

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence
- Sanction is accorded for the Residential Apartment (Club house) Building plan at Katha no.3091, Sy no.85.86 of Belatur Village & Sy no.76 of Kumbena Agrahara village Bidarhalli Hobli, Bangalore East Taluk, Ward no.54.
 - Consist of Basement + Ground + 13 UF (Residential Apartment) & Club House (B.F.+G.F.+1UF)
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Basement floor/Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.
 - 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.
 - 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 Sqn.
 - 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.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
 - 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.
 - 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.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - 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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law for the use of the valuers / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The applicant shall ensure that the construction activities shall be commenced within a period of 02 years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the high-rise building shall conduct two mock 96° trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - The Construction or reconstruction of building shall be commenced within a period of 02 years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.mts
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (IECBRC) 2018.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 96° 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 5 Units and more.
 - The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceeding) Hordislet Letter No. LD/SS/LT/2013, dated: 01/04/2013.







- 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.
 - 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 respect the establishment and ensure the registration of establishment and workers working at construction site or work place.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - 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:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

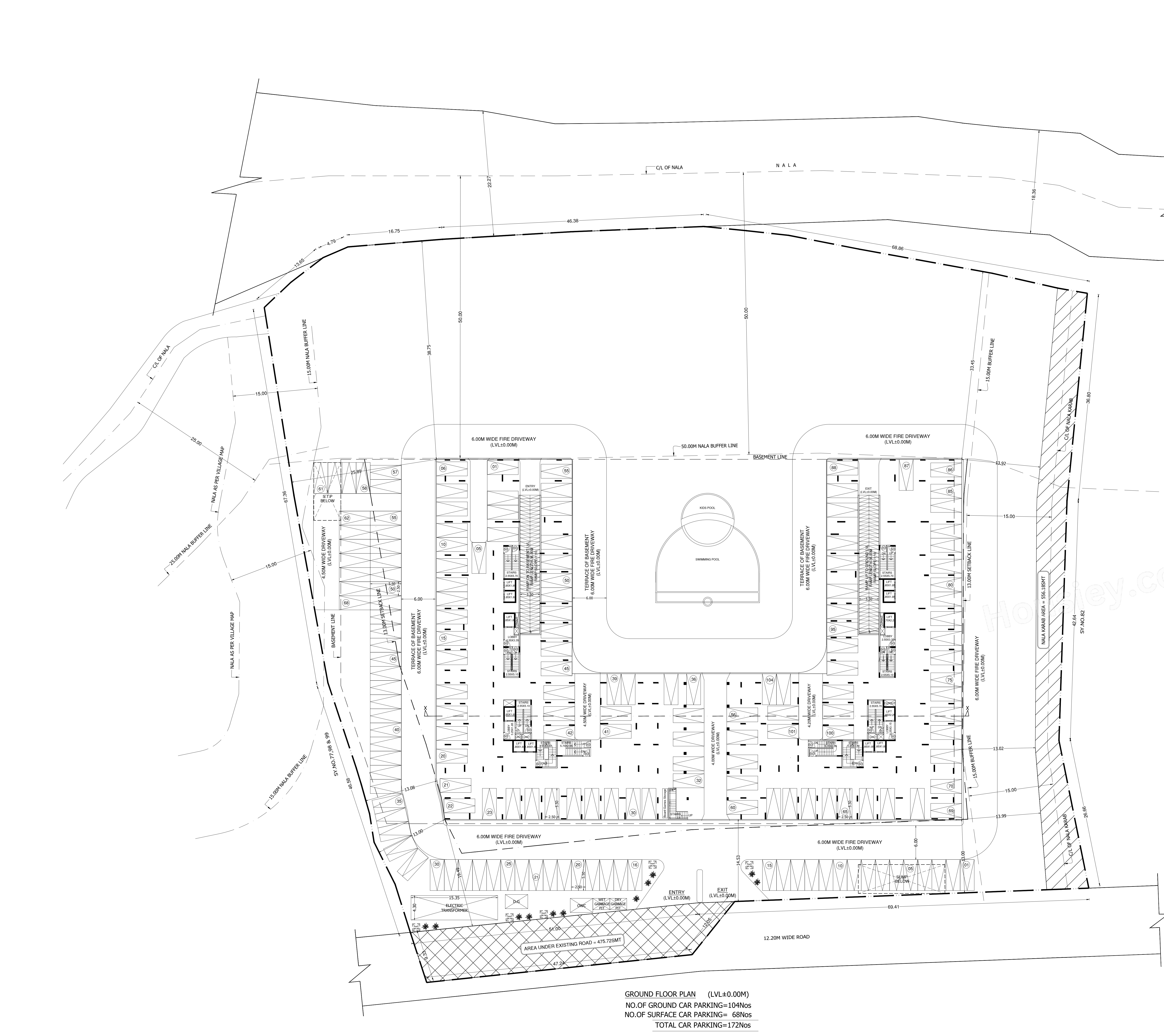
Block 'A' (RESIDENTIAL)														
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)							Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)	Carpet Area other than Tenement
				StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking				
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	1158.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	847.55	847.55	12	0.00
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
First Floor	3231.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Total														

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)	Tenmt (No)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300.00	223.07

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	ED	0.75	2.10	1468
A (RESIDENTIAL)	O1	0.90	2.10	1177
A (RESIDENTIAL)	OZ	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.15	08
A (RESIDENTIAL)	SD	1.80	2.10	94

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	687
A (RESIDENTIAL)	W1	1.20	1.40	18
A (RESIDENTIAL)	W	1.50	2.10	1787

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.		SCALE = 1:250			
COLOR INDEX					
PLOT BOUNDARY					
ADJUTING ROAD					
PROPOSED WORK (COVERAGE AREA)					
EXISTING (To be retained)					
EXISTING (To be demolished)					
AREA STATEMENT (B&MP)		VERSION NO.: 1.0.12			
		VERSION DATE: 09/12/2022			
PROJECT DETAIL:					
Authority: BBMP		Plot Use: Residential			
Project No: PRJ/1439/22-23		Plot Sub Use: Apartment			
Application Type: General		Land Use Zone: Residential (Main)			
Proposal Type: Building Permission		Plot/Sub Plot No.: 3091			
Nature of Sanction: NEW		City Survey No.: 85.86/78 (old sy No. 168A, 78B)			
Location: RING-III		Katha No. (As per Katha Extract): 3091			
Building Line Specified as per Z.R. NA		Locality / Street of the property: Belatur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore			
Zone: Mahadevapura					
Ward: Ward-054					
Planning District: 312-Avalahalli					
AREA DETAILS:				SQ.MT.	
AREA OF PLOT (Minimum)		(A)		16035.24	
Deduction for NetPlot Area					
Road Widening Area				475.72	
Kharabland Area				556.18	
Total				1031.90	
NET AREA OF PLOT		(A-Deductions)		15003.34	
COVERAGE CHECK					
Permissible Coverage area (50.00 %)				7901.67	
Proposed Coverage Area (28.07 %)				4211.11	
Achieved/ Net coverage area (28.07 %)				4211.11	
Balance coverage area left (21.93 %)				3290.56	
FAR CHECK					
Permissible F.A.R. as per zoning regulation 2015 (2.25)				34827.89	
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)				34827.89	
Allowable TDR Area (80% of Perm FAR)				0.00	
Premium FAR for Plot within Impact Zone (-)				0.00	
Total Perm. FAR area (2.25)				34827.89	
Residential FAR (100.00%)				34794.90	
Proposed FAR Area				34794.90	
Achieved Net FAR Area (2.25)				34794.91	
Balance FAR Area (0.00)				32.98	
BUILT UP AREA CHECK					
Proposed BuiltUp Area				48416.84	
Substitute Area Add in BUA (Layout Lvl)				66.47	
Achieved BuiltUp Area				48485.11	
Block Use/SUBUSE Details					
Block Name		Block SubUse		Block Land Use Category	
A (RESIDENTIAL)		Residential		R	



GROUND FLOOR PLAN (LVL±0.00M)
NO.OF GROUND CAR PARKING=104Nos
NO.OF SURFACE CAR PARKING= 68Nos
TOTAL CAR PARKING=172Nos

Approval Condition :

- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- Sanction is accorded for the Residential Apartment (Club house) Building plan at Katha no.3091, Sy no.85.86 of Belatur Village & Sy no.78 of Kumbena Agrahara village Bidarahalli Hobli, Bangalore East Taluk, Ward no.54.
 - Consist of Basement + Ground + 13 UF (Residential Apartment) & Club House (B.F+G.F+1UF)
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Basement floor/Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.
 - 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.
 - 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 Sqn.
 - 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.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
 - 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.
 - 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.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - 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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 4C IV (Bye-law No. 3.6) under sub section IV (a) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
 - 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 1853-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table I of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 36' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one wheelchair accessible 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.
 - The applicant shall ensure that no construction activities shall be carried out in the vicinity of the 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.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the high-rise building shall conduct two mock 96' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
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 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block 'A' (RESIDENTIAL)

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.)	Tmt (No.)	Carpet Area other than Tenement
				StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
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Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
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First Floor	3231.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21
Total:	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Total Number of Same Blocks	1													
Total:	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07

FAR & Tenement Details

Block	No. of Same Block	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.)	Tmt (No.)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Grand Total:	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	02	0.75	2.10	1468
A (RESIDENTIAL)	01	0.90	2.10	1177
A (RESIDENTIAL)	ED	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.15	08
A (RESIDENTIAL)	SD	1.80	2.10	94

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	687
A (RESIDENTIAL)	W1	1.20	1.40	18
A (RESIDENTIAL)	W	1.50	2.10	1787

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.	SCALE = 1:250	N
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COLOR INDEX

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

AREA STATEMENT (BMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/1439/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3091
Nature of Sanction: NEW	Katha No. (As per Photo Extract): 3091
Location: RING-II	Locality / Street of the property: Belatur and kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Building Line Specified as per Z.R. NA	
Zone: Mahadevapura	
Ward: Ward-054	
Planning District: 312-Avalahalli	

AREA OF PLOT (Minimum)	(A)	SQ.MT.
AREA OF PLOT (Minimum)	(A)	16035.24
Deduction for Road Widening Area		475.72
Deduction for Kharaband Area		556.18
Total		1031.90
NET AREA OF PLOT (A-Deductions)		15003.34
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7501.67
Proposed Coverage Area (28.07 %)		4211.11
Achieved Net coverage area (28.07 %)		4211.11
Balance coverage area left (21.93 %)		3290.56

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)		34827.89
Additional F.A.R. within Ring I and II (for amalgamated plot 2.25)		34827.89
Allowable F.A.R. Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR Area (2.25)		34827.89
Residential FAR (100.00%)		34794.90
Proposed FAR Area		34794.90
Achieved Net FAR Area (2.25)		34794.91
Balance FAR Area (0.00)		32.98
BUILT UP AREA CHECK		
Proposed Built-Up Area		48418.64
Substructure Area Add in BUA (Layout Lvl)		65.47
Achieved Built-Up Area		48484.11

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Regd.	Units	Prop.	Regd./Unit	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	1.5	-	-
Total :	-	-	0 - 225	1	-	1	297	-	-
	-	-	-	-	-	-	299	378	-

Parking Check (Table 7b)

Vehicle Type	No.	Regd.	Achieved
Car	299	4111.25	378
Visitor's Car Parking	30	412.50	0
Total Car	329	4523.75	378
TwoWheeler	-	412.50	0
Other Parking	-	-	6201.86
Total		4936.25	11399.36

OWNER / CPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MRS ANKURA S DEVI
(JEP BY MANAGING PARTNER)
P. RAJASUBRAMANIAM
S/w No. 41, Katha No. 992HK130,
Sy No. 1, Patahar Agrahara,
Whitefield Main Road,
Bangalore - 560096.

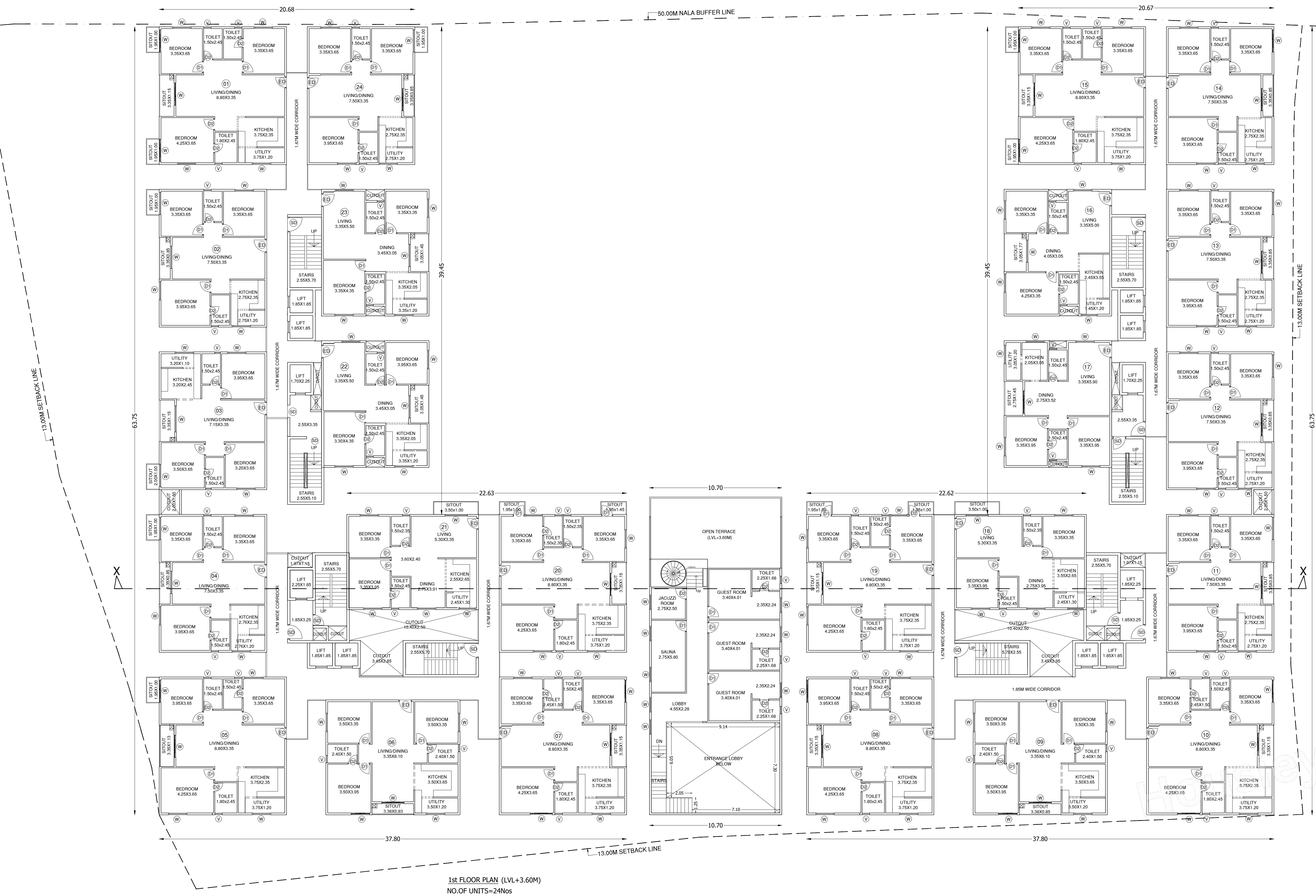
ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesha N. 4032, 28th Cross,
17th Main Road,
BSK 2nd Stage,
Bangalore - 560015, E-425917-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE)
AT SY NO.85.86 OF BELATUR VILLAGE &
SY NO.78 OF KUMBENA AGRAHARA VILLAGE,
BIDARAHALLI HOBLI, WARD NO-54,
BANGALORE EAST TALUK.

DRAWING TITLE :
GROUND FLOOR PLAN

Sheet no: 03 of 06

SANCTIONING AUTHORITY 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Block A (RESIDENTIAL)

Floor Name	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.)	Tmt (No.)	Carpet Area other than Tenement
				StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking				
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	1158.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	847.55	847.55	12	0.00
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
First Floor	3291.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07

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.)	Tmt (No.)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking				
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07

SCHEDULE OF JOINEY-

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	DZ	0.75	2.10	1468
A (RESIDENTIAL)	D1	0.90	2.10	1177
A (RESIDENTIAL)	ED	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.15	08
A (RESIDENTIAL)	SD	1.80	2.10	84

SCHEDULE OF JOINEY-

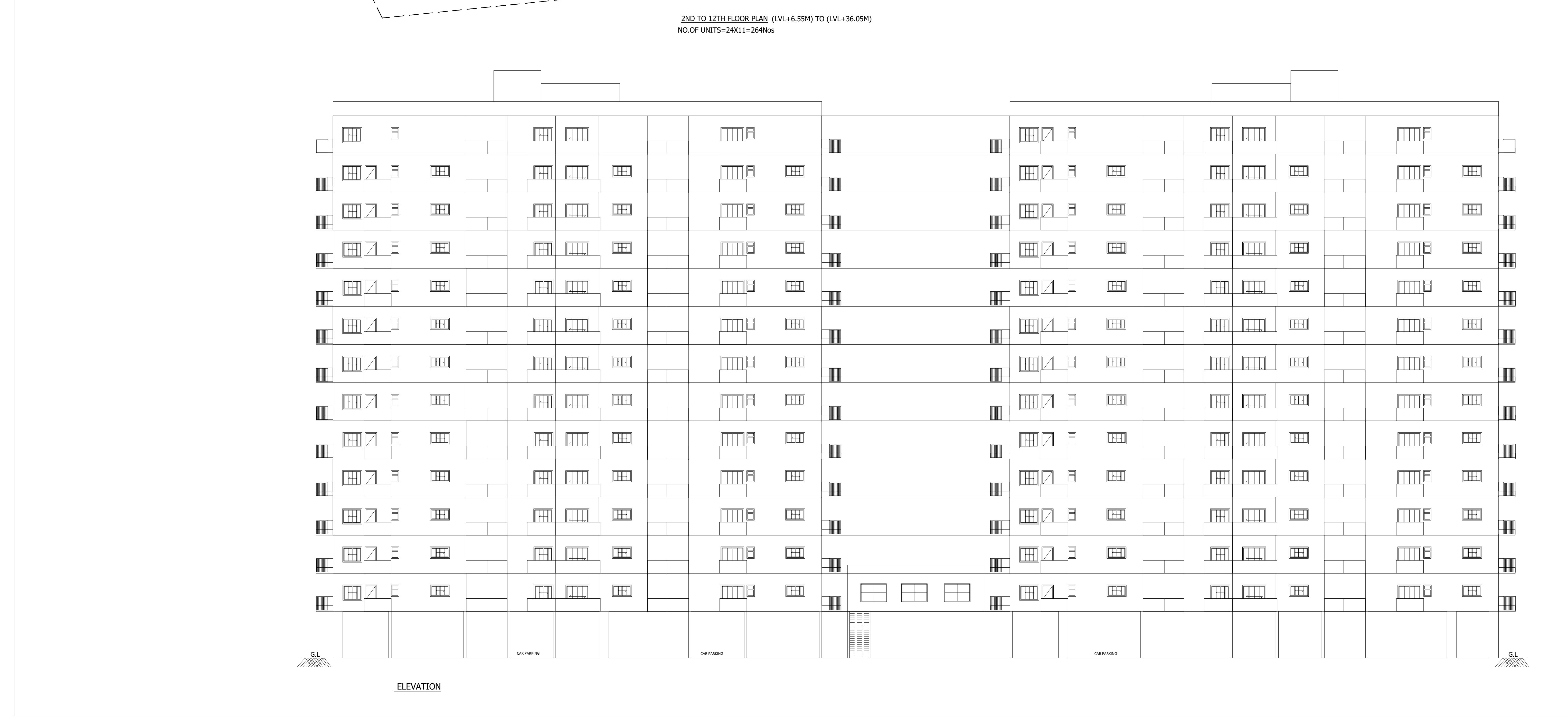
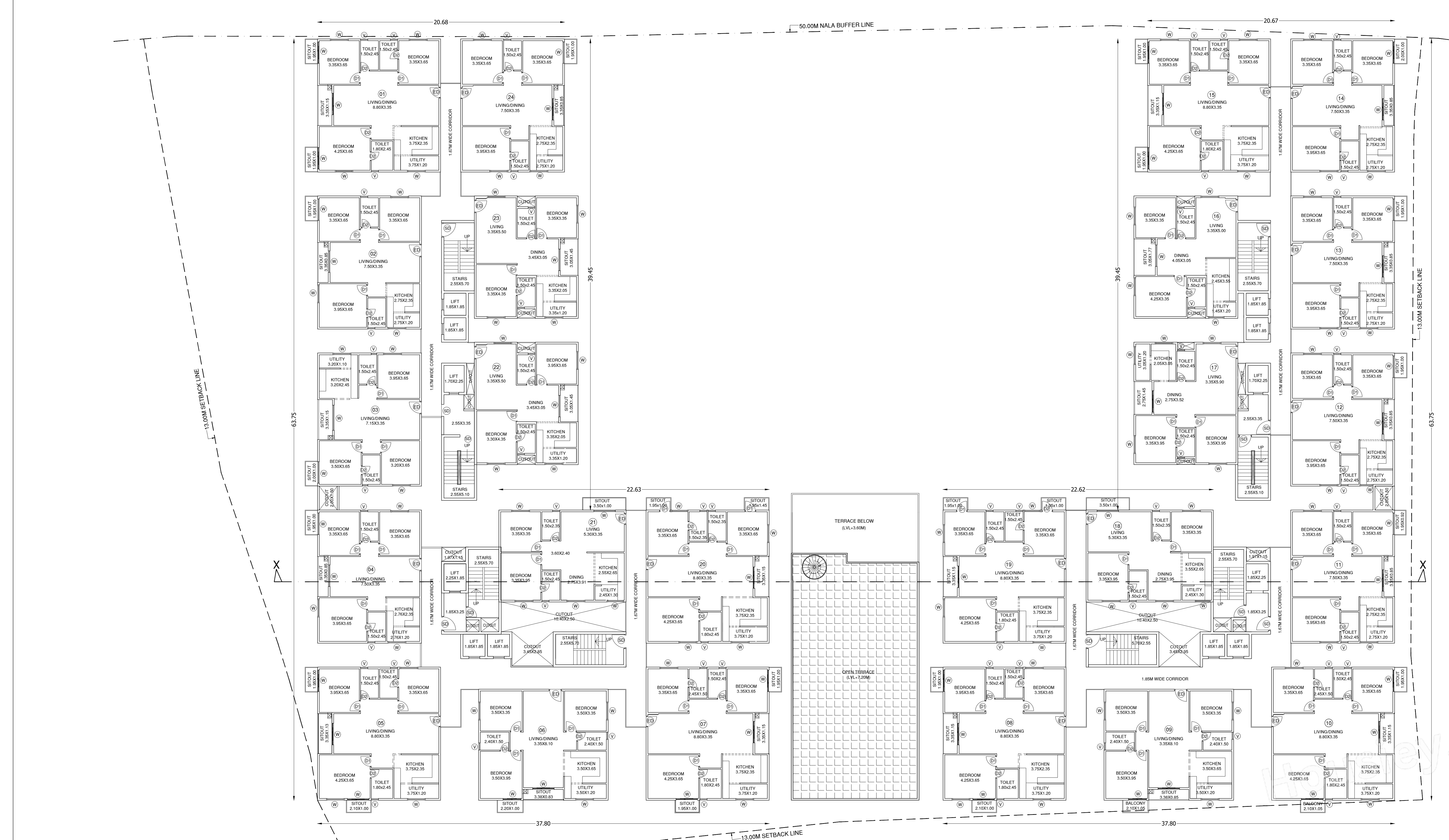
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	887
A (RESIDENTIAL)	W1	1.20	1.40	08
A (RESIDENTIAL)	W	1.50	2.10	178

Approval Condition :

- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- Sanction is accorded for the Residential Apartment (Club House) Building plan at Katha no.3091, Sy no.85.86 of Belatpur Village & Sy no.75 of Kumbhena Agrahara village Bidarhali Hobli, Bangalore East Taluk, Ward no.54.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Basement floor/ Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.
 - 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.
 - On completion of foundation or footings before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 37.5m.
 - 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.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&S) code leaving 3.00 mts. from the building within the premises.
 - 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 By-law.
 - 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.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building By-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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-law No. 3.6) under sub-section 1(4) & (5) to (4).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law.
 - 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 1853-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (By-law Sec 31) of Building By-laws 2003 and Government orders time to time shall be ensured.
 - 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.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structures 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.
 - Two-wheeler parking shall be provided as per the building By-law.
 - The Owner / Association of the high-rise building shall conduct two mock 86° trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, By-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - The Construction or reconstruction of building shall be commenced within a period of 12 months from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.mts.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling underdevelopment plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act No. 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
 - The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (Headed) Hooted Letter No. LD/SSU-ET/2015, dated: 01/04/2015.

- 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.
 - 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.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - 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:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATPUR VILLAGE & SY NO.75 OF KUMBHENA AGRAHARA VILLAGE BIDARHALI HOBLI, BANGALORE EAST TALUK.		SCALE = 1:150	N							
COLOR INDEX		PLOT BOUNDARY								
PLOT BOUNDARY		PROPOSED WORK (COVERAGE AREA)								
EXISTING (To be retained)		EXISTING (To be demolished)								
AREA STATEMENT (BMP)		VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022								
PROJECT DETAIL:		Authority: BBMP								
Project No: PRJ/1483922-23		Plot Sub Use: Apartment								
Application Type: General		Land Use Zone: Residential (Main)								
Proposal Type: Building Permission		Plot/Sub Plot No.: 3091								
Nature of Sanction: NEW		City Survey No.: 85.86/78 (old sy No. 16A, /78)								
Location: RING-II		Katha No. (As per Photo Extract): 3091								
Building Line Specified as per Z.R. NA		Locality / Street of the property: Belatpur and Kumbhena Agrahara village, Bidarhali Hobli, Bangalore East Taluk, Bangalore								
Zone: Mahadevapura		Ward: Ward-54								
Planning District: 312-Avalahalli										
AREA OF DETAILS		SQ.MT.								
AREA OF PLOT (Minimum)		(A)								
Deduction for Impact Area		16035.24								
Road Widening Area		475.72								
Kharband Area		556.18								
Total		1031.90								
NET AREA OF PLOT		(A-Deductions)								
COVERAGE CHECK		15003.34								
Permissible Coverage area (50.00 %)		7501.67								
Proposed Coverage area (28.07 %)		4211.11								
Achieved Net coverage area (28.07 %)		4211.11								
Balance coverage area left (21.93 %)		3290.56								
FAR CHECK										
Permissible F.A.R. as per zoning regulation 2015 (2.25)		34827.89								
Additional F.A.R. within Ring I and II (for amalgamated plot 2.25)		34827.89								
Allowable F.A.R. Area (50% of Perm FAR)		0.00								
Premium FAR for Plot within Impact Zone (-)		0.00								
Total Perm. FAR area (2.25)		34827.89								
Residential FAR (100.00%)		34794.90								
Proposed FAR Area		34794.90								
Achieved Net FAR Area (2.25)		34794.91								
Balance FAR Area (0.00)		32.38								
BUILT UP AREA CHECK										
Proposed Built-up Area		48418.64								
Substructure Area Add in BUA (Layout Lvl)		65.47								
Achieved Built-up Area		48485.11								
Block Name		Block Sub Use	Block Structure	Block Land Use Category						
A (RESIDENTIAL)	Residential	Apartment	Highrise	R						
Required Parking (Table 7a)										
Block Name	Type	Sub Use	Area (Sq.mt.)	Regd.	Units	Prop.	Regd./Unit	Car	Regd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	1.5	-	-	-
Total :			50 - 225	1	-	1	297	-	299	378
Parking Check (Table 7b)										
Vehicle Type	Regd.		Achieved							
No.	Area (Sq.mt.)	No.	Area (Sq.mt.)							
Car	4111.25	378	5197.50							
Visitor's Car Parking	30	412.50	0.00							
Total Car	299	4523.75	378	5197.50						
Two Wheeler	412.50	0	0.00							
Other Parking	-	-	6201.85							
Total	4936.25	-	11399.35							
OWNER / CPA HOLDER'S SIGNATURE					ARCHITECT / ENGINEER / SUPERVISOR 'S' SIGNATURE					
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : MR ANANDRA DEVLORES (PER BY MANAGING PARTNER) P. RAJASUBRAMANIAM S/w No. 41, Katha No. 992HK130, Sy No. 3, Pattana Agrahara, Whitfield Main Road, Bangalore - 560096.					PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) AT SY NO.85.86 OF BELATPUR VILLAGE & SY NO.75 OF KUMBHENA AGRAHARA VILLAGE, BIDARHALI HOBLI, BANGALORE EAST TALUK.					
DRAWING TITLE :					1st FLOOR PLAN & SECTION					
Sheet No: 04 of 06										
SANCTIONING AUTHORITY :					This approval of Building Plan / Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.					
OFFICIAL SEAL AND SIGNATURE OF THE SANCTIONING AUTHORITY :										
NORTH										



Approval Condition:

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

1. Sanction is accorded for the Residential Apartment (Club house) Building plan at Katha no.3091, Sy No.85.88 of Belatur Village & Sy No.75 of Kumbena Agrahara village Bidarhal Halli, Bangalore East Taluk, Ward no.54.

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

3. Basement floor/ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also make provisions for telecom services as per Bye-law.

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

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

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

17. Technical personnel, architect or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI (Bye-law) under sub-section 17.4 (a) to (k).

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

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

20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-portable purposes or recharge of ground water at all times having a minimum lateral capacity meeting the Bye-law.

21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1853-2002 published by the Bureau of Indian Standards making the Building Bye-law as a reference.

22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

24. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law No. 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26. The applicant shall ensure that the construction activities shall be commenced in the vicinity of the construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal. (Applicable for Residential Units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).

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

29. Two-wheeler parking shall be provided as per the building bye-law.

30. The Owner / Association of the high-rise building shall conduct two mock 86° trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

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

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

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

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

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

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

38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to B.M.P. Act No. 2020.

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

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

41. B.M.P. will not be responsible for any dispute that may arise in respect of property or question.

42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 5 Units and more.

44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceeding) Hordis/Letter No. LD/551/ET/2013, dated: 01-04-2013.

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

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

Block 'A' (RESIDENTIAL)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
				StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	1158.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	847.55	847.55	12	0.00	
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
First Floor	3231.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67	
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19	
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21	
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07	
Total Number of Same Blocks	1														

FAR & Tenement Details

Block	No. of Same Block	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07	
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300.00	223.07	

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	OZ	0.75	2.10	1468
A (RESIDENTIAL)	O1	0.90	2.10	1177
A (RESIDENTIAL)	ED	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.15	08
A (RESIDENTIAL)	SD	1.80	2.10	94

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	687
A (RESIDENTIAL)	W1	1.20	1.40	18
A (RESIDENTIAL)	W	1.50	2.10	1787

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Regd.	Units	Prop.	Regd./Unit	Car Regd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	1.5	-	-
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	297	-	-
A (RESIDENTIAL)	Residential	Apartment	225 - 4936.25	-	-	-	299	378	378

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt.)	Regd.	Achieved
Car	299	4111.25	378	5197.50
Visitor's Car Parking	30	412.50	0	0.00
Total Car	329	4523.75	378	5197.50
TwoWheeler	-	412.50	0	0.00
Other Parking	-	-	-	6201.85
Total	-	4936.25	-	11399.35

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MRS ANKURA S DEORE
(JEP BY MANAGING PARTNER)
P. RAJASUBRAMANIAM
S/w No. 41, Katha No. 992HK130,
Sy No. 3, Patadar Agrahara,
Whitedale Main Road,
Bangalore - 560096.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganes N 4032, 28th Cross,
77th Main Road,
BSK 2nd Stage,
Bangalore - 560075, E-428H17, 18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE)
AT SY NO.85.88 OF BELATUR VILLAGE & SY NO.75 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.

DRAWING TITLE :
TYPICAL (2nd to 12th) FLOOR PLAN & ELEVATION

Sheet no: 05 of 06

SANCTIONING AUTHORITY :
DISTRICT ENGINEER, BANGALORE

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

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

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



- 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' shall be compulsory.
- 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 that the concerned workers are registered and working under a construction site welfare board.
- 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 4.The concerned 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.Construction workers 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 / Engineer in charge.
- 3.Employment of child labour in the construction activities strictly prohibited.
- 4.Obtaining NOC from the Labour Department before commencing construction work is a must.

FAR & Tenement Details										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenr (No)	Carpet Area other than Tenement		
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross Built Up Area (Sq.mt)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										
			Cutout	StarCase	Ltr	Ltr Machine	Void	SubStructure	Ramp					Parking	Resi.
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300.00	223.07
SCHEDULE OF JOINERY:															
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS											
A (RESIDENTIAL)	D2	0.75	2.10	468											
A (RESIDENTIAL)	D1	0.90	2.10	1177											
A (RESIDENTIAL)	ED	1.05	2.10	300											
A (RESIDENTIAL)	SD	1.20	2.15	08											
A (RESIDENTIAL)	SD	1.80	2.10	94											
SCHEDULE OF JOINERY:															
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS											
A (RESIDENTIAL)	V	1.00	1.00	687											
A (RESIDENTIAL)	W1	1.20	1.40	08											
A (RESIDENTIAL)	W	1.50	2.10	1767											

Block USE/SUBUSE Details									
Block Name		Block Use		Block SubUse		Block Structure		Block Land Use Category	
A (RESIDENTIAL)		Residential		Apartment		Highrise		R	
Required Parking (Table 7a)									
Block Name	Type	SubUse	Area (Sq.m.)	Units		Car Req'd./Unit			
				Req'd	Prop.		Req'd		Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	1.5	-	-
			50 - 225	1	-	1	237	-	-
Total :			-	-	-	-	299	-	378

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	299	4111.25	378	5197.50
Visitor's Car Parking	30	412.50	0	0.00
Total Car	329	4523.75	378	5197.50
TwoWheeler	-	412.50	-	0.00
Other Parking	-	-	-	6201.86
Total		4936.25		11399.36

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :

M/S ANKURAA DEVELOPERS
(REP BY MANAGING PARTNER)
P. BALASUBRAMANYAM
Site No. 4/1, Katha No. 992HK130,
Sy No. 3, Pattandur Agrahara,
Whitefield Main Road,
Bengaluru - 560066.

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING (C)
AT SY.NO.85,86 OF BELATUR VILLAGE &
SY.NO.78 OF KUMBENA AGRAHARA VILLAGE,
BIDARAHALLI HOBLI, WARD NO-54,
BANGALORE EAST TALUK.

DRAWING TITLE :

13th & TERRACE FLOOR PLAN

Sheet no: 06 of 06

PANOPTIC AUTHORITY

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

Digitally signed by "V KAN
KLMAR"
Date: 30 Sep 2023 17:41
Project No. PRA14509/2
Organization: Sraha Ben
Mahomaga Paliko
Designation: Joint Director
Planning (JOTF)
Folio:
S&M/PA&S/Dir/040243
22-23

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

