.00	00	0.00
Lower Basement	6500.42	0.00	6500.42	44.21	28.20	0.00	0.00	0.00	165.00	4263.01	0.00	00	0.00
Total	35481.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
Total Number of Same Blocks	1												
Total:	35481.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	120

Block :TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buitup Area	Deductions From Buitup Area (Lift 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.)	Tenet (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Parking			Resi.			
Terrace Floor	38.78	0.00	38.78	29.38	5.40	4.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	699.18	50.92	648.26	50.83	9.40	0.00	0.00	583.03	02	0.00			
Seventeenth Floor	798.03	24.84	773.19	50.83	9.40	0.00	0.00	707.96	04	0.00			
Sixteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Fifteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Fourteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Thirteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Twelth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Eleventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Tenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Ninth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Eighth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Seventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Sixth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Fifth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Fourth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Third Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Second Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
First Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00		
Ground Floor	810.57	4.25	806.32	29.38	9.40	0.00	454.96	312.58	312.58	00	312.58		
Total:	15310.52	477.45	14838.07	640.50	184.00	4.00	454.96	13564.61	13564.61	70	312.58		
Total Number of Same Blocks	1												
Total:	15310.52	477.45	14838.07	640.50	184.00	4.00	454.96	13564.61	13564.61	70	313		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	493
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	343
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	70
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	104
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	72
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	269
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	241
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	345
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	157

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	108
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	215
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	127
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	284
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	18
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	2.80	1.80	68

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 275 , BATTARAHALLI, Bangalore.
a) Consist of 1bn .(Basement + 1Ground + 18 only
b) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
c) The FAR area reserved for car parking shall not be converted for any other purpose.
d) 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.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
6. The site above 371.0gm.
8. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for letter boxing partings within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion.
9.The applicant shall REGLISE all workmen involved in the construction work against any accident / workmen incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / 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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&A) Di code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in ground the site.
15.The applicant shall be obtained from board department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times in order to conserve and enhance ground water resources.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The owner/developer shall get ascertaining structural stability has on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4K" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall
ensure that no inconvenience is caused to the neighbours in the vicinity of
construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its own / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above /built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safeguarding the adjacent land and building and properties against damage to property, public roads and footpaths, and barricades ensuring safety of workmen and general public.
by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building Bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock 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.
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.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standoing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/Addl/CE/ADE/310/20-21, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2003.

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

40.The applicant/ Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and building legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as mandated before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.The applicant / Owner / Builder shall obtain and take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold responsible for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hiradagi Hoodlike) Letter No. LD/MLL/TS/2013, dated 27-04-2013.

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 Registration of construction worker working in the site at the time of application for Occupancy 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.I any point of time his 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"

UnitBUA Table for Block :TOWER A AND TOWER B (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL- 1 TO 16 FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	128
	TYP A02	FLAT	110.07	97.86	10	
	TYP A03	FLAT	107.42	94.79	10	
	TYP A04	FLAT	80.84	70.66	8	
	TYP B01	FLAT	126.73	111.79	11	
	TYP B02	FLAT	121.11	107.64	11	
	TYP B03	FLAT	121.36	111.58	11	
	TYP B04	FLAT	121.66	114.85	11	
SEVENTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	8
	TYP A02	FLAT	110.07	97.86	10	
	TYP A03	FLAT	107.42	94.79	10	
	TYP A04	FLAT	80.84	70.66	8	
	TYP B01	FLAT	126.73	111.79	11	
	TYP B02	FLAT	121.11	107.64	11	
	DUPLEX B03	FLAT	240.02	199.96	9	
	DUPLEX B04	FLAT	241.24	210.30	9	
EIGHTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	8
	TYP A02	FLAT	110.07	97.86	10	
	TYP A03	FLAT	107.42	94.79	10	
	TYP A04	FLAT	80.84	70.66	8	
	TYP B01	FLAT	126.73	111.79	11	
	TYP B02	FLAT	121.11	107.64	11	
	DUPLEX B03	FLAT	0.00	0.00	4	
	DUPLEX B04	FLAT	0.00	0.00	5	
Total:	-	-	16418.02	14455.16	1664	142

UnitBUA Table for Block :TOWER C (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
EIGHTEENTH FLOOR PLAN	TYP C04	FLAT	213.11	188.84	15	2
	TYP C03	FLAT	204.00	180.75	15	
	DUPLEX C02	FLAT	0.00	0.00	4	
	DUPLEX C01	FLAT	0.00	0.00	5	
SEVENTEENTH FLOOR PLAN	TYP C04	FLAT	213.11	188.84	15	2
	TYP C03	FLAT	204.00	180.75	15	
	DUPLEX C02	FLAT	240.96	214.94	10	4
	DUPLEX C01	FLAT	240.18	213.01	10	
TYPICAL- 1 TO 16 FLOOR PLAN	TYP C01	FLAT	137.76	120.13	12	64
	TYP C02	FLAT	137.61	121.35	12	
	TYP C03	FLAT	204.00	180.75	15	
	TYP C04	FLAT	213.11	188.84	15	
Total:	-	-	12405.36	10993.85	945	70

FAR &Tenement Details

Block	No. of Same Blocks	Gross Buitup Area (Sq.mt.)	Deductions From Buitup Area (Lift Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenement
			Cutout	Deductions (Area in Sq.mt.)									
				StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	35481.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	15310.52	477.45	14838.07	640.50	184.00	4.00	0.00	0.00	454.96	13564.61	13564.61	70	312.58
Grand Total:	2	50777.02	2503.26	48273.76	1910.79	611.00	9.40	19.44	365.00	13855.04	31503.08	31503.08	212.00	432.46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	839
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	676
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	143
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	107
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	02

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PR/0985/23-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 275
Nature of Sanction: NEW	Col. Survey No.: 275
Location: RING-III	Khata No. (As per Khata Extract): 275
Building Line Specified as per Z.R:	PID No. (As per Khata Extract): 275/222
Old Masters Road (beyond New Aero[Engine Factory)	
Zone: Mahadevapura	Locality / Street of the property: BATTARAHALLI
Ward: Ward-002	
Planning District: 311-Horamavu	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 9690.62
Deduction for NatPol Area	
Surrender Free of Cost	371.10
Total:	371.10
NET AREA OF PLOT	(A-Deductions) 9334.52
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4860.26
Proposed Coverage Area (20.47 %)	1938.19
Achieved Net coverage area (20.47 %)	1908.78
Balance coverage area left (29.53 %)	2753.48
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	31510.77
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 (3.25)	31510.77
Residential FAR (100.00%)	31503.03
Proposed FAR Area	31503.03
Achieved Net FAR Area (3.25)	31503.03
Balance FAR Area (0.00)	7.74
BUILT UP AREA CHECK	
Proposed BuiltUp Area	48273.75
Substructure Area Add in BUA (Layout Lvl)	78.26
Achieved BuiltUp Area	48352.02

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
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	140	140	-	27
			225.001 - 375	2	-	2	4	-	
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	68	68	-	
			225.001 - 375	2	-	2	4	-	
Total :			-	-	-	212	216	313	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	216	2970.00	313	4303.75
Visitor's Car Parking	23	316.25	0	0.00
Total Car	239	3286.25	313	4303.75
TwoWheeler	-	316.25	0	0.00
Other Parking	-	-	1066	10661.12
Total		3602.50		14964.87

SCALE : 1:150

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. Pride & Expert Properties Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra W/f. 9th FLOOR, PRIDE HULKUL 118, LALBAGH ROAD, BANGALORE 560027

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Narasimhan.102, O.Shaughnessy Road, Langford Gardens, Bangalore.BCC/BL-3.5/A-0042/21-22

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 275 SURVEY NO:311, BHATTARAHALLI VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK,WARD NO : 92

DRAWING TITLE : 1st & 2nd FLOOR (LVL + 4.35M) & (LVL + 7.40M)
TYPICAL 3 TO 16th FLOOR PLAN (LVL + 10.45M) TO (LVL + 50.10M)

SHEET NO : 3

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT COMMISSIONER	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.

Digitally signed by CHANDRA KUMAR
Date: 2023.05.04 16:54:22 IST
Reason: Approved
Organization Unit: Bruhat Bengaluru Mahanagara Palike
Location: Joint Director Town Planner (North)

Scrutiny Number: BBMP/Addl/E-BLDAPP/0016/23-24
Validity: 04/05/2025

UserDefinedMetric (841.00 x 1650.00MM)

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

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

Block :TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.58	0.00	76.58	57.78	13.40	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	1092.42	126.34	967.08	81.49	18.80	0.00	1.08	0.00	0.00	865.71	865.71	06	0.00
Seventeenth Floor	1171.34	107.28	1064.06	81.49	18.80	0.00	1.08	0.00	0.00	962.72	962.72	08	0.00
Sixteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fifteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fourteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Thirteenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Twelfth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Eleventh Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Tenth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Ninth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Eighth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Seventh Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Sixth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fifth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fourth Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Third Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Second Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
First Floor	1183.63	107.28	1076.35	56.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Ground Floor	1179.17	76.71	1102.46	57.78	18.80	0.00	0.00	0.00	906.00	119.88	119.88	00	119.88
Upper Basement Floor	6503.49	0.00	6503.49	44.21	28.20	0.00	0.00	200.00	6231.08	0.00	0.00	00	0.00
Lower Basement Floor	6500.42	0.00	6500.42	44.21	28.20	0.00	0.00	165.00	6263.01	0.00	0.00	00	0.00
Total:	35461.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
Total Number of Same Blocks	1												
Total:	35461.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	135

Block :TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Parking	Resi.				
Terrace Floor	38.78	0.00	38.78	29.38	5.40	4.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	699.18	50.92	648.26	55.83	9.40	0.00	0.00	583.03	583.03	02	0.00
Seventeenth Floor	798.03	24.84	773.19	55.83	9.40	0.00	0.00	707.96	707.96	04	0.00
Sixteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Thirteenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Twelfth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eleventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Tenth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ninth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eighth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Seventh Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Sixth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourth Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Third Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Second Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
First Floor	810.56	24.84	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ground Floor	810.57	4.25	806.32	29.38	9.40	0.00	0.00	454.96	312.58	00	312.58
Total:	15315.52	477.45	14838.07	640.50	184.00	4.00	0.00	454.96	13064.61	70	312.58
Total Number of Same Blocks	1											
Total:	15315.52	477.45	14838.07	640.50	184.00	4.00	0.00	454.96	13064.61	70	313

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	493
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	343
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	70
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	104
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	72
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	269
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	241
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	345
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	157

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	108
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	219
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	127
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	284
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	18
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	2.80	1.80	68

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 275 , BATTARAHALLI, Bangalore.
a).Consist of 5nr. (Basement + 1Ground + 18 only) for 1Ground + 18 UP only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.The FAR area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained e'to
6.Fire safe abore 371 Sqm.
8. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned & disinfected periodically.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / workmen's incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on road/s or on drains or on drains. The debris shall be removed and transported to nearby dumping yard.
11. 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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(Eall.S) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in ground the site.
15.Permission shall be obtained from bmtcel department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.The Owner / Developer shall register as the case may be in the labour welfare board as per the responsibilities specified in Schedule.M.*V (Bye-law No. 3.8) under sub section 1(i-ii) (a to 3c).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water as per the capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The structural engineer undertaking structural stability has to sign on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall
ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its own / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safeguarding the adjacent land and buildings, roads and neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public
by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock 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.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in 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 to be cancelled.

33.The applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A3/362/2019-20, Dated: 25-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act of 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands canceled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as applicable before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.The Owner / Developer / Builder shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury on permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / Developer shall hold the responsibility for such damages or loss of life or injury on permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADCE/NOC/LW/BBMP/2018, Dated:17-04-2018 (PROPOSED BUILDING)

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 the list of construction workers employed to obtain the Labour cess 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.I 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"

UnitBUA Table for Block :TOWER A AND TOWER B (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
TYPICAL - 1 TO FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	128	
	TYP A02	FLAT	110.07	97.86	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	80.84	70.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.64	11		
	TYP B03	FLAT	121.36	111.58	11		
	TYP B04	FLAT	121.88	114.85	11		
SEVENTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	8	
	TYP A02	FLAT	110.07	97.86	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	80.84	70.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.64	11		
	TYP B03	FLAT	121.36	111.58	11		
	TYP B04	FLAT	121.88	114.85	11		
EIGHTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	8	
	TYP A02	FLAT	110.07	97.86	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	80.84	70.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.64	11		
	TYP B03	FLAT	121.36	111.58	11		
	TYP B04	FLAT	121.88	114.85	11		
	DUPLEX B01	FLAT	240.02	199.96	9		
	DUPLEX B04	FLAT	241.24	210.30	9		
	TYP A01	FLAT	108.07	99.49	10	6	
	TYP A02	FLAT	110.07	97.86	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	80.84	70.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.64	11		
	TYP B03	FLAT	121.36	111.58	11		
	TYP B04	FLAT	121.88	114.85	11		
	DUPLEX B03	FLAT	0.00	0.00	4		
	DUPLEX B04	FLAT	0.00	0.00	5		
Total:	-	-	15418.02	14406.16	1464	142	

UnitBUA Table for Block :TOWER C (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
SEVENTEENTH FLOOR PLAN	TYP C04	FLAT	213.11	188.84	15	2	
	TYP C03	FLAT	204.00	180.75	15		
	DUPLEX C02	FLAT	0.00	0.00	4		
	DUPLEX C01	FLAT	0.00	0.00	5		
EIGHTEENTH FLOOR PLAN	TYP C04	FLAT	213.11	188.84	15	2	
	TYP C03	FLAT	204.00	180.75	15		
	DUPLEX C02	FLAT	240.96	214.94	10	4	
	DUPLEX C01	FLAT	240.18	213.01	10		
TYPICAL - 1 TO FLOOR PLAN	TYP C04	FLAT	137.76	120.73	12	64	
	TYP C02	FLAT	137.61	121.35	12		
	TYP C03	FLAT	204.00	180.75	15		
	TYP C04	FLAT	213.11	188.84	15		
Total:	-	-	12405.36	10993.85	945	70	

FAR &Tenement Details

Block	No. of Same Blg.	Gross Buitup 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.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	35461.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	15315.52	477.45	14838.07	640.50	184.00	4.00	0.00	0.00	454.96	13064.61	13064.61	70	312.58
Grand Total:	2	50777.02	2503.26	48273.76	1910.79	611.00	9.40	19.44	365.00	13855.04	31013.08	31013.08	212.00	432.46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	839
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	676
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	143
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	107
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	02

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PR/189/03/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 275
Nature of Sanction: NEW	City Survey No.: 211
Location: RING-III	Khata No. (As per Khata Extract): 275
Building Line Specified as per Z.R: Old Mestros Road (beyond New Aero[Engine Factory)	PID No. (As per Khata Extract): 215/222
Zone: Mahadevapura	Locality / Street of the property: BATTARAHALLI
Ward: Ward-52	
Planning District: 311-Horamavu	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 9695.62
Deduction for NetPlot Area	
Surrender Free of Cost	321.10
Total	321.10
NET AREA OF PLOT	(A-Deductions) 9324.52
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4660.26
Proposed Coverage Area (20.47 %)	1908.78
Achieved Net coverage area (20.47 %)	1908.78
Balance coverage area left (29.53 %)	2753.48
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	31510.77
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 (3.25)	31510.77
Residential FAR (100.00%)	31503.03
Proposed FAR Area	31503.03
Achieved Net FAR Area (3.25)	31503.03
Balance FAR Area (0.00)	7.74
BUILT UP AREA CHECK	
Proposed BuiltUp Area	48273.75
Substructure Area Add in BUA (Layout Lvl)	78.26
Achieved BuiltUp Area	48352.02

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
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	140	140	-	
			225.001 - 375	2	-	2	4	-	
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	68	68	-	
			225.001 - 375	2	-	2	4	-	
Total :			-	-	-	212	216	313	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	216	2970.00	313	4303.75
Visitor's Car Parking	23	316.25	0	0.00
Total Car	239	3286.25	313	4303.75
TwoWheeler	-	316.25	0	0.00
Other Parking	-	-	-	10061.12
Total		3602.50		14364.87

SCALE : 1:150

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. Pride Infra Pvt Ltd Properties Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra 9/1, 9th FLOOR, PRIDE HULKUL 118, LALBAGH ROAD, BANGALORE 560027

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Narasimhan.102, O.Shaughnessy Road, Langford Gardens, Bangalore BCC/BL-3.5A-0042/21-22

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 275 SURVEY NO:211, BHATARAHALLI VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK,WARD NO : 52.

DRAWING TITLE : 17th,18th FLOOR & (LVL + 53.15M), (LVL + 56.20M) TERRACE FLOOR PLAN (LVL + 59.25M)

SHEET NO : 4

SANCTIONING AUTHORITY :

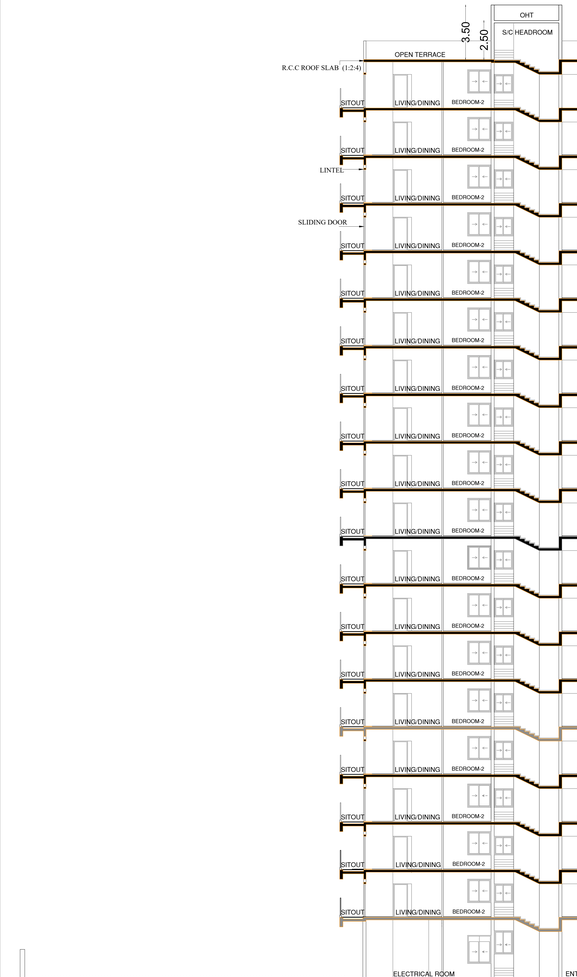
ASSISTANT DIRECTOR / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

Digitally signed by LAKSHMI KUMAR Date: 2023.05.05 15:47:39 IST
Reason: Approved
Organization Name: Bruhat Bengaluru Mahanagara Palike
Location: Joint Director Town Planning
Serial Number: 1e0ab0
Name: BBMPAadhaar (bc2d4c5f74d1f4222c33)

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

UserDefinedMetric (841.00 x 1650.00MM)



SECTION @ 'A'-'A'

FRONT SIDE ELEVATION

Block :TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Bulup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	76.58	0.00	76.58	57.78	13.42	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	1092.42	125.34	967.08	81.49	18.80	0.00	1.08	0.00	0.00	860.71	860.71	06	0.00
Seventeenth Floor	1171.34	107.28	1064.06	81.49	18.80	0.00	1.08	0.00	0.00	962.72	962.72	06	0.00
Sixteenth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fifteenth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fourteenth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Thirteenth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Twelfth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Eleventh Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Tenth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Ninth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Eighth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Seventh Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Sixth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fifth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Fourth Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Third Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Second Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
First Floor	1183.83	107.28	1076.35	96.46	18.80	0.00	1.08	0.00	0.00	1000.01	1000.01	08	0.00
Ground Floor	1179.17	76.71	1102.46	67.78	18.80	0.00	0.00	0.00	906.00	119.88	119.88	00	119.88
Upper Basement Floor	6920.49	0.00	6920.49	44.21	28.20	0.00	0.00	200.00	6231.08	0.00	0.00	00	0.00
Lower Basement Floor	6500.42	0.00	6500.42	44.21	28.20	0.00	0.00	165.00	6263.01	0.00	0.00	00	0.00
Total	35467.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
Total Number of Same Blocks	1												
Total:	35467.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	120

Block :TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Bulup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Parking	Resi.			
Terrace Floor	38.78	0.00	38.78	29.38	5.40	4.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	699.18	50.92	648.26	50.83	9.40	0.00	0.00	583.03	583.03	02	0.00
Seventeenth Floor	798.03	24.94	773.19	50.83	9.40	0.00	0.00	707.96	707.96	04	0.00
Sixteenth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifteenth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourteenth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Thirteenth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Twelfth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eleventh Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Tenth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ninth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Eighth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Seventh Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Sixth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fifth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Fourth Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Third Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Second Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
First Floor	810.56	24.94	785.72	29.38	9.40	0.00	0.00	746.94	746.94	04	0.00
Ground Floor	810.57	4.25	806.32	29.38	9.40	0.00	0.00	454.96	312.58	00	312.58
Total:	15315.52	477.45	14838.07	640.50	184.00	4.00	0.00	454.96	13564.61	70	312.58
Total Number of Same Blocks	1										
Total:	15315.52	477.45	14838.07	640.50	184.00	4.00	454.96	13564.61	13564.61	70	313

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	493
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	343
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	70
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	104
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	72
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	269
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	241
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	345
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	157

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	108
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	215
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	127
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.80	284
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW1	1.80	1.80	18
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	2.80	1.80	68

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 275 , BATTARAHALLI, Bangalore.
a) Consist of 3nr. (Basement + 1Ground + 18 for 1Ground + 18 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.The Car area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the
6. The site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / workmen's incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / 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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&A) Di code bearing 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in or around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the
first instance, warned in
the second instance and permit for the registration if the same is requested for the first time.
17.The Owner / Developer / Applicant or owner as the case may be shall strictly adheres to the duties and responsibilities specified in Schedule IX [Bye-law No. 3.8] under sub section 10-B (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times in order to conserve and to supplement the ground water potential.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS

1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The structural engineer shall be ascertaining structural stability lists on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 cf Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX [Bye laws 4€" 31] of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall
ensure that no inconvenience is caused to the neighbours in the vicinity of
construction and that no construction activities shall stp before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above /sulit-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safe barricading all round the excavated area to prevent accidents to the neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public
by erecting safe barricades.
29.Two/three parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock 4€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in 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 to be cancelled.

33.The applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A4/262/319-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Authorized / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 4€" 2020.

39.The Applicant / Owner / Architect should also adhere to the conditions imposed in the Building Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as mandated before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.The Owner / Developer / Applicant shall ensure that all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADCE/NOC/M (Hesaraghatta Hoodlu) Letter No. LD/MLE/7/2013, dated 27-04-2013 :

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 the Registration of construction workers working in the site and obtain Labour welfare 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.I any point of time his 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"

UnitBUA Table for Block :TOWER A AND TOWER B (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
TYPICAL - 1 TO 16 FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	128	
	TYP A02	FLAT	110.07	97.66	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	89.84	79.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.54	11		
	TYP B03	FLAT	121.36	111.58	11		
	TYP B04	FLAT	121.66	110.85	11		
SEVENTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	8	
	TYP A02	FLAT	110.07	97.66	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	89.84	79.66	8		
	TYP B01	FLAT	126.73	111.79	11		
	TYP B02	FLAT	121.11	107.54	11		
	DUPLEX B03	FLAT	240.02	199.96	9		
	DUPLEX B04	FLAT	241.24	210.30	9		
EIGHTEENTH FLOOR PLAN	TYP A01	FLAT	108.07	99.49	10	10	
	TYP A02	FLAT	110.07	97.66	10		
	TYP A03	FLAT	107.42	94.79	10		
	TYP A04	FLAT	89.84	79.66	8	8	
	TYP B01	FLAT	126.73	111.79	8		
	TYP B02	FLAT	121.11	107.54	9		
	DUPLEX B03	FLAT	0.00	0.00	4		
	DUPLEX B04	FLAT	0.00	0.00	9		
Total:	-	-	19418.02	16455.16	1464	142	

UnitBUA Table for Block :TOWER C (PROPOSED RESI APARTMENT BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
EIGHTEENTH FLOOR PLAN	TYP C04	FLAT	213.01	188.84	15	2	
	TYP C03	FLAT	204.00	180.75	11		
	DUPLEX C02	FLAT	0.00	0.00	4		
	DUPLEX C01	FLAT	0.00	0.00	5		
SEVENTEENTH FLOOR PLAN	TYP C04	FLAT	213.11	188.84	15	4	
	TYP C03	FLAT	204.00	180.75	15		
	DUPLEX C02	FLAT	245.96	214.94	10		
	DUPLEX C01	FLAT	245.18	213.01	10		
TYPICAL - 1 TO FLOOR PLAN	TYP C01	FLAT	137.76	120.73	12	64	
	TYP C02	FLAT	137.61	121.35	12		
	TYP C03	FLAT	204.00	180.75	15		
	TYP C04	FLAT	213.11	188.84	15		
Total:	-	-	12405.36	10993.85	945	70	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	35467.50	2025.81	33435.69	1270.29	427.00	5.40	19.44	365.00	13400.09	17948.47	17948.47	142	119.88
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	15315.52	477.45	14838.07	640.50	184.00	4.00	0.00	0.00	454.96	13564.61	13564.61	70	312.58
Grand Total:	2	50777.02	2503.26	48273.76	1910.79	611.00	9.40	19.44	365.00	13855.04	31513.08	31513.08	212.00	432.46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	639
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	676
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	143
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.40	2.10	107
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	3.00	2.10	02

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8963/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 275
Nature of Sanction: NEW	City Survey No.: 211
Location: RING-III	Khata No. (As per Khata Extract): 275
Building Line Specified as per Z.R: Old Madras Road (beyond New Airen[Engine Factory)	PID No. (As per Khata Extract): 2150222
Zone: Mahadevapura	Locality / Street of the property: BATTARAHALLI
Ward: Ward-052	
Planning District: 311-Horamavu	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 9690.62
Deduction for NetPlot Area	
Surrender Free of Cost	371.10
Total :	371.10
NET AREA OF PLOT	(A-Deductions) 9334.52
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4860.26
Proposed Coverage Area (20.47 %)	1909.78
Achieved Net coverage area (20.47 %)	1909.78
Balance coverage area left (29.53 %)	2755.48
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	31510.77
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 (3.25)	31510.77
Residential FAR (100.00%)	31503.03
Proposed FAR Area	31503.03
Achieved Net FAR Area (3.25)	31503.03
Balance FAR Area (0.00)	7.74
BUILT UP AREA CHECK	
Proposed BuiltUp Area	48273.75
Substructure Area Add in BUA (Layout Lvl)	78.26
Achieved BuiltUp Area	48352.02

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
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	140	140	-
			225.001 - 375	2	-	2	4	-
TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	68	68	-
			225.001 - 375	2	-	2	4	-
Total :				-	-	212	216	313

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	216	2970.00	313	4303.75
Visitor's Car Parking	23	316.25	0	0.00
Total Car	239	3286.25	313	4303.75
TwoWheeler	-	316.25	0	0.00
Other Parking	-	-	1066	1066.12
Total		3602.50		14364.87

SCALE : 1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/s. Pride Kasper Property Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra 901, 9th FLOOR, PRIDE HULKUL 118, LALBAGH ROAD, BANGALORE 560027

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Narasimhan.102, O.Shaughnessy Road, Langford Gardens, Bangalore BCC/BL-3.5A-0042/21-22

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 275 SURVEY NO.'S 211, BHATTARAHALLI VILLAGE, BIDARAHALLU HOBLI, BANGALORE EAST TALUK WARD NO : 52.

DRAWING TITLE :

SECTION & ELEVATION

SHEET NO : 5

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / 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.

Digitally signed by CHIEF EXECUTIVE OFFICER
Date: 2023.05.05 15:57:17 IST
Reason: APPROVED
Organization Name: Bruhat Bengaluru Mahanagara Palike
Location: Joint Director Town Planning
Serial Number: 4
Name: BBMPHASE DA (ENCRYPTED)

NORTH

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