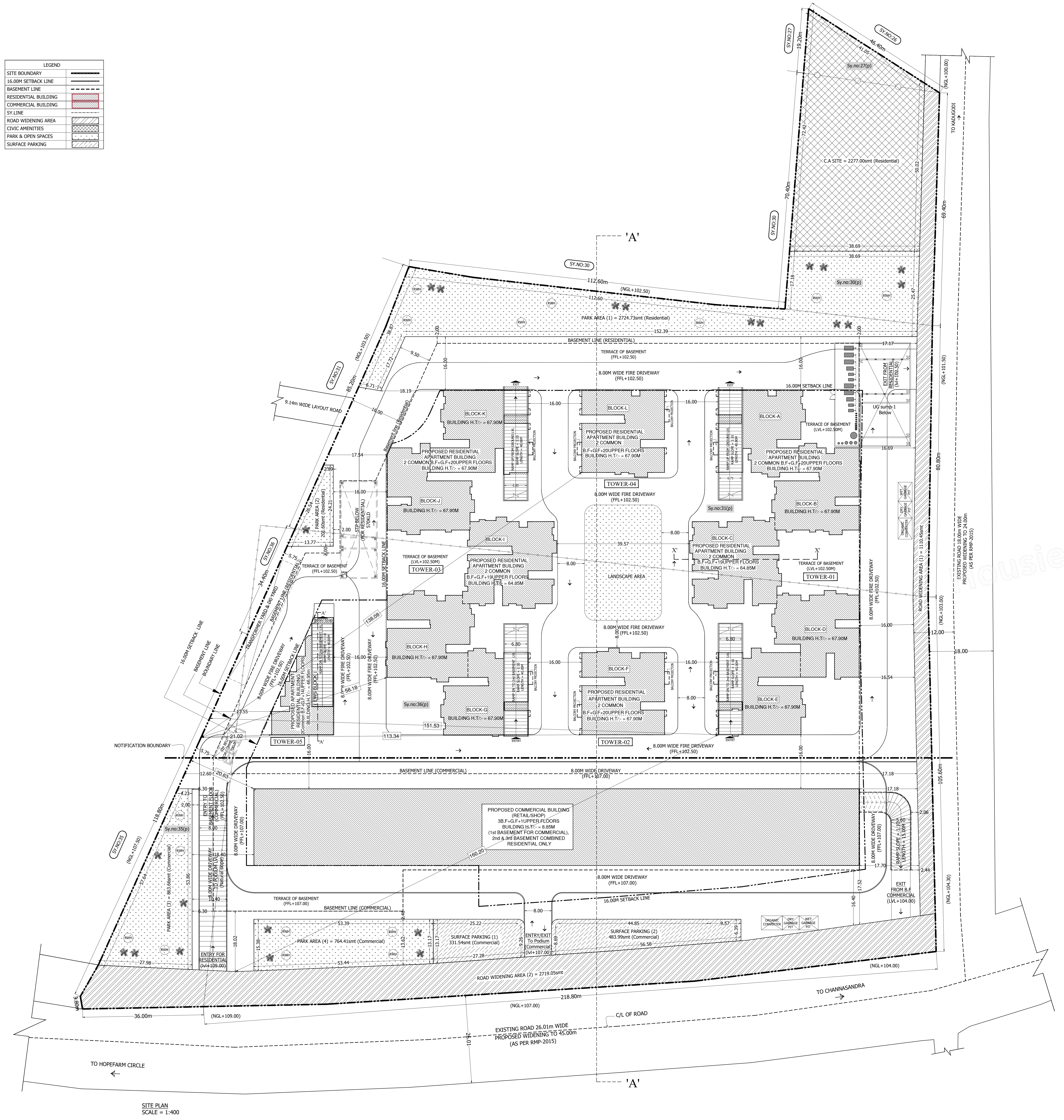

LEGEND
SITE BOUNDARY
16.00M SETBACK LINE
BASEMENT LINE
RESIDENTIAL BUILDING
COMMERCIAL BUILDING
SY.LINE
ROAD WIDENING AREA
CIVIC AMENITIES
PARK & OPEN SPACES
SURFACE PARKING
C.A SITE = 2277.00sqmt (Residential)
Sy.no:27(p)
Sy.no:30(p)
SY.NO:30
PARK AREA (1) = 2724.73sqmt (Residential)
BASEMENT LINE (RESIDENTIAL)
TERRACE OF BASEMENT (FFL=102.50)
8.00M WIDE FIRE DRIVEWAY (FFL=102.50)
16.00M SETBACK LINE
9.14m WIDE LAYOUT ROAD
TO KADUGODI
BLOCK-K
BLOCK-L
BLOCK-A
BLOCK-J
BLOCK-B
BLOCK-I
BLOCK-C
BLOCK-H
BLOCK-D
BLOCK-F
BLOCK-E
BLOCK-G
PROPOSED RESIDENTIAL APARTMENT BUILDING 2 COMMON B.F+G.F+20UPPER FLOORS BUILDING H.T:- = 67.90M
PROPOSED RESIDENTIAL APARTMENT BUILDING 2 COMMON B.F+G.F+14UPPER FLOORS BUILDING H.T:- = 64.60M
TOWER-01
TOWER-02
TOWER-03
TOWER-04
TOWER-05
LANDSCAPE AREA
Sy.no:31(p)
Sy.no:36(p)
Sy.no:35(p)
NOTIFICATION BOUNDARY
BASEMENT LINE (COMMERCIAL)
PROPOSED COMMERCIAL BUILDING (RETAIL/SHOP) 3B.F+G.F+1UPPER FLOORS BUILDING H.T:- = 8.85M (1st BASEMENT FOR COMMERCIAL. 2nd & 3rd BASEMENT COMBINED RESIDENTIAL ONLY
ENTRY TO PODIUM
EXIT FROM B.F COMMERCIAL
PARK AREA (4) = 764.41sqmt (Commercial)
PARK AREA (3) = 903.69sqmt (Commercial)
SURFACE PARKING (1) 331.54sqmt (Commercial)
SURFACE PARKING (2) 483.99sqmt (Commercial)
ENTRY/EXIT To Podium Commercial
ROAD WIDENING AREA (2) = 2719.05sqmt
ROAD WIDENING AREA (1) = 1110.45sqmt
EXISTING ROAD 26.01m WIDE PROPOSED WIDENING TO 45.00m (AS PER RMP-2015)
EXISTING ROAD 18.00 WIDE PROPOSED WIDENING TO 24.00m (AS PER RMP-2015)
C/L OF ROAD
TO CHANNASANDRA
TO HOPEFARM CIRCLE
'A'
218.80m
36.00m
(NGL=109.00)
(NGL=107.00)
(NGL=104.00)
(NGL=102.50)

SITE PLAN
SCALE = 1:400

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

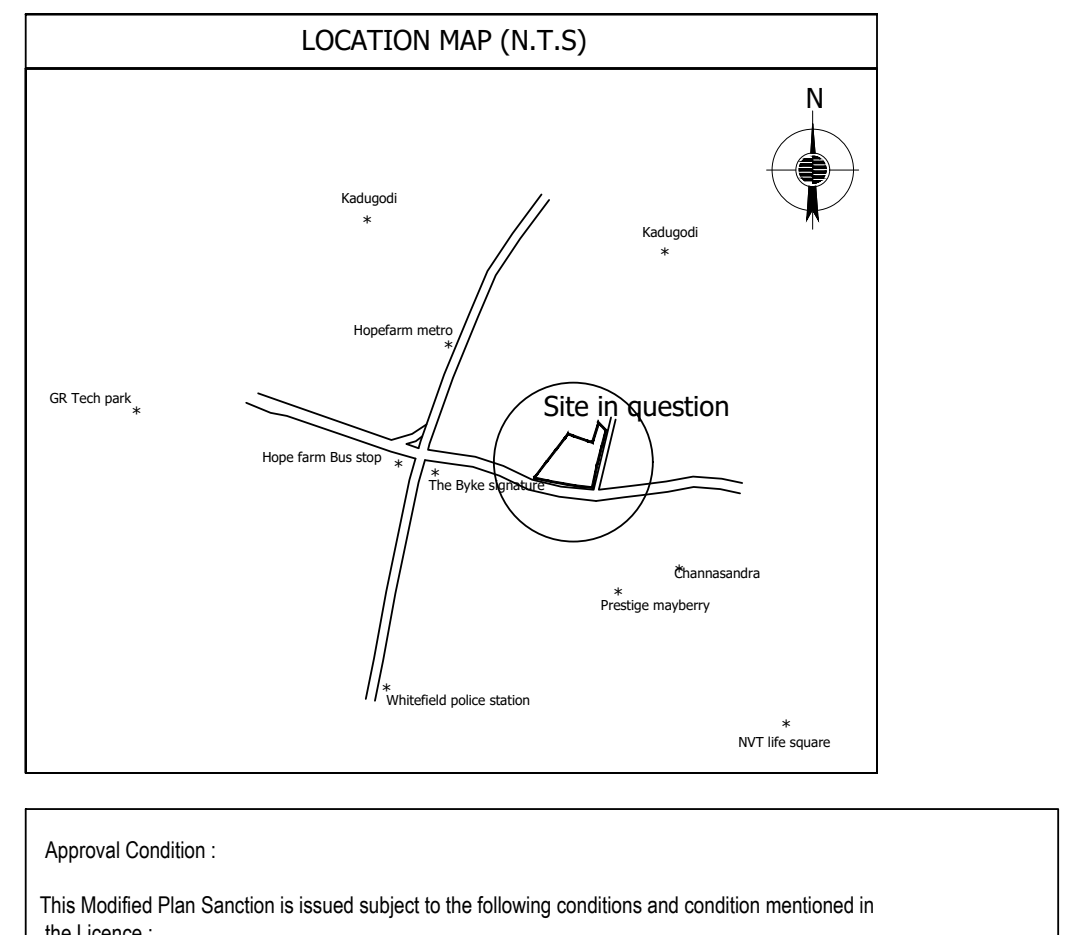
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

N
SCALE : 1:400

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18
	VERSION DATE: 08/05/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/3686/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Commercial (MutationCorridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36
Location: RING-III	Khata No. (As per Khata Extract): 468/67
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore
Zone: Mahadevapura	
Ward: Ward-083	
Planning District: 315-Whitefiled	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible] Main Road, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
SITE PLAN

SHEET NO : 1

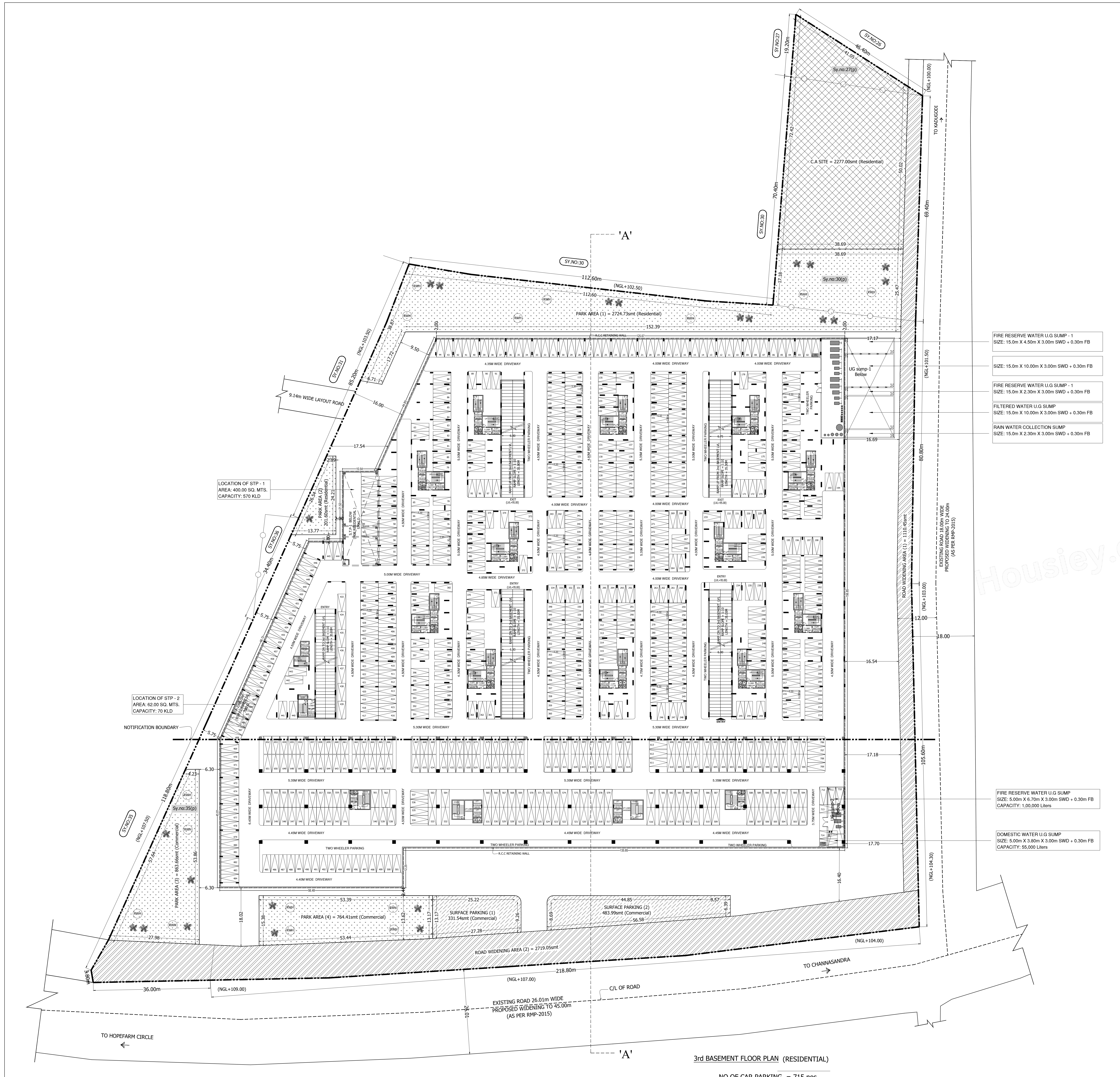
SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25


C.A SITE = 2277.00smt (Residential)
PARK AREA (1) = 2724.73smt (Residential)
LOCATION OF STP - 1
AREA: 400.00 SQ. MTS.
CAPACITY: 570 KLD
LOCATION OF STP - 2
AREA: 62.00 SQ. MTS.
CAPACITY: 70 KLD
NOTIFICATION BOUNDARY
9.14m WIDE LAYOUT ROAD
UG sump-1 Below
FIRE RESERVE WATER U.G SUMP - 1
SIZE: 15.0m X 4.50m X 3.00m SWD + 0.30m FB
SIZE: 15.0m X 10.00m X 3.00m SWD + 0.30m FB
FIRE RESERVE WATER U.G SUMP - 1
SIZE: 15.0m X 2.30m X 3.00m SWD + 0.30m FB
FILTERED WATER U.G SUMP
SIZE: 15.0m X 10.00m X 3.00m SWD + 0.30m FB
RAIN WATER COLLECTION SUMP
SIZE: 15.0m X 2.30m X 3.00m SWD + 0.30m FB
FIRE RESERVE WATER U.G SUMP
SIZE: 5.00m X 6.70m X 3.00m SWD + 0.30m FB
CAPACITY: 1,00,000 Liters
DOMESTIC WATER U.G SUMP
SIZE: 5.00m X 3.80m X 3.00m SWD + 0.30m FB
CAPACITY: 55,000 Liters
EXISTING ROAD 18.00m WIDE
PROPOSED WIDENING TO 24.00m
(AS PER RMP-2015)
ROAD WIDENING AREA (1) = 1110.45smt
ROAD WIDENING AREA (2) = 2719.05smt
SURFACE PARKING (1) 331.54smt (Commercial)
SURFACE PARKING (2) 483.99smt (Commercial)
PARK AREA (3) = 863.66smt (Commercial)
PARK AREA (4) = 764.41smt (Commercial)
TO KADUGODI
TO CHANNASANDRA
TO HOPEFARM CIRCLE
C/L OF ROAD
EXISTING ROAD 26.01m WIDE
PROPOSED WIDENING TO 45.00m
(AS PER RMP-2015)
'A'
'A'
218.80m
36.00m
112.60m
18.00

3rd BASEMENT FLOOR PLAN (RESIDENTIAL)

NO.OF CAR PARKING = 715 nos

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

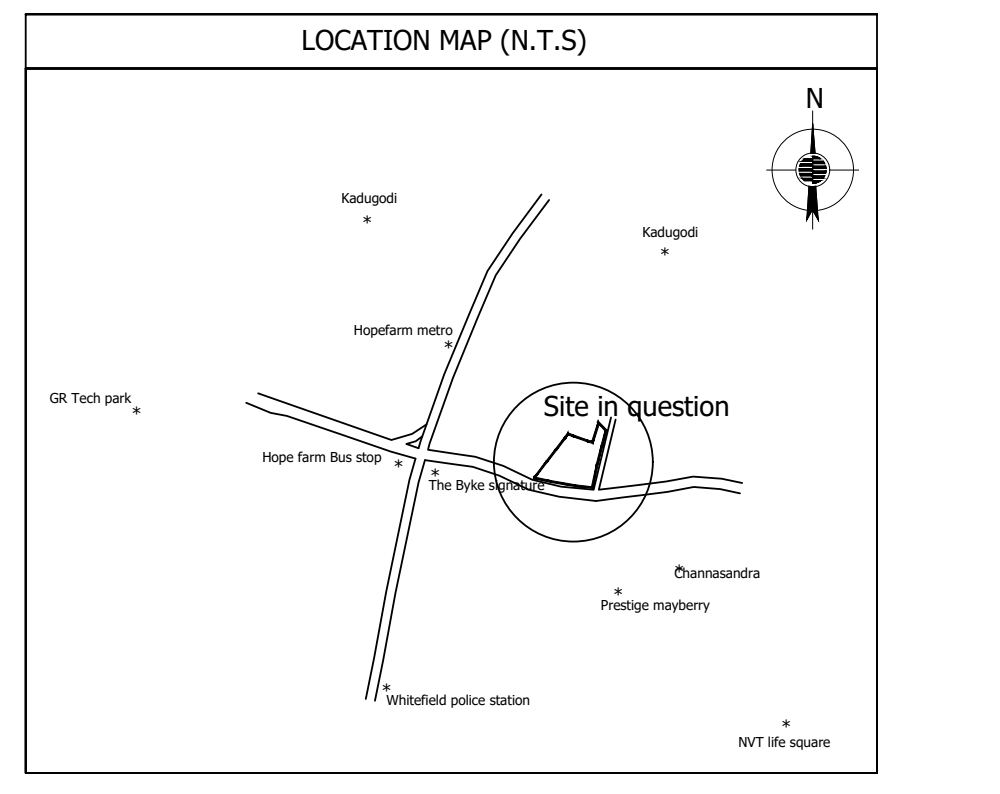
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

SCALE : 1:400

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible]ad, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
3rd BASEMENT FLOOR PLAN
(RESIDENTIAL)

SHEET NO : 2

SANCTIONING AUTHORITY :

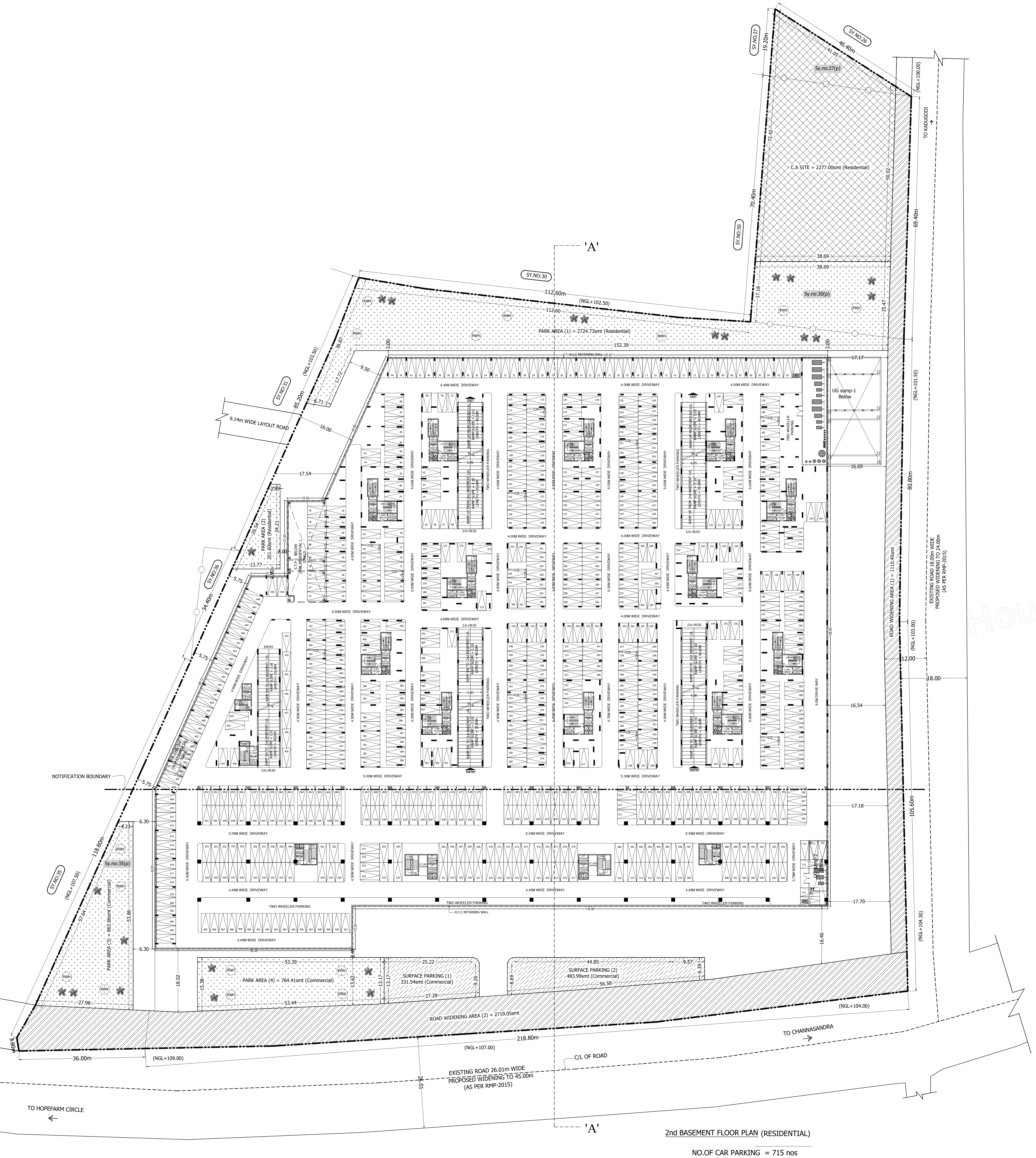
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25

Housiey.com


'A'
'A'
C.A SITE = 2277.00smt (Residential)
Sy.no:27(p)
Sy.no:30(p)
Sy.no:35(p)
SY.NO:30
PARK AREA (1) = 2724.73smt (Residential)
9.14M WIDE LAYOUT ROAD
UG sump-1 Below
4.50M WIDE DRIVEWAY
5.50M WIDE DRIVEWAY
TWO WHEELER PARKING
NOTIFICATION BOUNDARY
SURFACE PARKING (1) 331.54smt (Commercial)
SURFACE PARKING (2) 483.99smt (Commercial)
PARK AREA (4) = 764.41smt (Commercial)
ROAD WIDENING AREA (1) = 1110.45smt
EXISTING ROAD 18.00m WIDE PROPOSED WIDENING TO 24.00m (AS PER RMP-2015)
ROAD WIDENING AREA (2) = 2719.05smt
TO CHANNASANDRA
C/L OF ROAD
EXISTING ROAD 26.01m WIDE PROPOSED WIDENING TO 45.00m (AS PER RMP-2015)
TO HOPEFARM CIRCLE
218.80m
36.00m
112.60m
(NGL+109.00)
(NGL+107.00)
(NGL+104.00)
(NGL+102.50)
(NGL+100.00)

2nd BASEMENT FLOOR PLAN (RESIDENTIAL)

NO.OF CAR PARKING = 715 nos

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

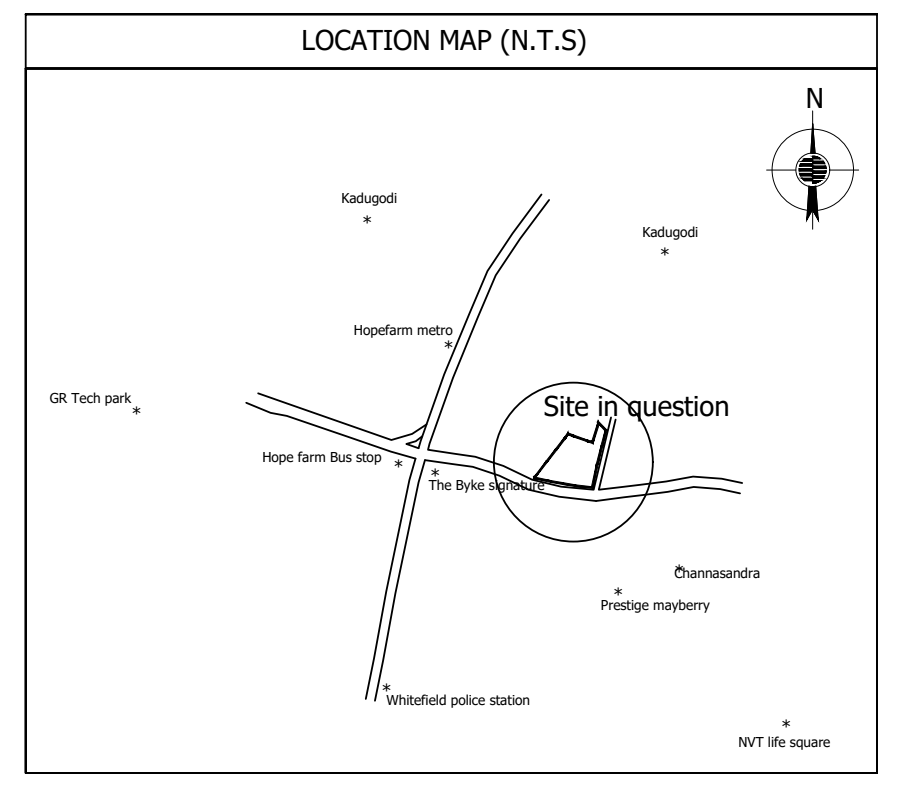
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

N

SCALE : 1:400

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18 VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hoskote Main Road, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
2nd BASEMENT FLOOR PLAN
(RESIDENTIAL)

SHEET NO : 3

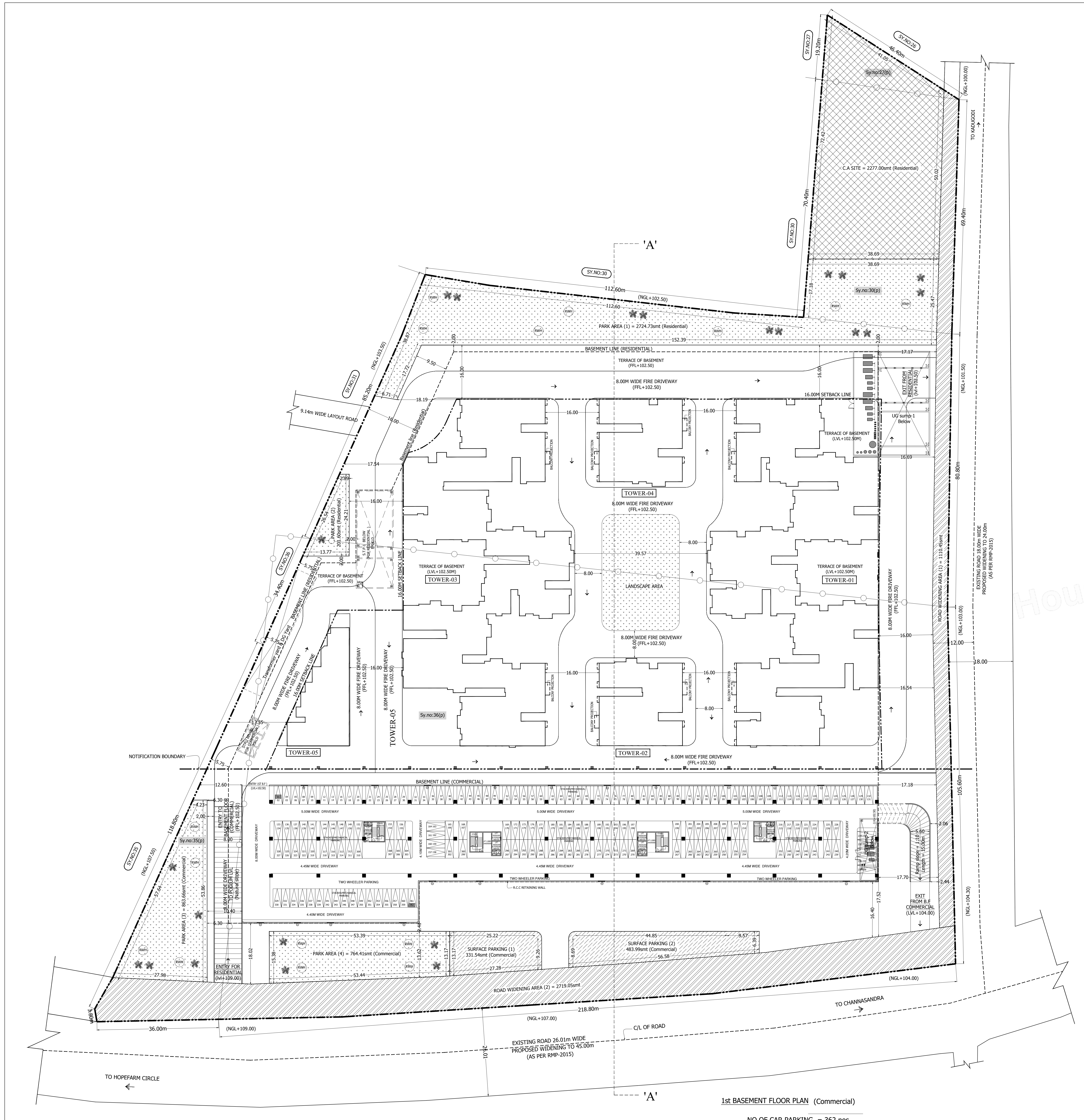
SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25


'A'
'A'
Sy.no:27(p)
Sy.no:30(p)
Sy.no:35(p)
Sy.no:36(p)
SY.NO:27
SY.NO:30
SY.NO:26
SY.NO:31
SY.NO:35
SY.NO:36
C.A SITE = 2277.00smt (Residential)
PARK AREA (1) = 2724.73smt (Residential)
BASEMENT LINE (RESIDENTIAL)
TERRACE OF BASEMENT
8.00M WIDE FIRE DRIVEWAY (FFL+102.50)
16.00M SETBACK LINE
9.14M WIDE LAYOUT ROAD
UG sump-1 Below
TERRACE OF BASEMENT (LVL+102.50M)
TOWER-01
TOWER-02
TOWER-03
TOWER-04
TOWER-05
LANDSCAPE AREA
NOTIFICATION BOUNDARY
BASEMENT LINE (COMMERCIAL)
6.00M WIDE DRIVEWAY
4.40M WIDE DRIVEWAY
TWO WHEELER PARKING
R.C.C RETAINING WALL
EXIT FROM B.F COMMERCIAL (LVL+104.00)
ENTRY FOR RESIDENTIAL
PARK AREA (3) = 863.86smt (Commercial)
PARK AREA (4) = 764.41smt (Commercial)
SURFACE PARKING (1) 331.54smt (Commercial)
SURFACE PARKING (2) 483.99smt (Commercial)
ROAD WIDENING AREA (2) = 2719.05smt
TO KADUGODI
TO CHANNASANDRA
TO HOPEFARM CIRCLE
C/L OF ROAD
EXISTING ROAD 26.01m WIDE PROPOSED WIDENING TO 45.00m (AS PER RMP-2015)
EXISTING ROAD 18.00m WIDE PROPOSED WIDENING TO 30.00m (AS PER RMP-2015)
(NGL+102.50)
(NGL+104.00)
(NGL+107.00)
(NGL+109.00)
218.80m
112.60m
36.00m

1st BASEMENT FLOOR PLAN (Commercial)

NO.OF CAR PARKING = 362 nos

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

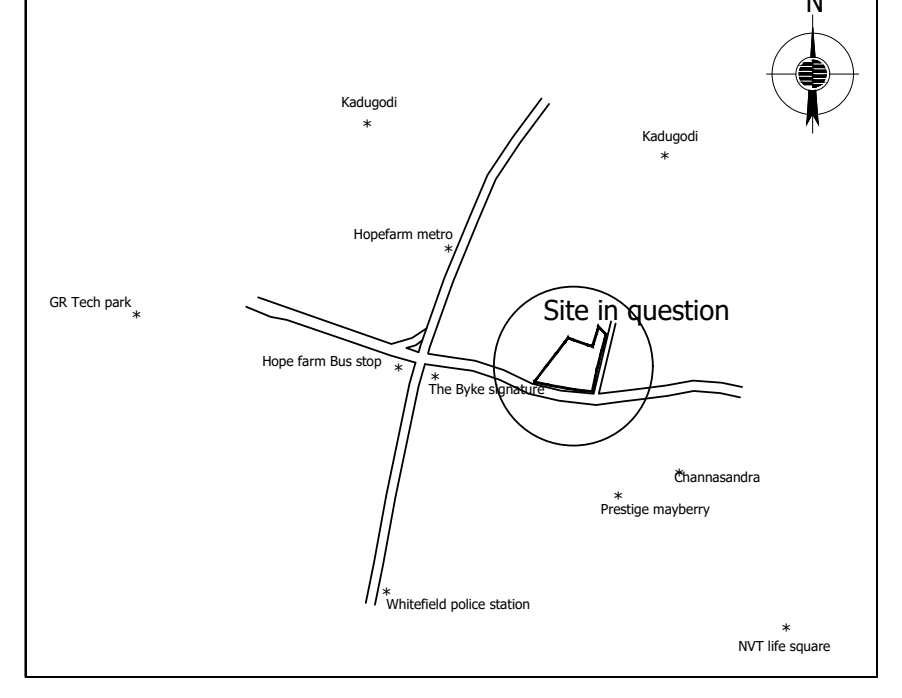
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

N

SCALE : 1:400

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hoskote Main Road, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
1st BASEMENT FLOOR PLAN
(COMMERCIAL)

SHEET NO : 4

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25

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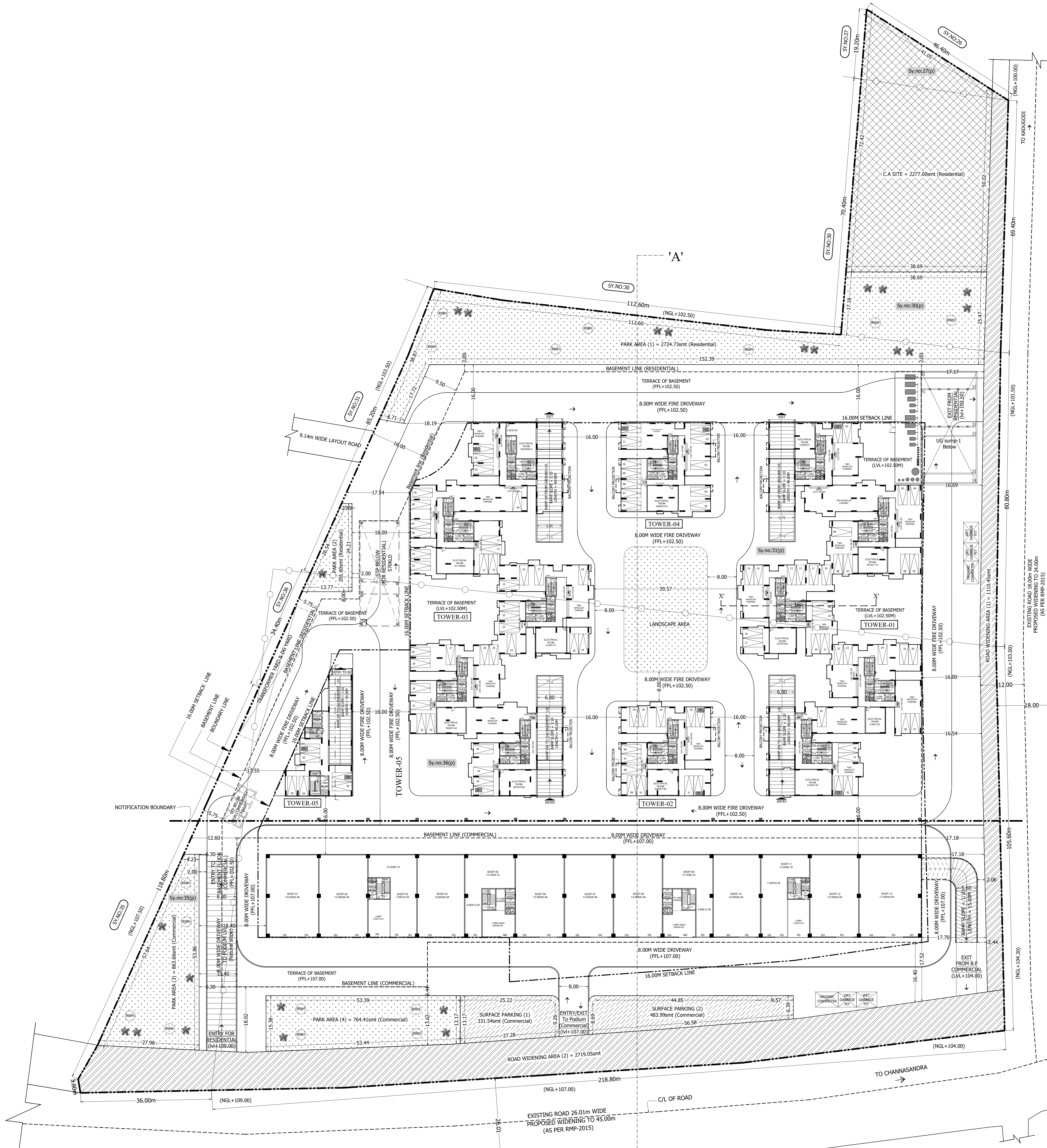


Sy.no:27(p)
C.A SITE = 2277.00smt (Residential)
Sy.no:30(p)
PARK AREA (1) = 2724.73smt (Residential)
BASEMENT LINE (RESIDENTIAL)
TERRACE OF BASEMENT (FFL+102.50)
8.00M WIDE FIRE DRIVEWAY (FFL+102.50)
16.00M SETBACK LINE
9.14M WIDE LAYOUT ROAD
TOWER-04
TOWER-03
TOWER-01
TOWER-02
TOWER-05
LANDSCAPE AREA
Sy.no:31(p)
Sy.no:36(p)
Sy.no:35(p)
NOTIFICATION BOUNDARY
BASEMENT LINE (COMMERCIAL)
8.00M WIDE DRIVEWAY (FFL+107.00)
PARK AREA (3)
PARK AREA (4) = 764.41smt (Commercial)
SURFACE PARKING (1) 331.54smt (Commercial)
SURFACE PARKING (2) 483.99smt (Commercial)
ENTRY FOR RESIDENTIAL
EXIT FROM B.F COMMERCIAL (LVL+100.40)
ROAD WIDENING AREA (2) = 2719.05smt
EXISTING ROAD 18.00M WIDE
TO CHANNASANDRA
C/L OF ROAD
EXISTING ROAD 26.01m WIDE PROPOSED WIDENING TO 45.00m (AS PER RMP-2015)
TO HOPEFARM CIRCLE
218.80m
112.60m
152.39
36.00m
'A'
'A'

GROUND FLOOR PLAN (RESIDENTIAL)

TOWER-01 NO OF CARS = 33
TOWER-02 NO OF CARS = 12
TOWER-03 NO OF CARS = 37
TOWER-04 NO OF CARS = 12
TOWER-05 NO OF CARS = 06
TOTAL NO OF CARS = 100NOS

GROUND FLOOR PLAN (COMMERCIAL)

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

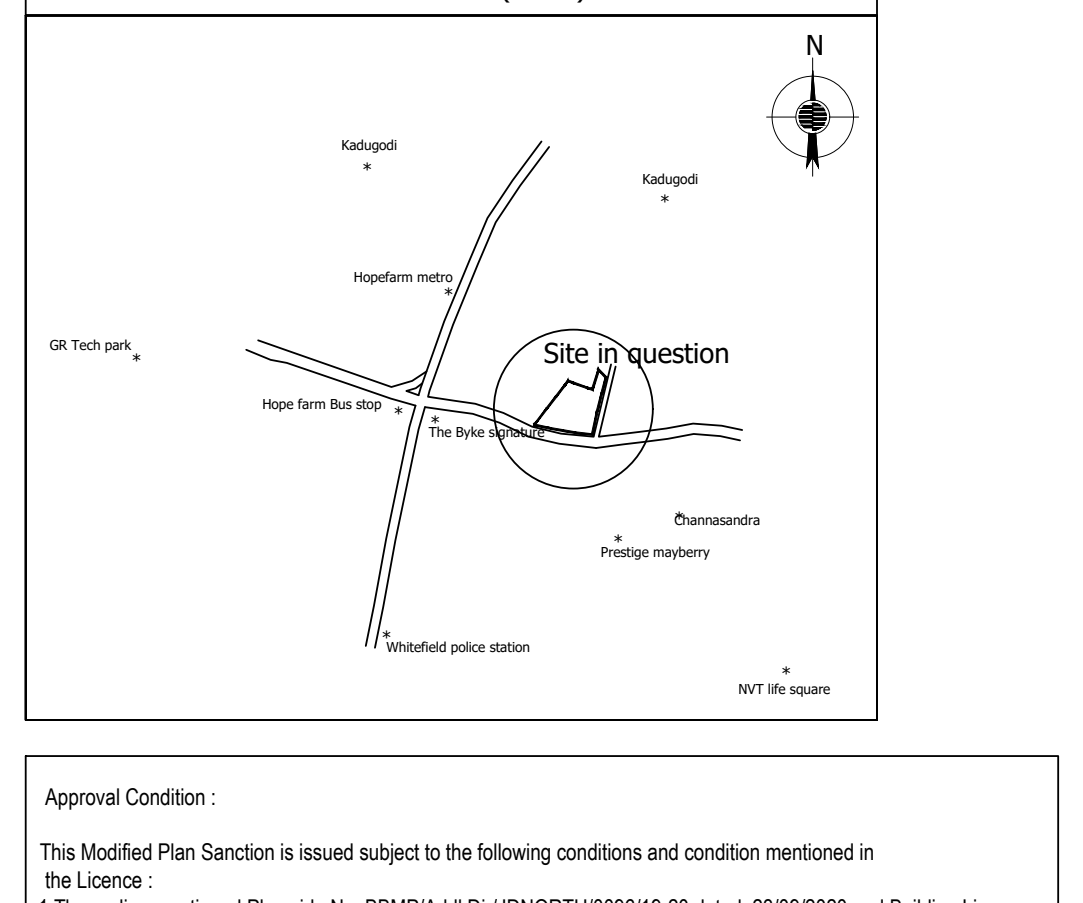
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

N

SCALE : 1:400

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible] [illegible] [illegible]ad, Whitefield, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
GROUND FLOOR PLAN
(RESIDENTIAL & COMMERCIAL)

SHEET NO : 5

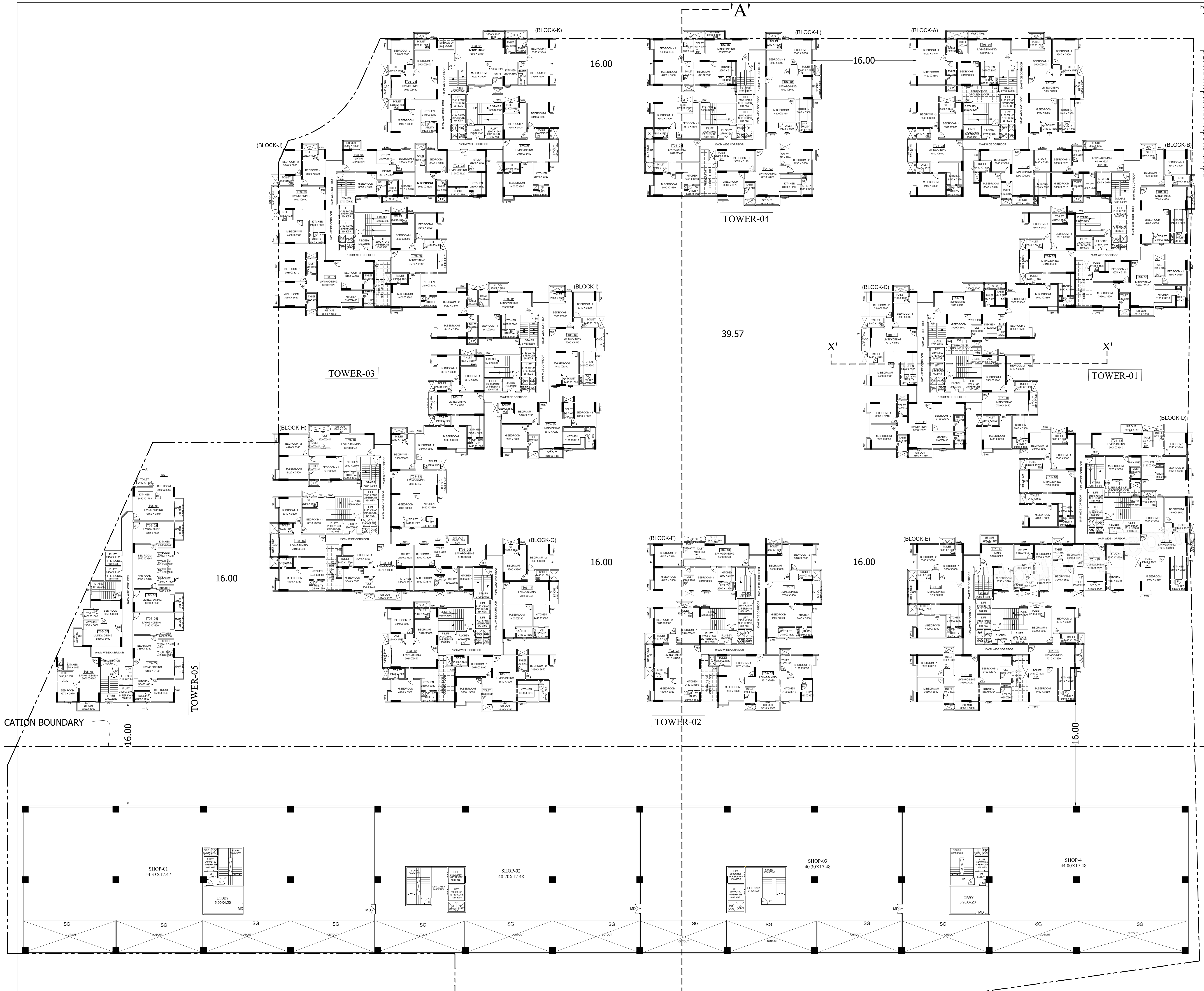
SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25



TOWER-01 NO OF UNITS = 20
TOWER-02 NO OF UNITS = 04
TOWER-03 NO OF UNITS = 20
TOWER-04 NO OF UNITS = 04
TOTAL NO OF UNITS = 48 NOS

1st FLOOR PLAN (EWS Residential)

NO OF UNITS = 07 NOS

1st FLOOR PLAN (Commercial)

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

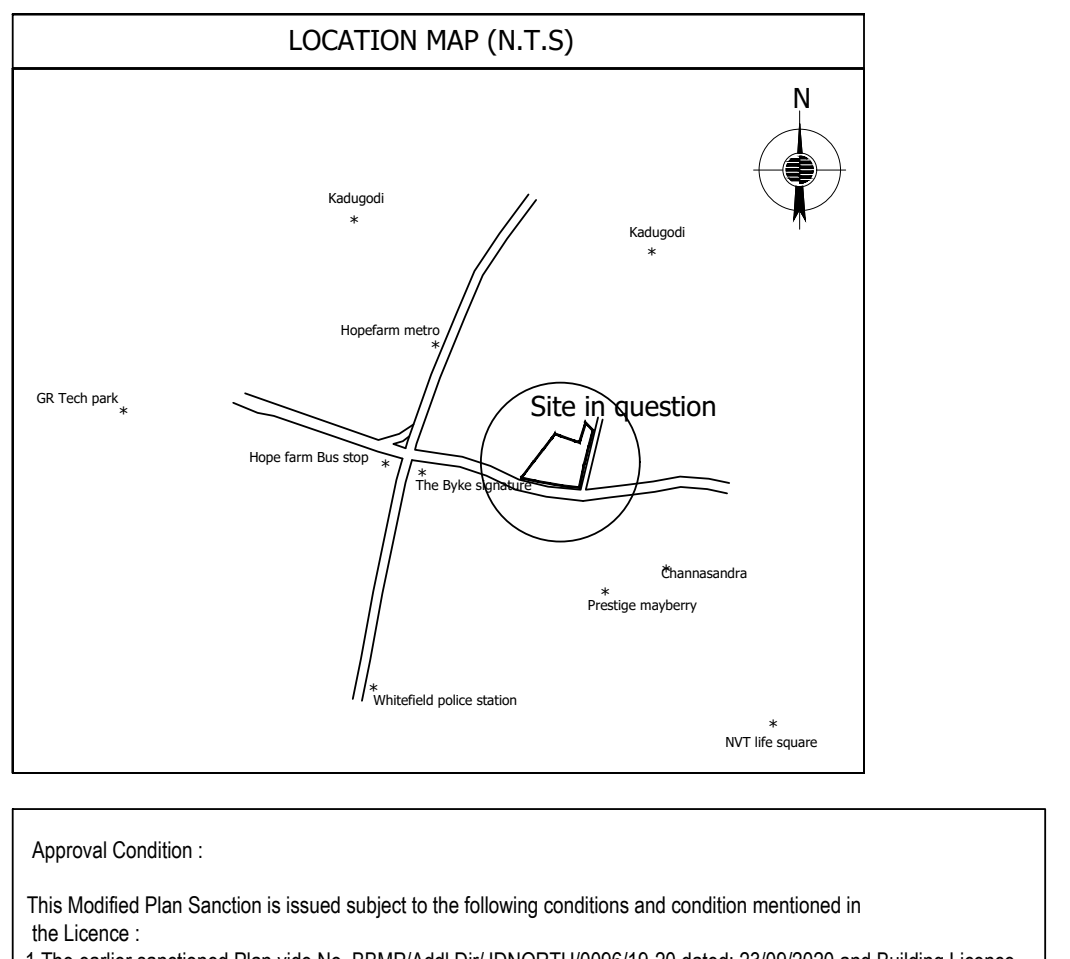
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

N
SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18 VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible]ad, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
1st FLOOR PLAN
(RESIDENTIAL & COMMERCIAL)

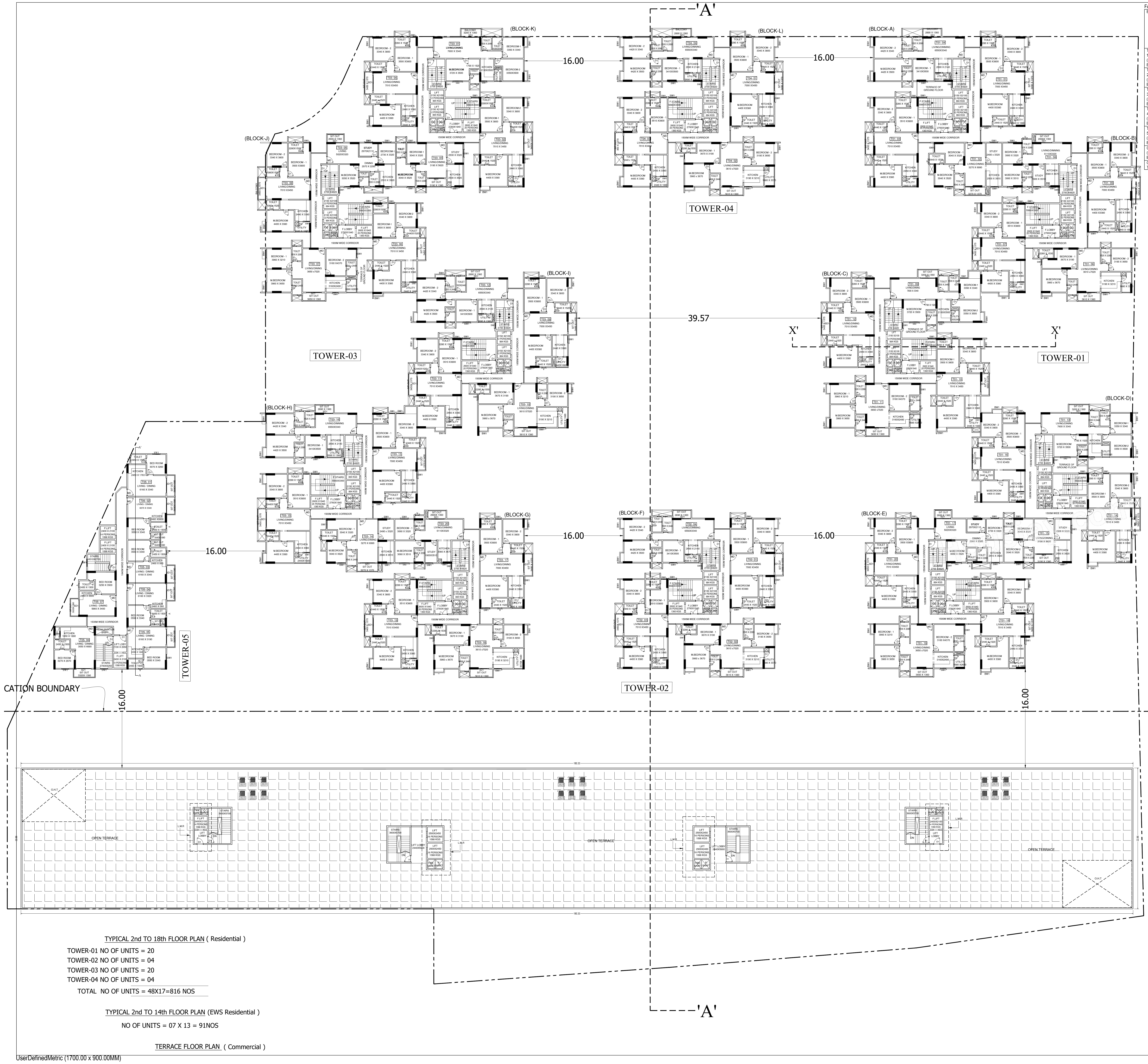
SHEET NO : 6

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25



TYPICAL 2nd TO 18th FLOOR PLAN (Residential)

TOWER-01 NO OF UNITS = 20
TOWER-02 NO OF UNITS = 04
TOWER-03 NO OF UNITS = 20
TOWER-04 NO OF UNITS = 04
TOTAL NO OF UNITS = 48X17=816 NOS

TYPICAL 2nd TO 14th FLOOR PLAN (EWS Residential)

NO OF UNITS = 07 X 13 = 91NOS

TERRACE FLOOR PLAN (Commercial)

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

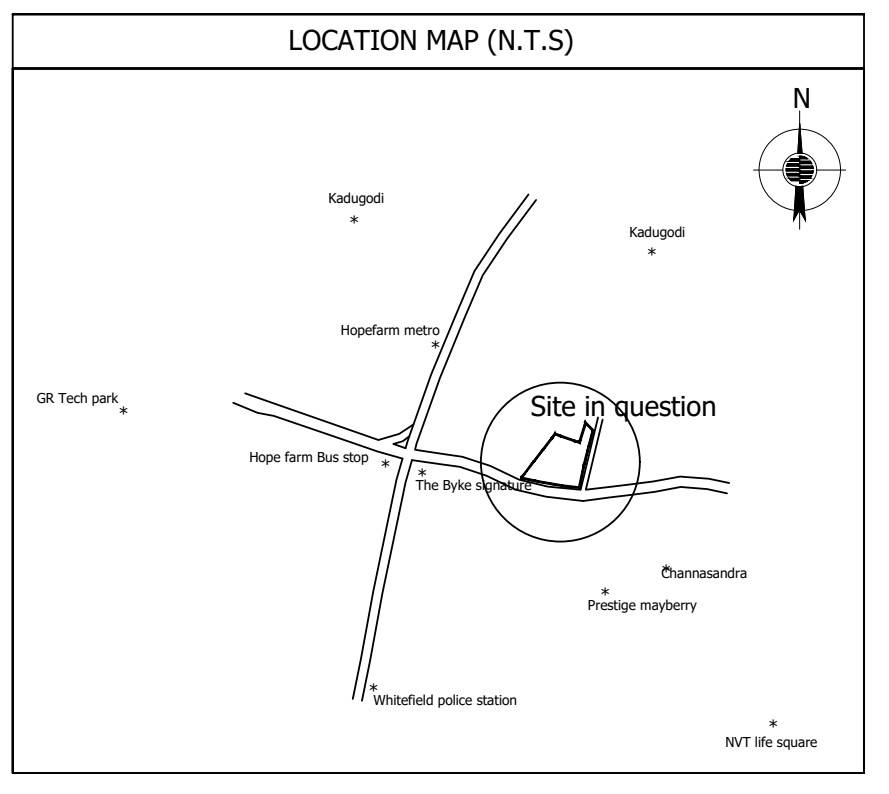
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

N
SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible] Main Road, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
TYPICAL 2nd TO 18th FLOOR PLAN (RESIDENTIAL)
TYPICAL 2nd TO 14th FLOOR PLAN (RESIDENTIAL E.W.S)
TERRACE FLOOR PLAN (COMMERCIAL)

SHEET NO : 7

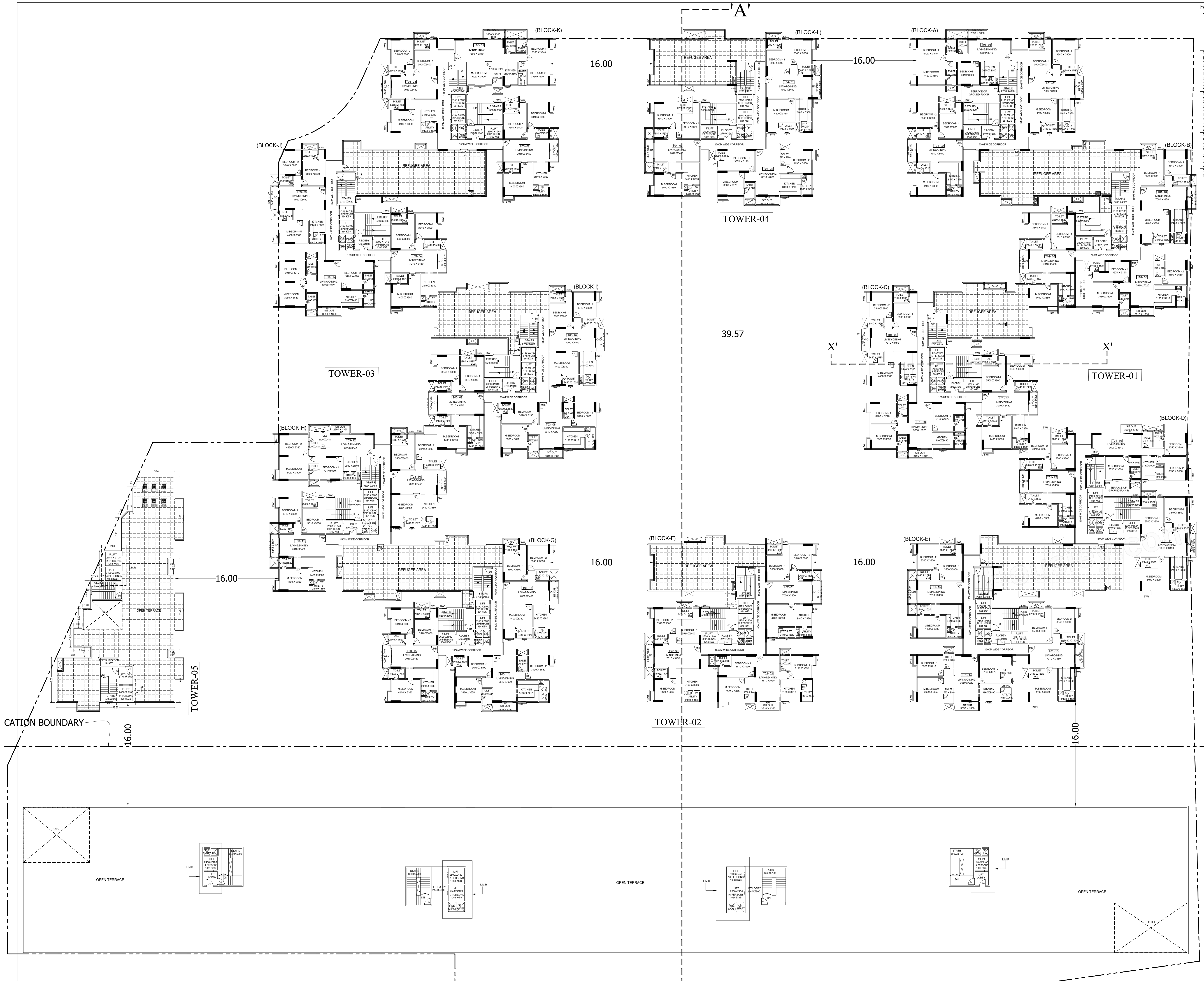
SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25



19th FLOOR PLAN (Residential)

TOWER-01 NO OF UNITS = 15
TOWER-02 NO OF UNITS = 03
TOWER-03 NO OF UNITS = 15
TOWER-04 NO OF UNITS = 03
TOTAL NO OF UNITS = 36NOS

TERRACE FLOOR PLAN (EWS Residential)

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

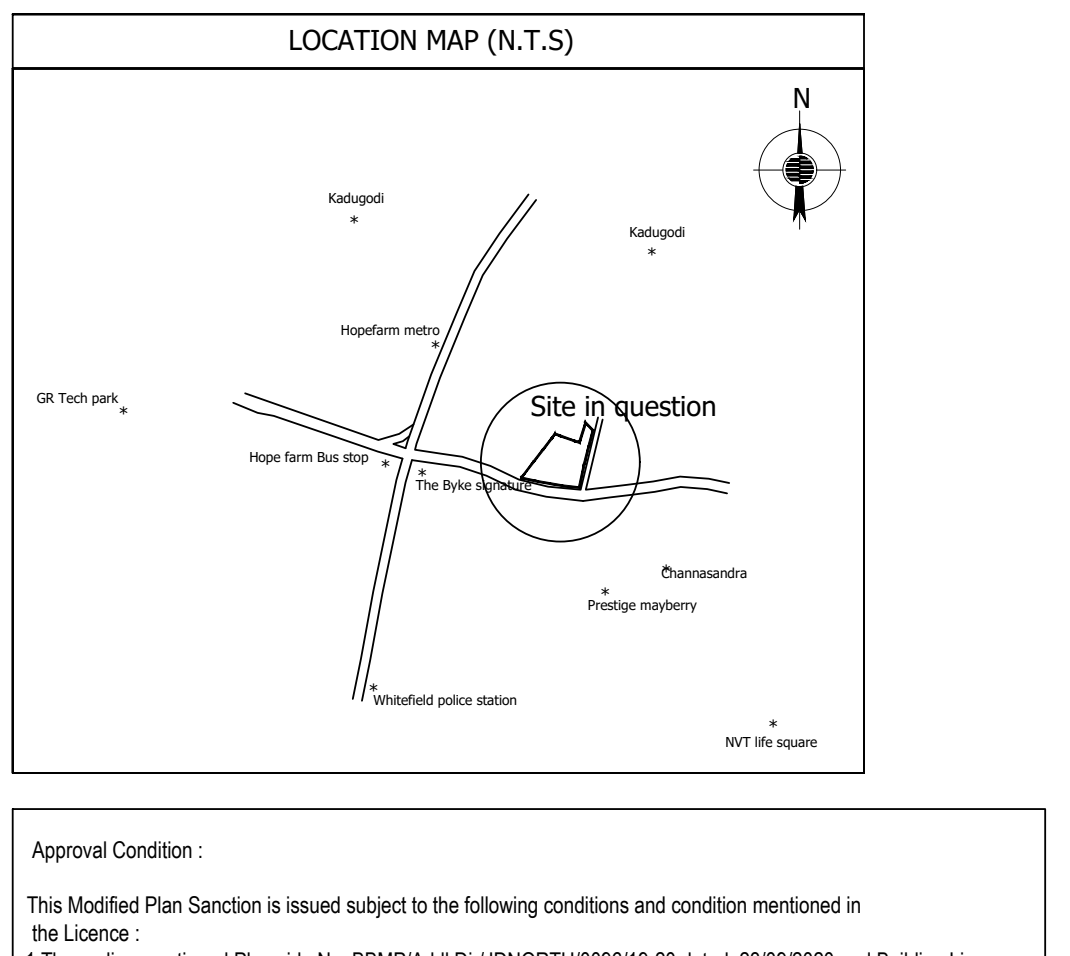
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

N
SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible]ad, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
19th FLOOR PLAN (RESIDENTIAL)
TERRACE FLOOR PLAN (RESIDENTIAL E.W.S)

SHEET NO : 8

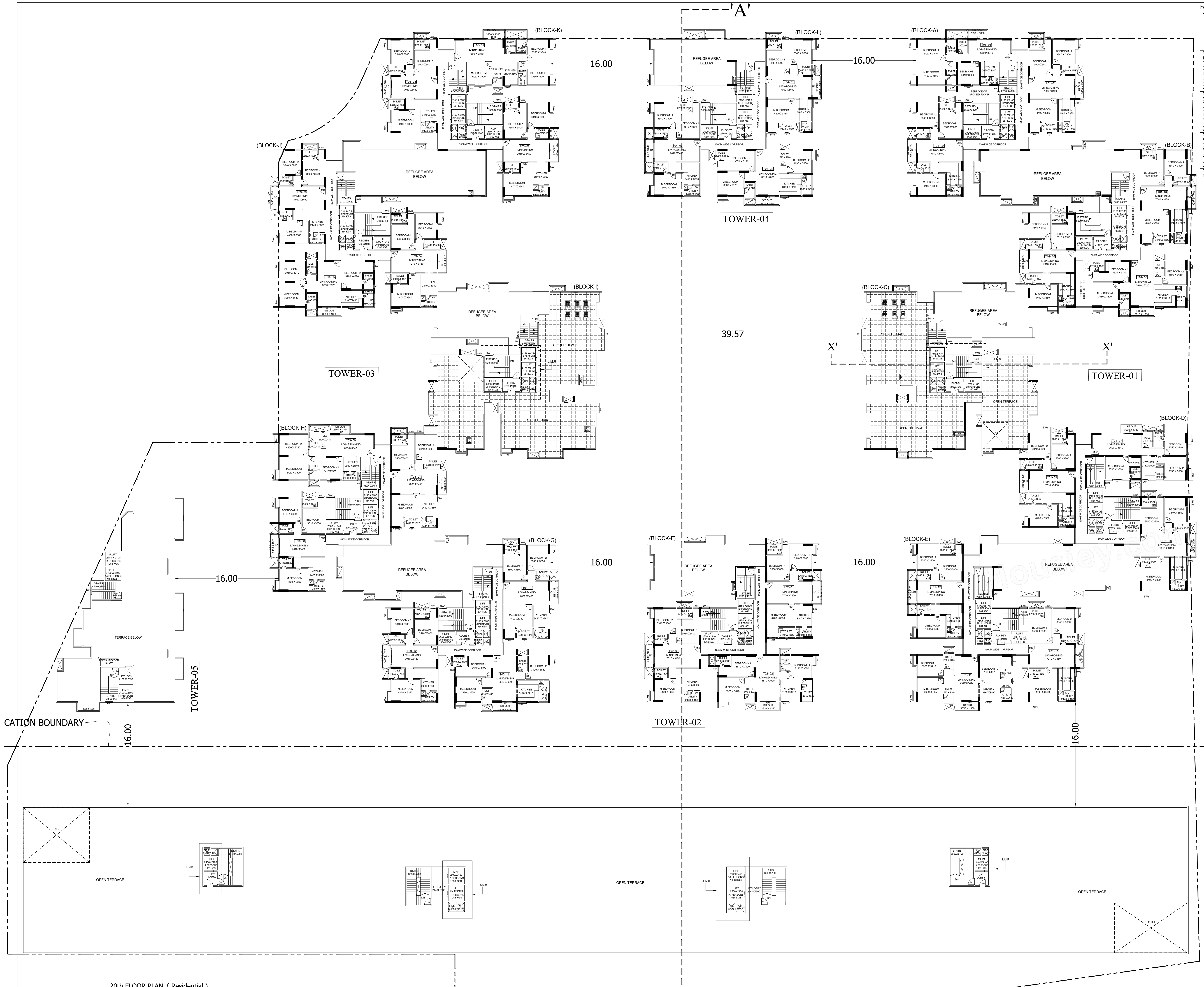
SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25



20th FLOOR PLAN (Residential)

TOWER-01 NO OF UNITS = 12
TOWER-02 NO OF UNITS = 03
TOWER-03 NO OF UNITS = 12
TOWER-04 NO OF UNITS = 03
TOTAL NO OF UNITS = 30NOS

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

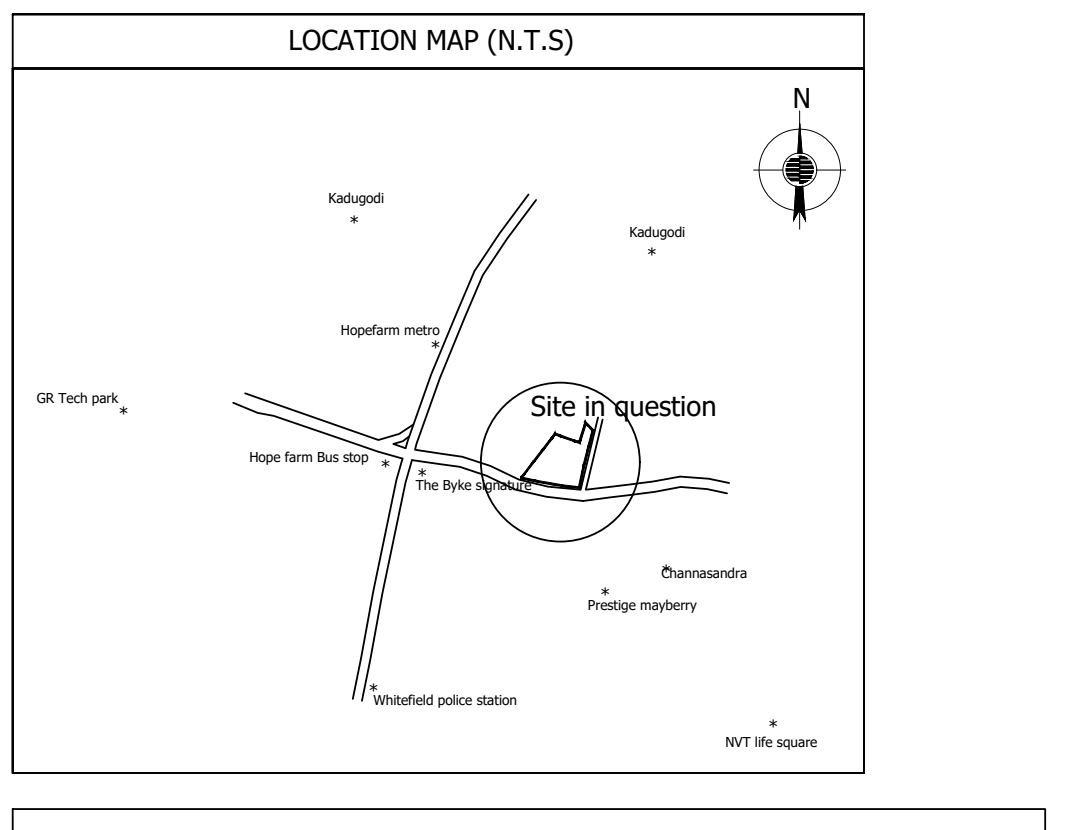
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.
a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

SCALE : 1:200

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18 VERSION DATE: 08/05/2024		
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Project No: PRJ/3686/24-25	Plot SubUse: Apartment		
Application Type: General	Land Use Zone: Commercial (MutationCorridor)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67		
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36		
Location: RING-III	Khata No. (As per Khata Extract): 468/67		
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore		
Zone: Mahadevapura			
Ward: Ward-083			
Planning District: 315-Whitefiled			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		45526.76
Deduction for NetPlot Area			
Surrender Free of Cost			3829.50
Total			3829.50
NET AREA OF PLOT	(A-Deductions)		41697.26
Deduction for Balance Plot Area			
RW Area surrendered Free of Cost			3829.50
Amenity Area			2277.00
Total			6106.50
BALANCE AREA OF PLOT	(A-Deductions)		39420.26
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			19710.13
Proposed Coverage Area (28.01 %)			11040.90
Achieved Net coverage area (28.01 %)			11040.90
Balance coverage area left (21.99 %)			8669.23
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.00)			129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (60% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (3.00)			129749.27
Residential FAR (94.45%)			122509.53
Commercial FAR (5.55%)			7193.20
Proposed FAR Area			129702.73
Achieved Net FAR Area (3.00)			129702.73
Balance FAR Area (0.00)			46.54
BUILT UP AREA CHECK			
Proposed BuiltUp Area			207116.02
Substructure Area Add in BUA (Layout Lvl)			223.28
Achieved BuiltUp Area			207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD #24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible]ad, Whitefield, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
20th FLOOR PLAN
(RESIDENTIAL)

SHEET NO : 9

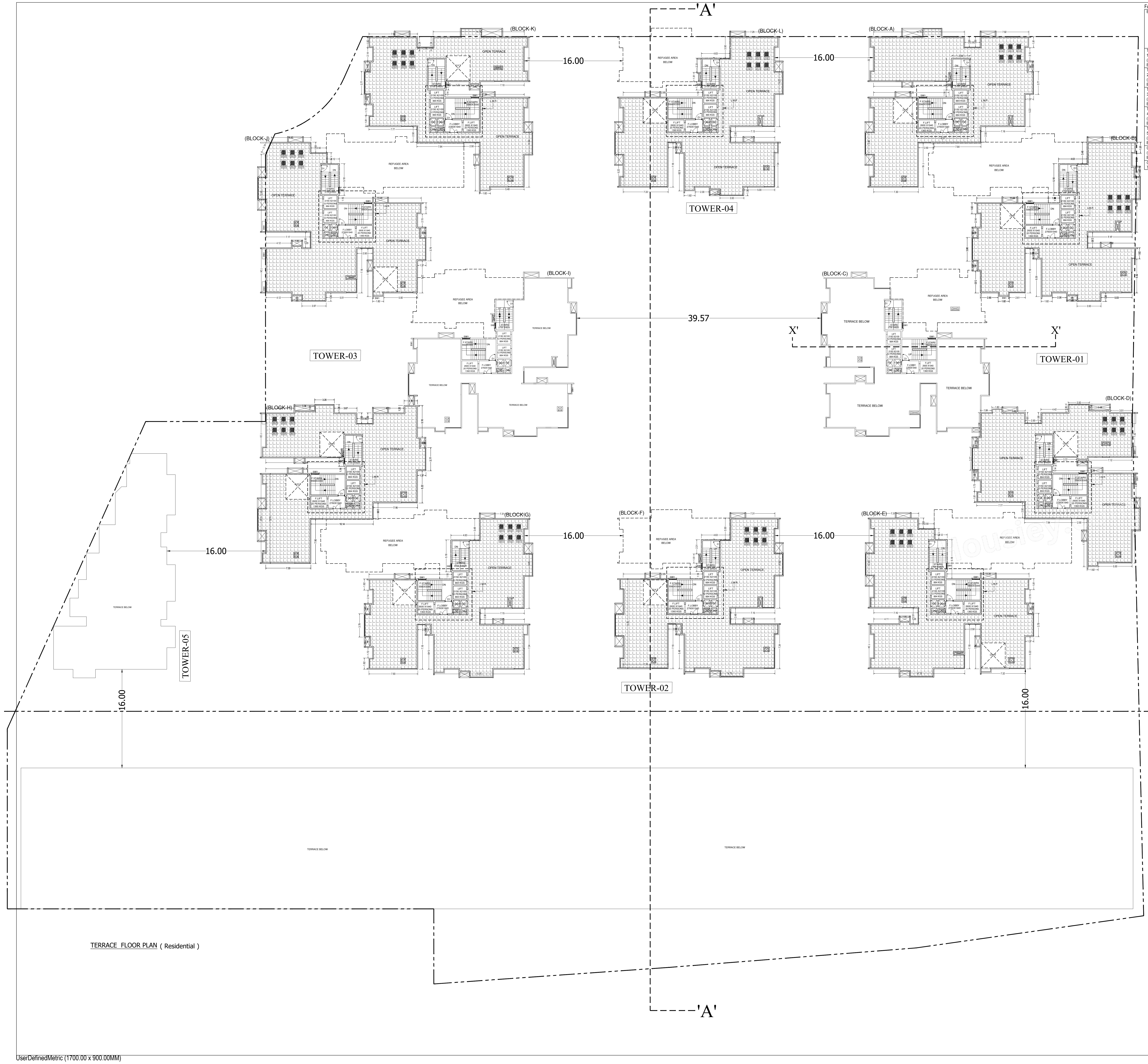
SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25



TERRACE FLOOR PLAN (Residential)

UserDefinedMetric (1700.00 x 900.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

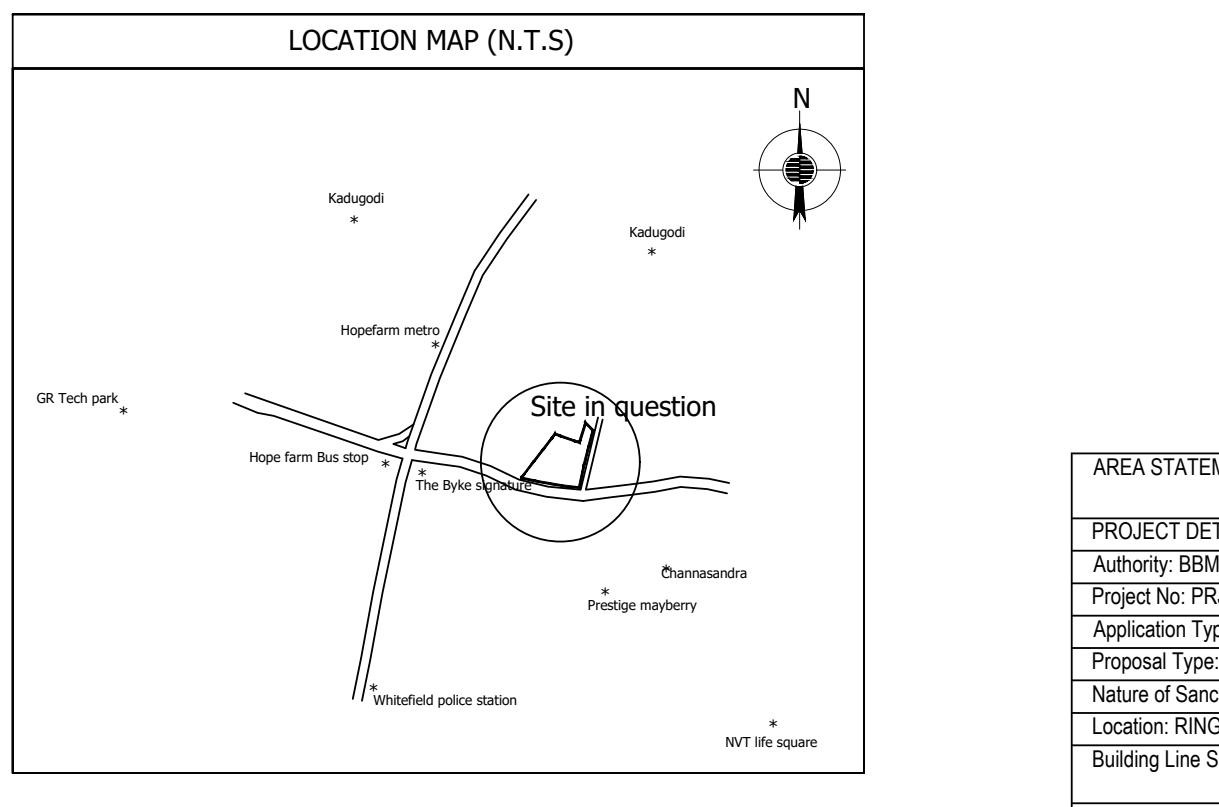
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

SANCTIONING AUTHORITY :

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

N

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18 VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hoskote Main Road, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

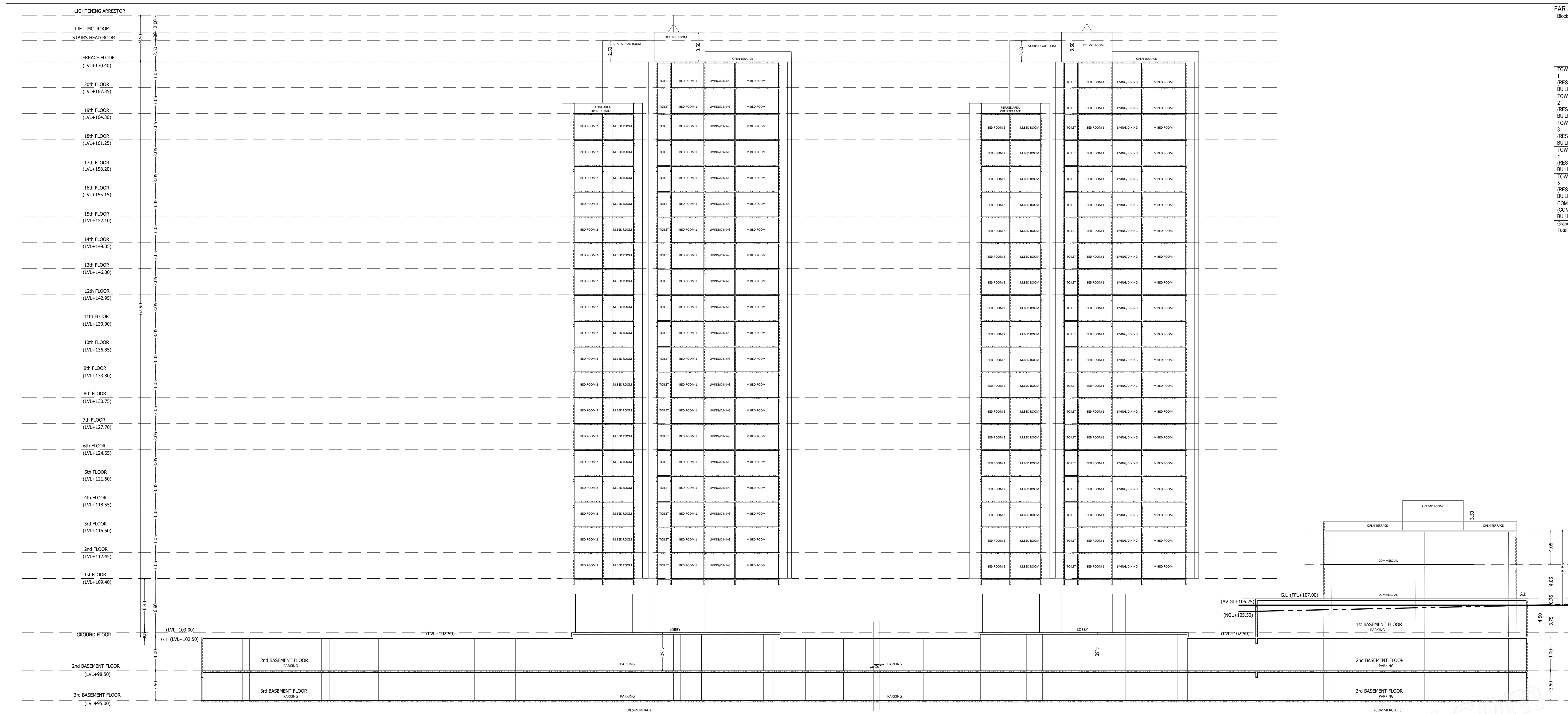
DRAWING TITLE :
TERRACE FLOOR PLAN
(RESIDENTIAL)

SHEET NO : 10

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.

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25



SECTION @ 'A-A'

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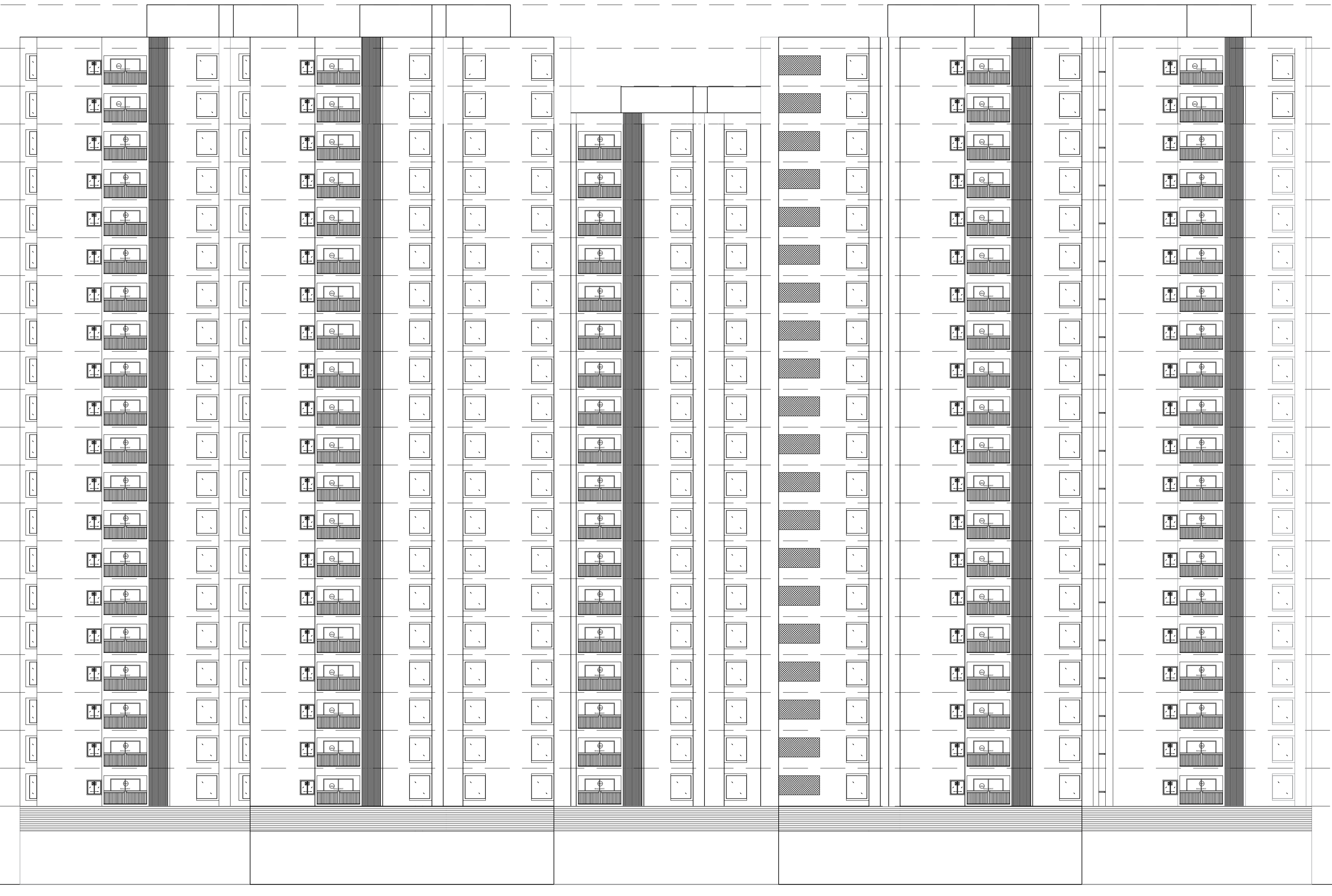


EAST SIDE ELEVATION

UserDefinedMetric (1700.00 x 900.00MM)

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

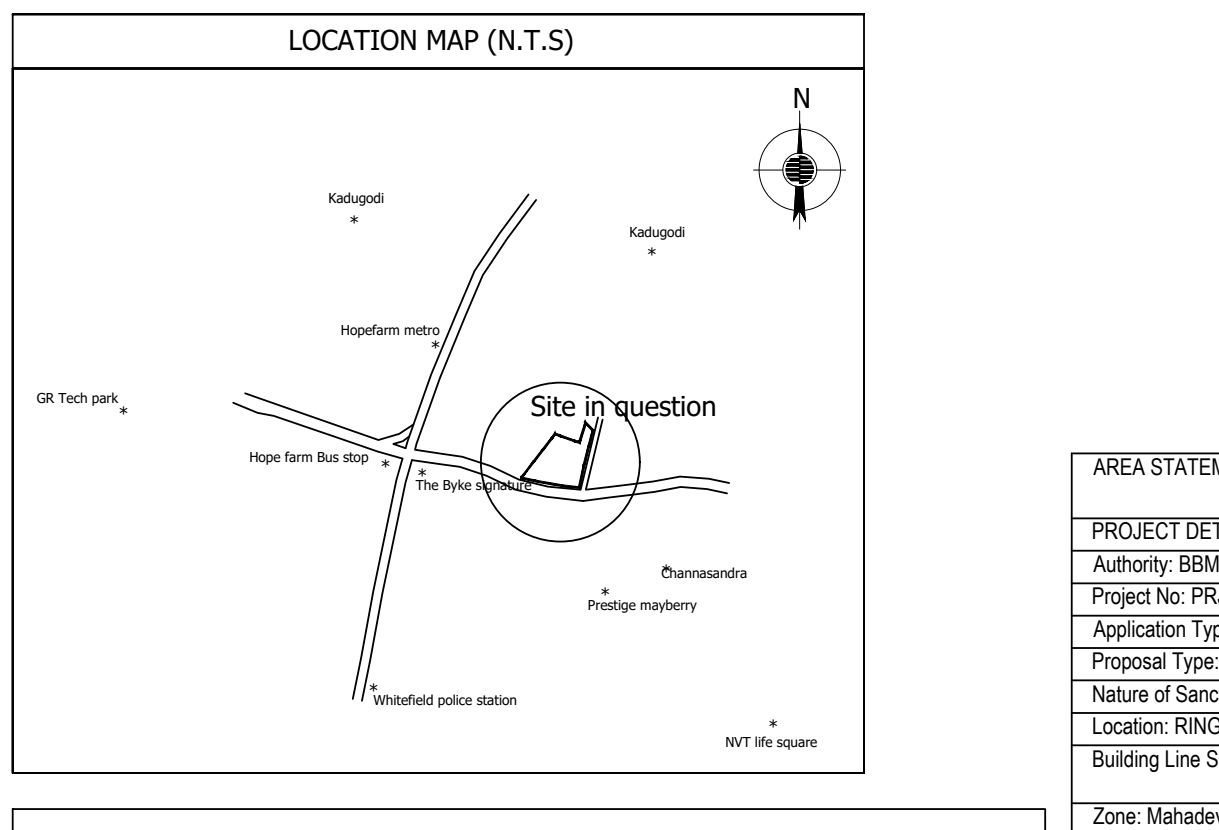
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

N

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18 VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible] Road, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
SECTION & ELEVATION
(RESIDENTIAL & COMMERCIAL)

SHEET NO : 11

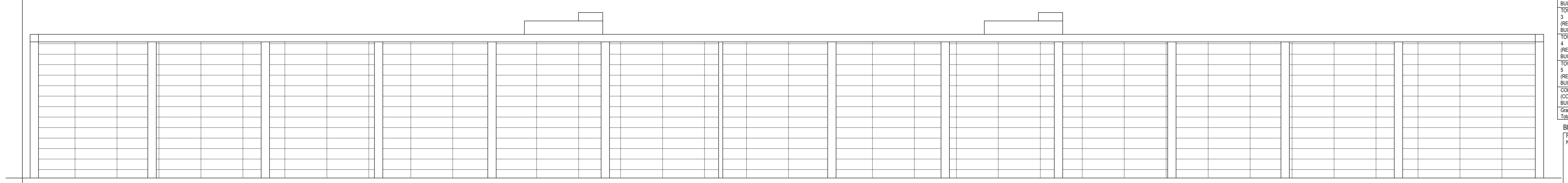
SANCTIONING AUTHORITY :

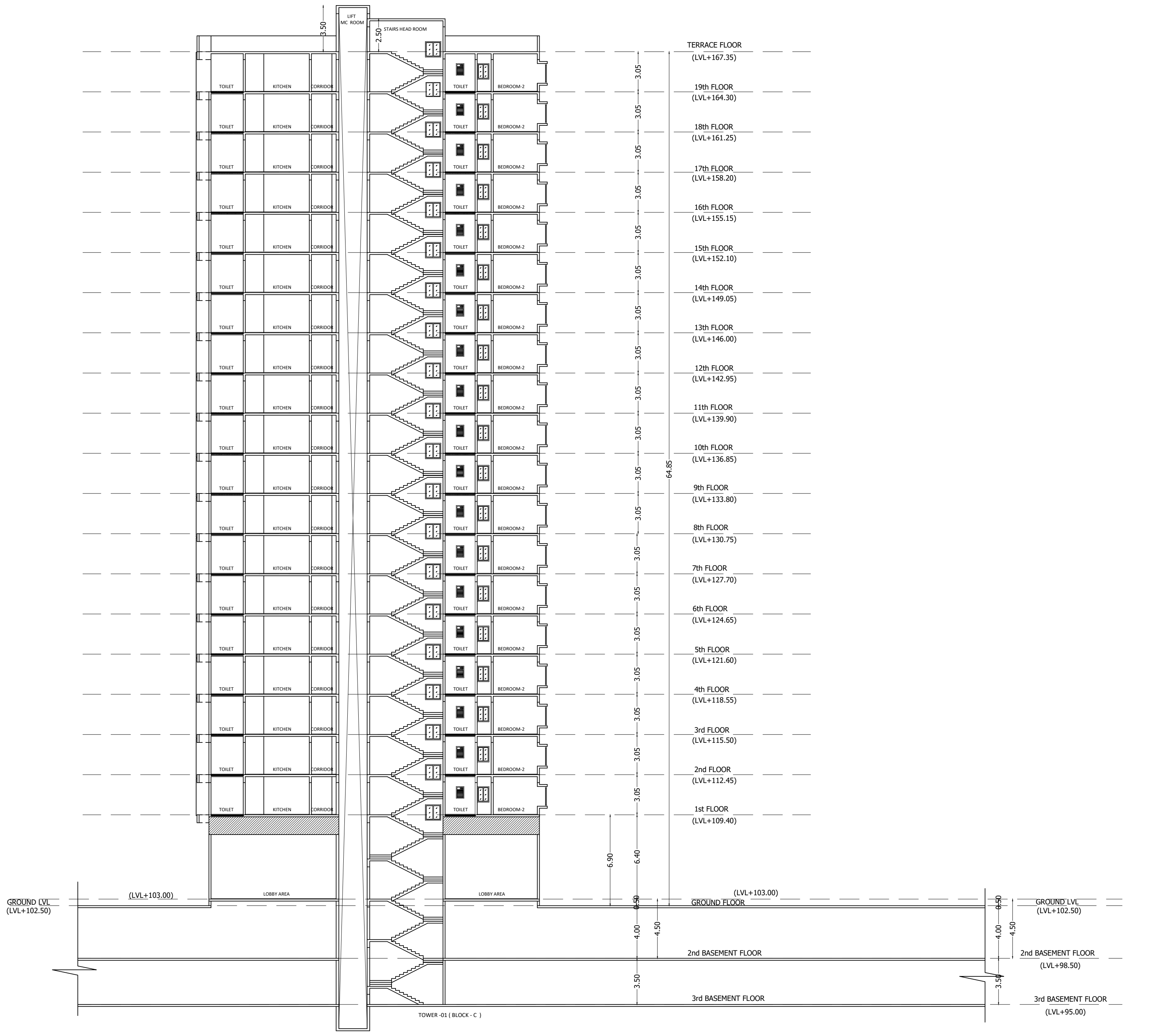
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

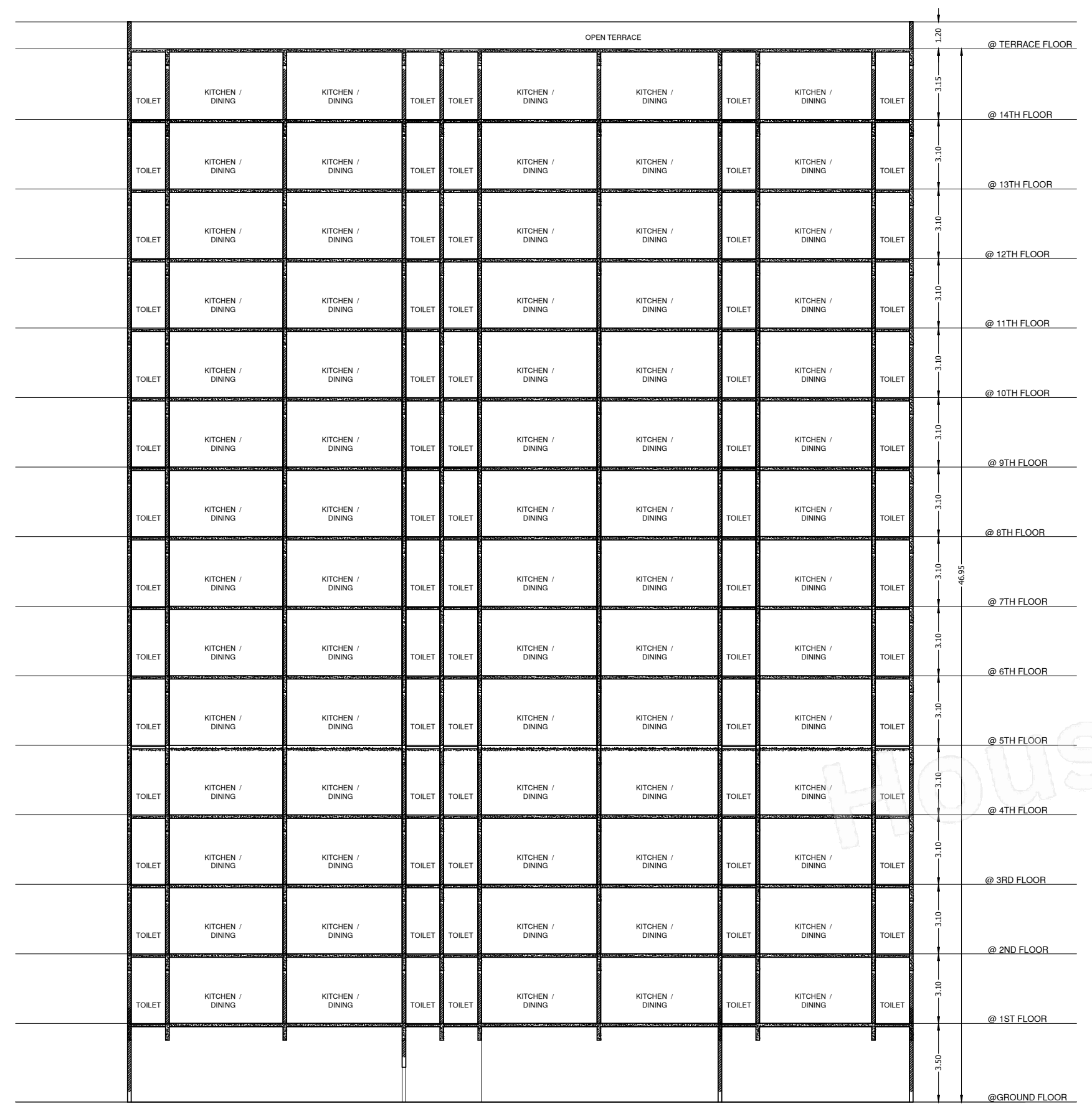
HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25

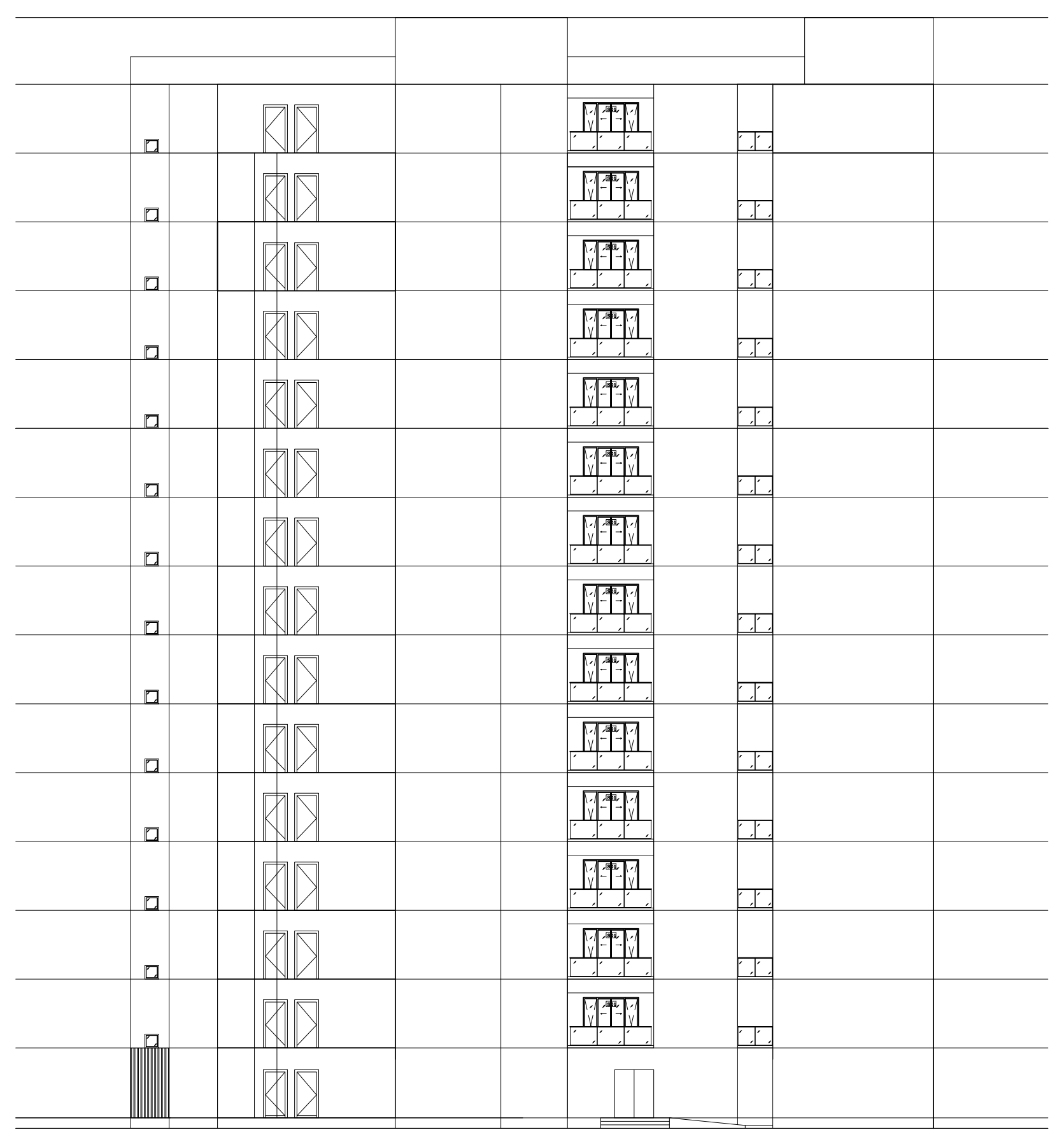




SECTION @ 'X-X'



SECTION FOR (EWS)



ELEVATION FOR (EWS)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
TOWER 1 (RESIDENTIAL BUILDING)	1	109399.88	651.76	108748.12	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	0.00	48921.70	387	1820.75
TOWER 2 (RESIDENTIAL BUILDING)	1	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	0.00	118.59	482.91	9919.91	0.00	9919.91	78	53.96
TOWER 3 (RESIDENTIAL BUILDING)	1	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	0.00	462.07	2351.41	47928.68	0.00	47928.68	387	270.68
TOWER 4 (RESIDENTIAL BUILDING)	1	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	0.00	108.33	483.61	9928.51	0.00	9928.51	78	54.49
TOWER 5 (RESIDENTIAL BUILDING)	1	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	0.00	0.00	378.74	5810.63	0.00	5810.63	98	25.26
COMM (COMMERCIAL BUILDING)	1	14655.10	897.45	13757.65	373.61	99.96	54.03	0.00	225.97	0.00	5810.88	0.00	7193.20	7193.20	00	0.00
Grand Total:	6	209473.24	2357.22	207116.02	7971.72	4285.94	255.17	68.22	2877.75	1140.30	60814.28	122509.43	7193.20	129702.63	1028.00	2225.14

Block :TOWER 1 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	245.94	0.00	245.94	173.12	0.00	72.82	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1781.73	19.43	1762.30	93.81	56.48	0.00	0.65	0.00	0.00	0.00	1611.36	1611.36	12	0.00
Nineteenth Floor	2688.73	24.09	2664.64	117.26	70.56	0.00	0.65	0.00	451.31	0.00	2024.86	2024.86	15	0.00
Eighteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventeenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Thirteenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Twelfth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eleventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Tenth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Ninth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Eighth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Seventh Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Sixth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fifth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Fourth Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Third Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
Second Floor	2680.14	26.00	2654.14	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2465.67	2465.67	20	0.00
First Floor	2676.41	26.00	2650.41	117.26	70.56	0.00	0.65	0.00	0.00	0.00	2461.94	2461.94	20	0.00
Ground Floor	2724.33	18.18	2706.15	155.82	70.56	0.00	0.00	0.00	0.00	2364.35	115.42	115.42	00	271.24
Basement First Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.19	395.86	395.86	00	774.75
Basement Second Floor	26860.18	61.03	26799.15	388.61	217.59	0.00	0.00	1325.89	0.00	24471.18	395.87	395.87	00	774.76
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1820.75
Total Number of Same Blocks :	1													
Total:	109399.87	651.76	108748.11	3427.91	1902.86	72.82	13.00	2651.78	451.31	51306.72	48921.70	48921.70	387	1821

Block :TOWER 2 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	61.40	0.00	61.40	43.25	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	442.31	5.21	437.10	25.87	14.07	0.00	0.87	0.00	0.00	396.29	396.29	03	0.00
Nineteenth Floor	560.90	5.21	555.69	25.87	14.07	0.00	0.87	118.59	0.00	396.29	396.29	03	0.00
Eighteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventeenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Thirteenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Twelfth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eleventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Tenth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Ninth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Eighth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Seventh Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Sixth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fifth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Fourth Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Third Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
Second Floor	551.94	5.21	546.73	25.87	14.07	0.00	0.87	0.00	0.00	505.92	505.92	04	0.00
First Floor	549.91	5.21	544.70	25.87	14.07	0.00	0.87	0.00	0.00	503.89	503.89	04	0.00
Ground Floor	554.14	3.21	550.93	31.15	14.07	0.00	0.00	0.00	482.91	22.80	22.80	00	53.96
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	53.96
Total Number of Same Blocks :	1												
Total:	11551.64	107.41	11444.23	591.80	295.47	18.15	17.40	118.59	482.91	9919.91	9919.91	78	54

Block :TOWER 3 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	245.61	0.00	245.61	172.91	0.00	72.70	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	1778.13	18.86	1759.27	93.90	56.38	0.00	0.72	0.00	0.00	1608.27	1608.27	12	0.00
Nineteenth Floor	2689.37	24.52	2664.85	117.35	70.45	0.00	0.72	462.07	0.00	2014.26	2014.26	15	0.00
Eighteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventeenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Thirteenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Twelfth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eleventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Tenth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Ninth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Eighth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Seventh Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Sixth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fifth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Fourth Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Third Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
Second Floor	2669.82	26.01	2643.81	117.35	70.45	0.00	0.72	0.00	0.00	2455.29	2455.29	20	0.00
First Floor	2665.88	26.01	2639.87	117.35	70.45	0.00	0.72	0.00	0.00	2451.35	2451.35	20	0.00
Ground Floor	2710.73	18.19	2692.54	155.81	70.45	0.00	0.00	0.00	2351.41	114.87	114.87	00	270.68
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	270.68
Total Number of Same Blocks :	1												
Total:	55476.66	529.75	54946.91	2652.27	1465.38	72.70	14.40	462.07	2351.41	47928.68	47928.68	387	271

Block :COMM (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial	
Terrace Floor	181.40	0.00	181.40	127.37	0.00	54.03	0.00	0.00	0.00	0.00
First Floor	4122.40	873.48	3248.92	82.08	33.32	0.00	0.00	0.00	3133.52	3133.52
Ground Floor	4122.40	12.15	4110.25	82.08	33.32	0.00	0.00	0.00	3994.85	3994.85
Basement Floor	6228.90	11.82	6217.08	82.08	33.32	0.00	225.97	5810.88	64.83	64.83
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20
Total Number of Same Blocks :	1									
Total:	14655.10	897.45	13757.65	373.61	99.96	54.03	225.97	5810.88	7193.20	7193.20

Block :TOWER 4 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	55.52	0.00	55.52	37.37	0.00	18.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentieth Floor	443.71	5.15	438.56	25.88	14.07	0.00	0.87	0.00	0.00	397.74	397.74	03	0.00
Nineteenth Floor	552.05	5.15	546.90	25.88	14.07	0.00	0.87	108.33	0.00	397.75	397.75	03	0.00
Eighteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventeenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Thirteenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Twelfth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eleventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Tenth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Ninth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Eighth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Seventh Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Sixth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fifth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Fourth Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Third Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
Second Floor	552.17	5.15	547.02	25.88	14.07	0.00	0.87	0.00	0.00	506.20	506.20	04	0.00
First Floor	550.26	5.15	545.11	25.88	14.07	0.00	0.87	0.00	0.00	504.29	504.29	04	0.00
Ground Floor	555.38	3.21	552.17	31.16	14.07	0.00	0.00	0.00	483.61	23.33	23.33	00	54.49
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54.49
Total Number of Same Blocks :	1												
Total:	11543.81	106.21	11437.60	586.13	295.47	18.15	17.40	108.33	483.61	9928.51	9928.51	78	54

Block :TOWER 5 (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	55.57	0.00	55.57	36.25	0.00	19.32	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Thirteenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Twelfth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eleventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Tenth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Ninth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Eighth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Seventh Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Sixth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fifth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Fourth Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Third Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
Second Floor	454.47	4.41	450.06	20.25	15.12	0.00	0.43	0.00	414.26	414.26	07	0.00
First Floor	450.73	4.41	446.32	20.25	15.12	0.00	0.43	0.00	410.52	410.52	07	0.00
Ground Floor	431.74	2.90	428.84	20.25	15.12	0.00	0.00	378.74	14.73	14.73	00	25.26
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25.26
Total Number of Same Blocks :	1											
Total:	6846.15	64.64	6781.51	340.00	226.80	19.32	6.02	378.74	5810.63	5810.63	98	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.77 X 4 X 1	18.08	27.00
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.51 X 1 X 1	4.21	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.77 X 1 X 17	88.40	526.15
	1.37 X 3.77 X 2 X 17	175.44	
	1.38 X 3.93 X 1 X 17	92.14	
	1.39 X 3.77 X 1 X 17	89.08	
	1.36 X 3.51 X 1 X 17	81.09	
NINETEENTH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
TWENTIETH FLOOR PLAN	1.38 X 3.77 X 1 X 1	5.20	30.95
	1.37 X 3.77 X 2 X 1	10.32	
	1.38 X 3.93 X 1 X 1	5.42	
	1.39 X 3.77 X 1 X 1	5.24	
	1.36 X 3.51 X 1 X 1	4.77	
Total	-	-	615.05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.97 X 1 X 1	4.76	26.68
	1.20 X 3.77 X 4 X 1	18.08	
	1.20 X 3.20 X 1 X 1	3.84	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.97 X 1 X 17	91.80	517.48
	1.37 X 3.77 X 3 X 17	263.67	
	1.38 X 3.77 X 1 X 17	88.06	
	1.36 X 3.20 X 1 X 17	73.95	
NINETEENTH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
TWENTIETH FLOOR PLAN	1.36 X 3.97 X 1 X 1	5.40	30.44
	1.37 X 3.77 X 3 X 1	15.51	
	1.38 X 3.77 X 1 X 1	5.18	
	1.36 X 3.20 X 1 X 1	4.35	
Total	-	-	605.04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.93 X 1 X 1	4.71	13.77
	1.20 X 3.77 X 2 X 1	9.06	
TYPICAL - 2- 18 FLOOR PLAN	1.38 X 3.93 X 1 X 17	92.14	268.60
	1.37 X 3.77 X 1 X 17	87.89	
	1.38 X 3.77 X 1 X 17	88.57	
NINETEENTH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
TWENTIETH FLOOR PLAN	1.38 X 3.93 X 1 X 1	5.42	15.80
	1.37 X 3.77 X 1 X 1	5.17	
	1.38 X 3.77 X 1 X 1	5.21	
Total	-	-	313.97

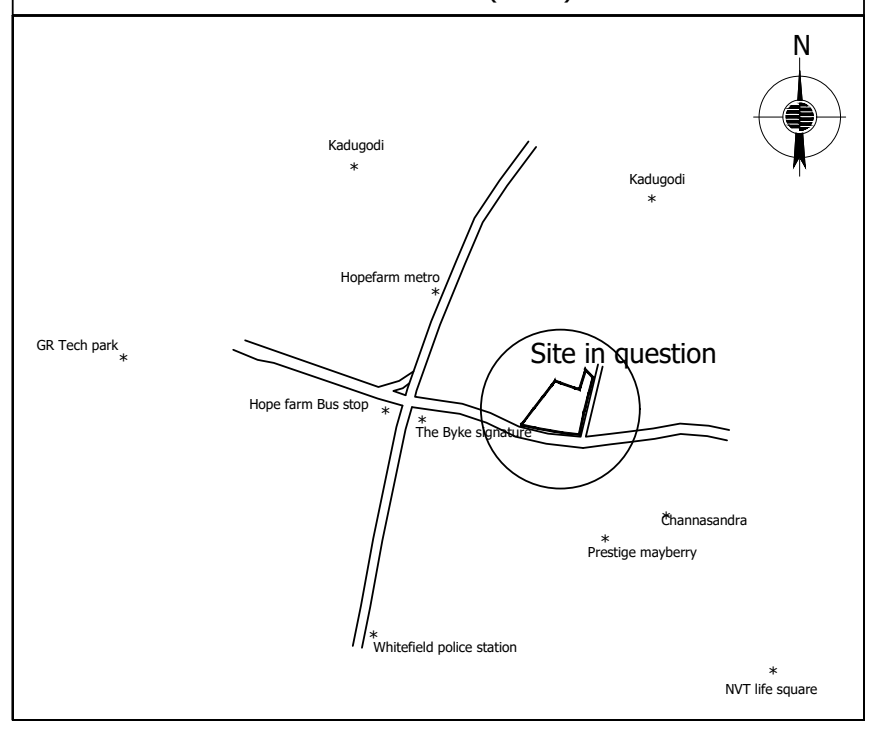
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.20 X 1 X 1	3.84	12.92
	1.20 X 3.77 X 2 X 1	9.08	
TYPICAL - 2- 18 FLOOR PLAN	1.36 X 3.20 X 1 X 17	73.95	251.60
	1.40 X 3.77 X 1 X 17	89.93	
	1.37 X 3.77 X 1 X 17	87.72	
NINETEENTH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
TWENTIETH FLOOR PLAN	1.40 X 3.77 X 1 X 1	5.29	10.45
	1.37 X 3.77 X 1 X 1	5.16	
Total	-	-	285.42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.50 X 2 X 1	8.40	23.38
	1.20 X 2.98 X 1 X 1	3.57	
	1.20 X 2.94 X 2 X 1	7.04	
	1.20 X 3.64 X 1 X 1	4.37	
TYPICAL - 2- 14 FLOOR PLAN	1.39 X 3.50 X 1 X 13	63.18	352.56
	1.39 X 2.98 X 1 X 13	53.82	
	1.40 X 3.50 X 1 X 13	63.70	
	1.39 X 2.94 X 2 X 13	106.08	
	1.39 X 3.64 X 1 X 13	65.78	
Total	-	-	375.94

LOCATION MAP (N.T.S)



Approval Condition :

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

1.The earlier sanctioned Plan vide No. BBMP/Addl.Dir/JDNORTH/0096/19-20 dated: 23/09/2020 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 468/67, Sy.No:27, 30, 31, 35 & 36, Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No.83, Bangalore.

a).Consist of for :Tower-1= 2 Common Basement + 1Ground + 20 UF
for :Tower-2= 2 Common Basement + 1Ground + 20 UF
for :Tower-3= 2 Common Basement + 1Ground + 20 UF
for :Tower-4= 2 Common Basement + 1Ground + 20 UF
for :Tower-5= 2 Common Basement + 1Ground + 14 UF
for :Commercial Building-3 Basement + 1Ground + 1 UF only.

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

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

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

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

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

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

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

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

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

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

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

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

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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

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

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

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

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

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

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

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

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

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

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.

N

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18	
	VERSION DATE: 08/05/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3686/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 468/67	
Nature of Sanction: MODIFY	City Survey No.: 27,30,31,35,36	
Location: RING-III	Khata No. (As per Khata Extract): 468/67	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	45526.76
Deduction for NetPlot Area		
Surrender Free of Cost		3829.50
Total		3829.50
NET AREA OF PLOT	(A-Deductions)	41697.26
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		3829.50
Amenity Area		2277.00
Total		6106.50
BALANCE AREA OF PLOT	(A-Deductions)	39420.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		19710.13
Proposed Coverage Area (28.01 %)		11040.90
Achieved Net coverage area (28.01 %)		11040.90
Balance coverage area left (21.99 %)		8669.23
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		129749.27
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		129749.27
Residential FAR (94.45%)		122509.53
Commercial FAR (5.55%)		7193.20
Proposed FAR Area		129702.73
Achieved Net FAR Area (3.00)		129702.73
Balance FAR Area (0.00)		46.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		207116.02
Substructure Area Add in BUA (Layout Lvl)		223.28
Achieved BuiltUp Area		207339.30

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	387	-
TOWER 4 (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	78	-
TOWER 5 (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	49	-
COMM (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	50	7193.20	1	144	-
	Total :		-	-	-	-	1123	1892

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1123	15441.25	1711	23526.25
Two Stack.Car	-	-	181	2488.75
Visitor's Car Parking	99	1361.25	0	0.00
Total Car	1222	16802.50	1892	26015.00
TwoWheeler	-	1567.50	0	0.00
Other Parking	-	-	-	37467.61
Total		18370.00		63482.61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	D	1.00	2.10	04
COMM (COMMERCIAL BUILDING)	GD	2.00	3.00	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (COMMERCIAL BUILDING)	W	1.50	2.10	06
COMM (COMMERCIAL BUILDING)	GW	5.00	3.00	114

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	616
TOWER 1 (RESIDENTIAL BUILDING)	D	1.00	2.10	39

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 (RESIDENTIAL BUILDING)	W	1.50	2.10	43
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.50	2.10	794

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SBR STRUCTURES REP BY MANAGING PARTNER T. VENUGOPAL
GPA HOLDER FOR M/S SANDHYA RHINE RIVER PROJECTS PVT LTD
#24/5, SBR Horizon Sheegehalli, Kadugodi Hos[illegible]ad, Whitefield,
Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING & COMMERCIAL (RETAIL/SHOP) BUILDING PLAN AT KHATHA NO.468/67, SY.NO:27, 30, 31, 35 & 36 OF PATTANDUR AGRAHARA VILLAGE, K.R PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.83.

DRAWING TITLE :
SECTION & ELEVATION
(RESIDENTIAL & COMMERCIAL)

SHEET NO : 12

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 01 Oct 2024 16:50:06
Project No.:PRJ/3686/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0041/24-25

UserDefinedMetric (1700.00 x 900.00MM)