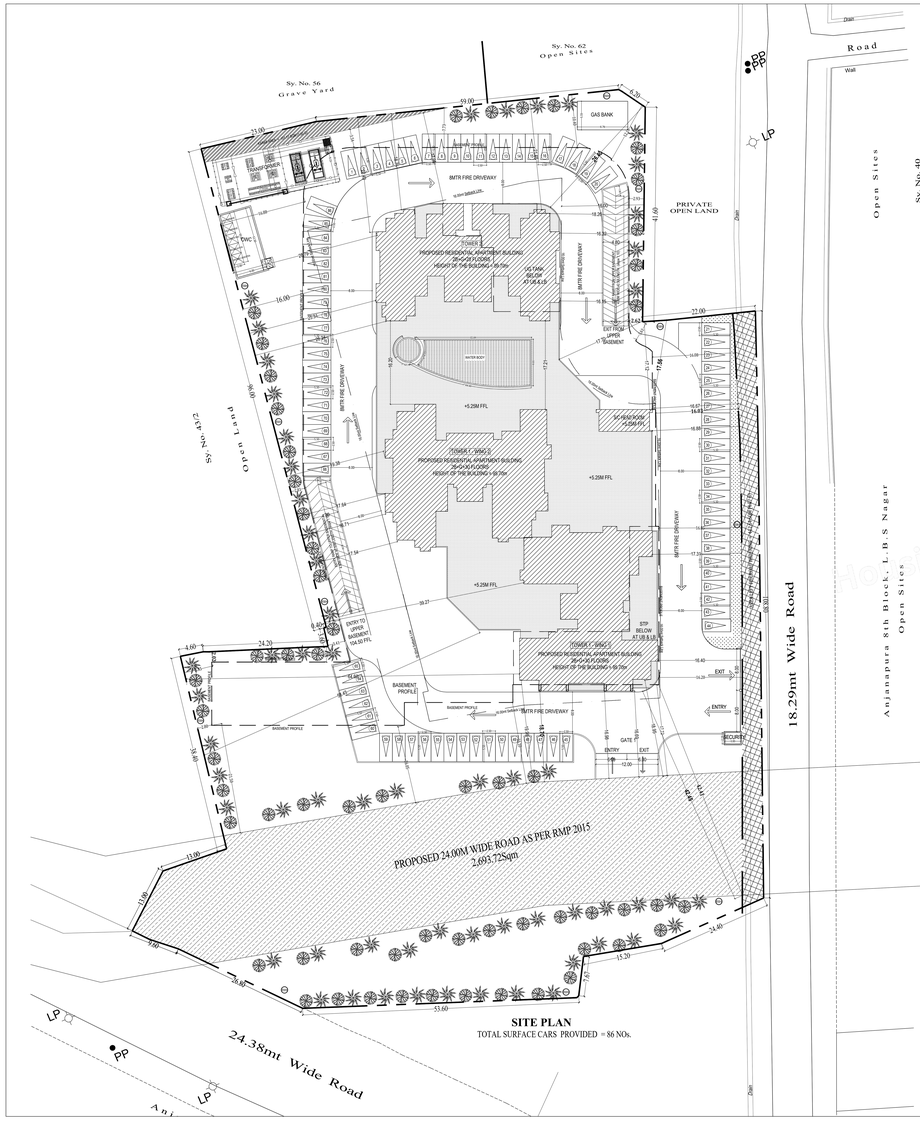
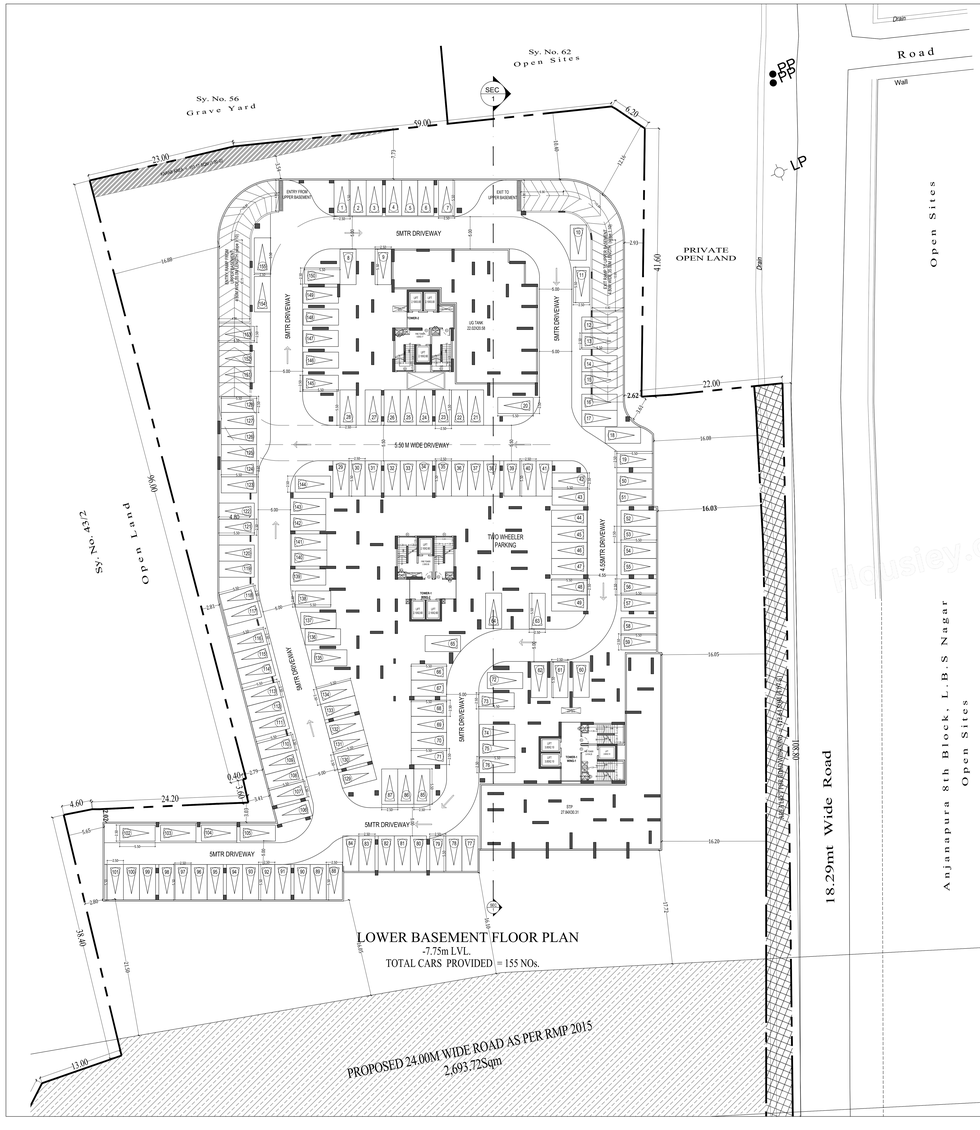

Sy. No. 62
Open Sites
Sy. No. 56
Grave Yard
Road
Wall
Open Sites
Sy. No. 40
Open Sites
Sy. No. 41
Anjanapura 8th Block, L.B.S. Nagar
18.29mt Wide Road
24.38mt Wide Road
Open Sites
Sy. No. 42
69.00
21.96
6.30
GAS BANK
DWC
TRANSFORMER
GENERATOR
ROOM
ELECTRICAL ROOM
3.66
3.66
3.66



UnitBUA Table for Block :TOWER 1 AND 2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
FIRST FLOOR PLAN	FF Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	FF Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	FF Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	FF Tower-01, Wing-A #4	FLAT	110.58	98.57	10		
	FF Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	FF Tower-01, Wing-B #2	FLAT	109.46	98.54	10	13	
	FF Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	FF Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	FF Tower-02 #1	FLAT	83.12	74.58	8		
	FF Tower-02 #2	FLAT	83.39	74.58	8		
	FF Tower-02 #3	FLAT	83.13	74.58	8		
	FF Tower-02 #4	FLAT	55.07	45.66	4		
	FF Tower-02 #5	FLAT	55.09	45.69	4		
TYPICAL - 2-ND, 20- 28 FLOOR PLAN	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	364	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #1	FLAT	83.12	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #2	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #3	FLAT	83.13	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #4	FLAT	55.07	45.66	4		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #5	FLAT	55.09	45.69	4		
NINTEENTH FLOOR PLAN	19 F Tower-01, Wing-A #1	FLAT	128.66	115.58	11		
	19th F Tower-01, Wing-A #2	FLAT	112.90	100.77	11		
	19th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	19th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	19th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	19th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	14	
	19th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	19th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	19th F Tower-02 #1	FLAT	83.12	74.58	8		
	19th F Tower-02 #2	FLAT	83.39	74.58	8		
	19th F Tower-02 #3	FLAT	83.13	74.58	8		
	19th F Tower-02 #4	FLAT	55.07	45.66	4		
	19th F Tower-02 #5	FLAT	55.09	45.69	4		
THIRTEEN FLOOR PLAN	20th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	20th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	20th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	20th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	8	
	20th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	20th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	20th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	20th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
TWENTYNINETH FLOOR PLAN	29 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	29th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	29th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	29th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	29th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	29th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	29th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	29th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	29th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
Total:	-	-	41459.09	37008.82	3692	407	

Block :TOWER 1 AND 2 (RESIDENTIAL)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.				
Terrace Floor	280.75	1.71	279.04	129.71	0.00	149.33	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00		
Thirteenth Floor	1186.02	12.34	1173.68	68.32	36.12	0.00	0.36	0.00	0.00	0.00	1068.88	1068.88	08	0.00		
Twentyninth Floor	1255.40	12.34	1243.06	68.32	36.12	0.00	0.36	0.00	87.84	0.00	1070.42	1070.42	08	0.00		
Twentyeighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentyseventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentysixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentyfifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentyfourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentythird Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentysecond Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentyfirst Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twentieth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Nineteenth Floor	1861.59	19.27	1842.32	102.70	54.18	0.00	0.36	0.00	101.27	0.00	1583.81	1583.81	14	0.00		
Eighteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Seventeenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Sixteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Fifteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Fourteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Thirteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Twelfth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Eleventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Tenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Ninth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Eighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Seventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Sixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Fifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Fourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Third Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
Second Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00		
First Floor	1804.97	19.27	1814.24	185.39	54.18	0.00	0.36	0.00	0.00	0.00	1574.31	1574.31	13	81.18		
Upper Basement Floor	3402.77	57.97	3344.80	143.18	54.18	0.00	26.94	0.00	0.00	1500.12	1570.38	1570.38	00	1713.93		
Lower Basement Floor	7193.08	421.37	6771.71	102.69	54.18	0.00	183.70	413.84	0.00	6012.29	0.00	0.00	00	0.00		
Total:	7193.10	20.54	7172.62	107.37	54.18	0.00	383.69	337.04	0.00	6290.33	0.00	0.00	00	0.00		
Total Number of Same Blocks	1															
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	189.11	13852.74	48007.08	48007.08	407	1795.11		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	D2	0.80	2.10	1092
TOWER 1 AND 2 (RESIDENTIAL)	KD	0.80	2.10	80
TOWER 1 AND 2 (RESIDENTIAL)	D1	1.00	2.10	1149
TOWER 1 AND 2 (RESIDENTIAL)	ED	1.20	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	GD2	1.20	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	KSD	1.50	2.10	291
TOWER 1 AND 2 (RESIDENTIAL)	SD4	1.50	2.10	150
TOWER 1 AND 2 (RESIDENTIAL)	SD3	1.80	2.10	111
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.10	01
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	SD2	2.10	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	SD1	2.40	2.10	240

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	V	0.60	0.90	265
TOWER 1 AND 2 (RESIDENTIAL)	W2	1.50	1.35	02
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.20	317
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.50	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.75 X 2.20 X 3 X 1	4.95	9.45
	0.75 X 2.00 X 3 X 1	4.50	
TYPICAL - 2- 18, 20- 28 FLOOR PLAN	0.75 X 2.20 X 4 X 26	171.60	288.60
	0.75 X 2.00 X 3 X 26	117.00	
NINETEENTH FLOOR PLAN	0.75 X 2.20 X 4 X 1	6.60	11.10
	0.75 X 2.00 X 3 X 1	4.50	
THIRTEETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
TWENTYNINETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
Total:	-	-	318.15

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.			
TOWER: 1 AND 2 (RESIDENTIAL)	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11
Grand Total:	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407.00	1795.11

Approval Condition :

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

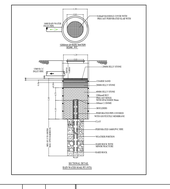
1. Sanction is accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU
   a) Consisting of : Tower - 01 , 28F + GF + 2B Upper Floors (Twenty-Eighth Upper Floors only)
   b) Consisting of : Tower - 02 , 28F + GF + 3D Upper Floors (Thirty Upper Floors only).
2. Sanction is accepted for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforward 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 the authorized 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 residents and occupants.
12. The applicant shall provide a space for running the distribution transformers & associated equipment as per K.E.R.C (Sub C) code leaving 3.000 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law .
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from fire department / sanction for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 4" IV (Bye-law No. 3.6) under sub-section 9 (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 total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 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 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. 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 workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two 'mock â€' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/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 (KECBC) 2018.
38. If the Applicant / Owner / Developer building construction exceeds the sanctioned plan the action will be initiated according to BBMP Act â€' 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plans 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 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

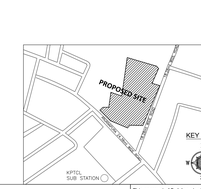
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodlee) Letter No. LD/SLE(T.D)13, dated. 01-04-2013 :

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.

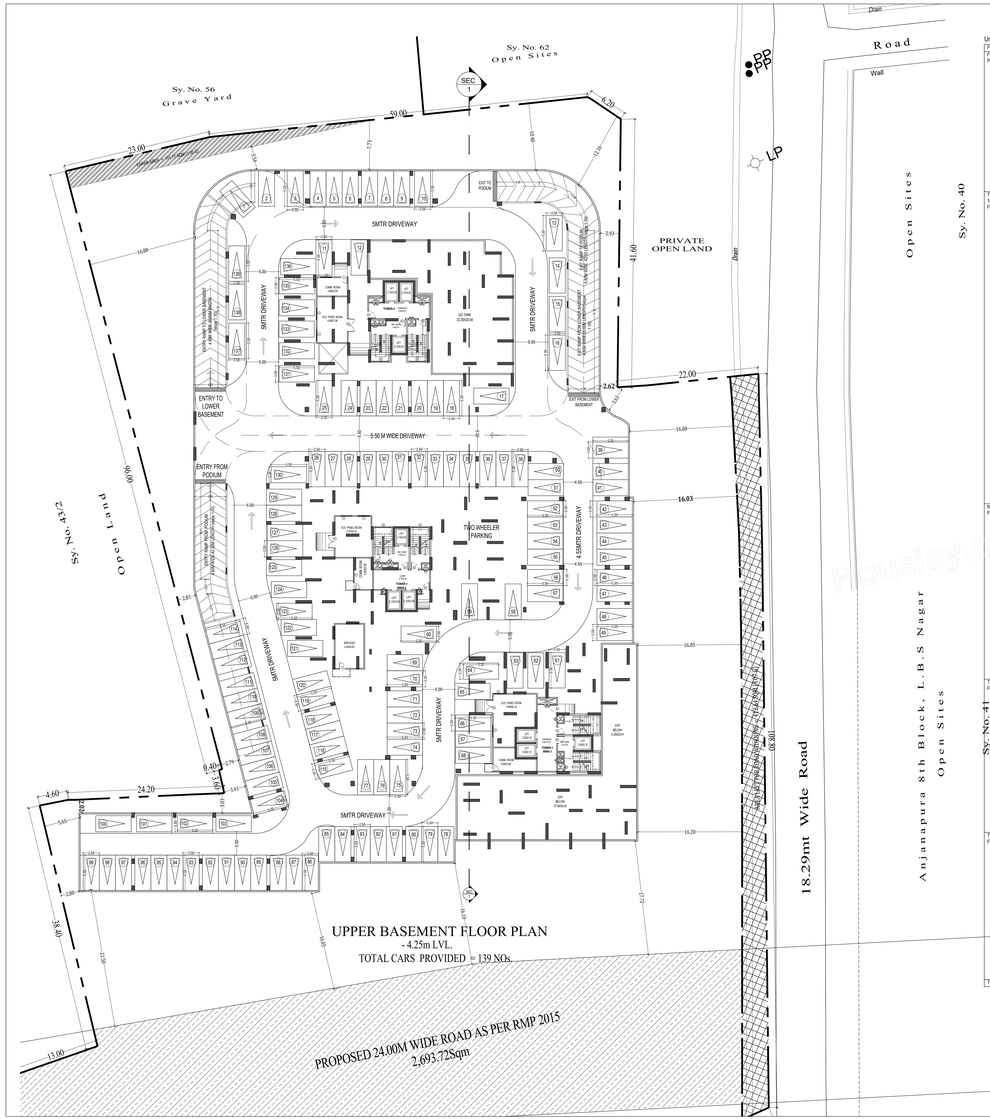




KEY PLAN

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/270555/23-24	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 114
Nature of Sanction: NEW	City Survey No.: SY NO. 43/3
Location: RING-III	PID No. (As per Khata Extract): KATHA NO: 114
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO: 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI-HOBLI, WARD NO: 196, BENGALURU SOUTH BE
Zone: Bommanahalli	
Ward: Ward-196	
Planning District: 321-Anjanapura	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	18187.29
Deduction for NetPlot Area		
Surrender / Free of Cost		3106.36
Khanddand Area		101.17
Total :		3207.53
NET AREA OF PLOT	(A-Deductions)	12979.76
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6489.88
Proposed Coverage Area (28.94 %)		3756.78
Achieved Net coverage area (28.94 %)		3756.78
Balance coverage area left (21.06 %)		2733.10
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		45258.36
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		45258.36
Residential FAR (100.00%)		48007.08
Proposed FAR



UnitBUA Table for Block :TOWER 1 AND 2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF Tower-01, Wing-A #1	FLAT	112.90	100.77	11	
	FF Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	FF Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	FF Tower-01, Wing-A #4	FLAT	110.58	98.57	10	
	FF Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	FF Tower-01, Wing-B #2	FLAT	109.46	98.54	10	13
	FF Tower-01, Wing-B #3	FLAT	129.55	116.85	11	
	FF Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
	FF Tower-02 #1	FLAT	83.12	74.58	8	
	FF Tower-02 #2	FLAT	83.39	74.58	8	
	FF Tower-02 #3	FLAT	83.13	74.58	8	
	FF Tower-02 #4	FLAT	55.07	45.66	4	
	FF Tower-02 #5	FLAT	55.09	45.69	4	
TYPICAL - 2, 19, 20- 28 FLOOR PLAN	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	364
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #1	FLAT	83.12	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #2	FLAT	83.39	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #3	FLAT	83.39	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #4	FLAT	83.13	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #5	FLAT	55.07	45.66	4	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #6	FLAT	55.09	45.69	4	
NINTEENTH FLOOR PLAN	19 F Tower-01, Wing-A #1	FLAT	128.66	115.58	11	
	19th F Tower-01, Wing-A #2	FLAT	112.90	100.77	11	
	19th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	19th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	
	19th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	19th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	14
	19th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	
	19th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
	19th F Tower-02 #1	FLAT	83.12	74.58	8	
	19th F Tower-02 #2	FLAT	83.39	74.58	8	
	19th F Tower-02 #3	FLAT	83.39	74.58	8	
	19th F Tower-02 #4	FLAT	83.13	74.58	8	
	19th F Tower-02 #5	FLAT	55.07	45.66	4	
	19th F Tower-02 #6	FLAT	55.09	45.69	4	
THIRTEEN FLOOR PLAN	F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	
	F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	F Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	
	F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	8
	F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	
	F Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
TWENTYNINETH FLOOR PLAN	29 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	29th F Tower-01, Wing-A #3	FLAT	112.90	100.77	11	
	29th F Tower-01, Wing-A #4	FLAT	129.09	116.37	11	
	29th F Tower-01, Wing-B #1	FLAT	117.53	105.17	10	
	29th F Tower-01, Wing-B #2	FLAT	111.24	99.29	11	
	29th F Tower-01, Wing-B #3	FLAT	114.20	103.26	10	8
	29th F Tower-01, Wing-B #4	FLAT	129.55	116.85	11	
	29th F Tower-01, Wing-B #5	FLAT	128.32	115.51	11	
Total:	-	-	41459.09	37008.82	3692	407

Block :TOWER 1 AND 2 (RESIDENTIAL)

Floor Name	Gross Buildup Area	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	280.75	1.71	279.04	129.71	0.00	149.33	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	1186.02	12.34	1173.68	68.32	36.12	0.00	0.36	0.00	0.00	0.00	1068.88	1068.88	08	0.00
Twentyninth Floor	1293.40	12.34	1243.06	68.32	36.12	0.00	0.36	0.00	87.84	0.00	1070.42	1070.42	08	0.00
Twentyeighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyseventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentysixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyfifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyfourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentythird Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentysecond Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyfirst Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentieth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Nineteenth Floor	1861.59	19.27	1842.32	102.70	54.18	0.00	0.36	0.00	101.27	0.00	1583.81	1583.81	14	0.00
Eighteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Seventeenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Sixteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fifteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fourteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Thirteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twelfth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Eleventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Tenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Ninth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Eighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Seventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Sixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Third Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
First Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Second Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Upper Basement Floor	1693.47	19.83	1673.64	185.39	0.00	0.00	0.00	0.00	0.00	0.00	1574.31	1574.31	13	81.18
Lower Basement Floor	3402.77	57.97	3344.80	143.18	54.18	0.00	26.94	0.00	0.00	1500.12	1570.38	1570.38	00	1713.93
Total:	7193.08	421.37	6771.71	502.89	54.18	0.00	188.70	413.84	0.00	6012.29	0.00	0.00	00	0.00
Total Number of Same Blocks	7193.16	20.54	7172.62	107.37	54.18	0.00	383.69	337.04	0.00	6290.33	0.00	0.00	00	0.00
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	189.11	13852.74	48007.08	48007.08	407	1795.11
Total Number of Same Blocks	1													
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	189.11	13852.74	48007.08	48007.08	407	1795

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	D2	0.80	2.10	1092
TOWER 1 AND 2 (RESIDENTIAL)	KD	0.80	2.10	80
TOWER 1 AND 2 (RESIDENTIAL)	D1	1.00	2.10	1149
TOWER 1 AND 2 (RESIDENTIAL)	ED	1.20	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	GD2	1.20	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	KSD	1.50	2.10	291
TOWER 1 AND 2 (RESIDENTIAL)	SD4	1.50	2.10	150
TOWER 1 AND 2 (RESIDENTIAL)	SD3	1.80	2.10	111
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.10	01
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	SD2	2.10	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	SD1	2.40	2.10	240

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	V	0.60	0.90	265
TOWER 1 AND 2 (RESIDENTIAL)	W2	1.50	1.35	02
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.20	317
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.50	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.95	9.45
	0.75 X 2.00 X 3 X 1	4.50	
TYPICAL - 2, 18, 20- 28 FLOOR PLAN	0.75 X 2.00 X 4 X 26	171.60	288.60
	0.75 X 2.00 X 3 X 26	117.00	
NINETEENTH FLOOR PLAN	0.75 X 2.00 X 4 X 1	6.60	11.10
	0.75 X 2.00 X 3 X 1	4.50	
THIRTEETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
TWENTYNINETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
Total:	-	-	318.15

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	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
					StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER 1 AND 2 (RESIDENTIAL)	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88		169.11	13852.74	48007.08	48007.08	407	1795.11
Grand Total:	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88		169.11	13852.74	48007.08	48007.08	407.00	1795.11

Approval Condition :

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

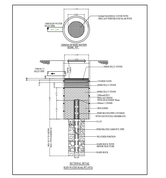
1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU
   a) Consisting of Tower - 01, 28F + GF + 28 Upper Floors (Twenty-Eighth Upper Floors only)
   b) Consisting of Tower - 02, 28F + GF + 30 Upper Floors (Thirty Upper Floors only).
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of 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 of power, gas and lift and 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 the nearest 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 residents and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.C) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 'X' (Bye-law No. 3.6) under sub section 9 (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 total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per Sec 7 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 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two 'mock â€' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/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.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviates building construction beyond the sanctioned plan the action will be initiated according to BBMP Act â€' 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plans 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 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

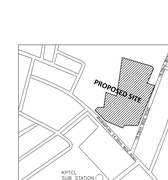
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodlee Letter No. LD/SSL/ET/2013, dated. 01-04-2013) :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.





AREA STATEMENT (BBMP)	VERSION NO. : 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/210555/23-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 114
Nature of Sanction: NEW	City Survey No.: SY NO. 43/3
Location: RING-III	PID No. (As per Khata Extract): KATHA NO: 114
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO: 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH (E)
Zone: Bommanahalli	
Ward: Ward-196	
Planning District: 321-Anjanapura	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16167.29
Deduction for NetPlot Area		
Surrender / Set off Cost		3106.36
Khandaland Area		101.17
Total:		3207.53
NET AREA OF PLOT	(A-Deductions)	12979.76
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6489.88
Proposed Coverage Area (26.94 %)		3746.78
Achieved Net coverage area (26.94 %)		3746.78
Balance coverage area left (21.06 %)		2743.10
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		48258.36
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		48258.36
Residential FAR (100.00%)		48007.08
Proposed FAR Area		48007.08
Achieved Net FAR Area (2.98)		48007.08
Balance FAR Area (0.02)		251.31
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		68868.99
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		68883.99

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	407	-
Total :			-	-	-	-	407	468

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	407	5596.25	426	5857.50
Two Stack Car	-	-	42	577.50
Visitor's Car Parking	41	563.75	0	0.00
Total Car	448	6160.00	468	6435.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	9805.85
Total:		6723.75		16240.85

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880170145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SATTIVA RESI PRIVATE LIMITED
NO.3 SALARPURIA WINDSOR , 4th FLOOR,
ULSOOR ROAD, BENGALURU

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1089/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU

DRAWING TITLE :
UPPER BASEMENT FLOOR PLAN

SHEET NO : 03 OF 12

KEY PLAN:

SANCTIONING AUTHORITY :

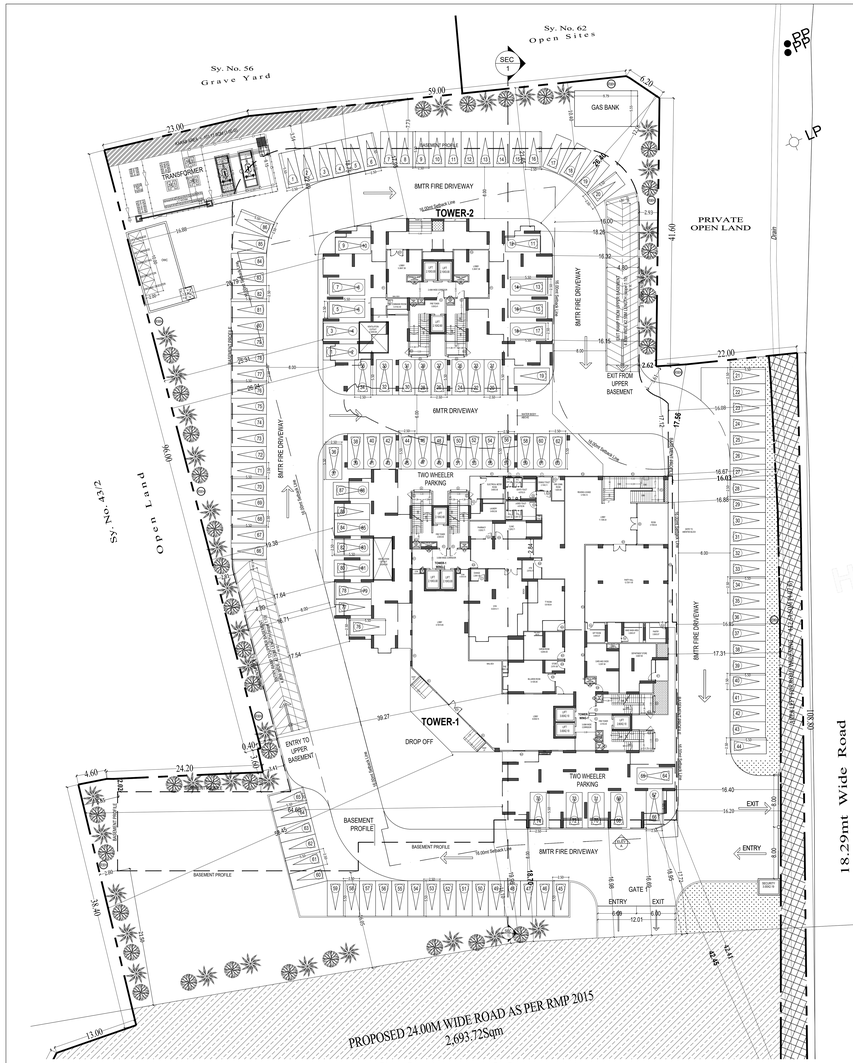
ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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 – SOUTH

This is system generated report and does not require any signature

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



GROUND FLOOR PLAN +0.00m LVL.

TOTAL CARS PROVIDED IN GROUND FLOOR = 88 NOs.(TWO STACK)
(84 NOs. TWO STACK & 4 NOs. SINGLE PARKING)

UnitBUA Table for Block :TOWER 1 AND 2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
FIRST FLOOR PLAN	FF Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	FF Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	FF Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	FF Tower-01, Wing-A #4	FLAT	110.58	98.57	10		
	FF Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	FF Tower-01, Wing-B #2	FLAT	109.46	98.54	10	13	
	FF Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	FF Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	FF Tower-02 #1	FLAT	83.12	74.58	8		
	FF Tower-02 #2	FLAT	83.39	74.58	8		
	FF Tower-02 #3	FLAT	83.39	74.58	8		
	FF Tower-02 #4	FLAT	83.13	74.58	8		
	FF Tower-02 #5	FLAT	55.07	45.66	4		
	FF Tower-02 #6	FLAT	55.09	45.69	4		
TYPICAL - 2, 19, 20- 28 FLOOR PLAN	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	364	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #1	FLAT	83.12	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #2	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #3	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #4	FLAT	83.13	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #5	FLAT	55.07	45.66	4		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #6	FLAT	55.09	45.69	4		
NINTEENTH FLOOR PLAN	19 F Tower-01, Wing-A #1	FLAT	128.66	115.58	11		
	19th F Tower-01, Wing-A #2	FLAT	112.90	100.77	11		
	19th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	19th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	19th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	14	
	19th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	19th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	19th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	19th F Tower-02 #1	FLAT	83.12	74.58	8		
	19th F Tower-02 #2	FLAT	83.39	74.58	8		
	19th F Tower-02 #3	FLAT	83.39	74.58	8		
	19th F Tower-02 #4	FLAT	83.13	74.58	8		
	19th F Tower-02 #5	FLAT	55.07	45.66	4		
	19th F Tower-02 #6	FLAT	55.09	45.69	4		
THIRTEETH FLOOR PLAN	29 F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	29th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	29th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	29th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	8	
	29th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	29th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	29th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	29th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
TWENTYNINETH FLOOR PLAN	29 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	29th F Tower-01, Wing-A #3	FLAT	112.90	100.77	11		
	29th F Tower-01, Wing-A #4	FLAT	129.09	116.37	11		
	29th F Tower-01, Wing-B #1	FLAT	117.53	105.17	10		
	29th F Tower-01, Wing-B #2	FLAT	111.24	99.29	11	8	
	29th F Tower-01, Wing-B #3	FLAT	114.20	103.26	10		
	29th F Tower-01, Wing-B #4	FLAT	129.55	116.85	11		
	29th F Tower-01, Wing-B #5	FLAT	128.32	115.51	11		
Total:	-	-	41459.09	37008.82	3692	407	

Block :TOWER 1 AND 2 (RESIDENTIAL)

Floor Name	Gross Buildup Area	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	280.75	1.71	279.04	129.71	0.00	149.33	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	1186.02	12.34	1173.68	68.32	36.12	0.00	0.36	0.00	61.84	0.00	1006.88	08	0.00	
Twentyninth Floor	1255.40	12.34	1243.06	68.32	36.12	0.00	0.36	0.00	61.84	0.00	1070.42	08	0.00	
Twentyeighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyseventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentysixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentythird Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentysecond Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfirst Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentieth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Nineteenth Floor	1861.59	19.27	1842.32	102.70	54.18	0.00	0.36	0.00	101.27	0.00	1583.81	14	0.00	
Eighteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Seventeenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Sixteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fifteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fourteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Thirteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twelfth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Eleventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Tenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Ninth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Eighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Seventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Sixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Third Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
First Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Second Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Ground Floor	1834.07	19.93	1814.24	185.39	0.00	0.00	0.36	0.00	0.00	0.00	1574.31	13	81.18	
Upper Basement Floor	3402.77	57.97	3344.80	143.18	54.18	0.00	26.94	0.00	0.00	1500.12	1570.38	1570.38	00	1713.93
Lower Basement Floor	7193.08	421.37	6771.71	102.69	54.18	0.00	188.70	413.84	0.00	6012.29	0.00	0.00	00	0.00
Total Number of Same Blocks	7193.16	20.54	7172.62	107.37	54.18	0.00	383.69	337.04	0.00	6290.33	0.00	0.00	00	0.00
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11
	1													

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	D2	0.80	2.10	1092
TOWER 1 AND 2 (RESIDENTIAL)	KD	0.80	2.10	80
TOWER 1 AND 2 (RESIDENTIAL)	D1	1.00	2.10	1149
TOWER 1 AND 2 (RESIDENTIAL)	ED	1.20	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	GD2	1.20	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	KSD	1.50	2.10	291
TOWER 1 AND 2 (RESIDENTIAL)	SD4	1.50	2.10	150
TOWER 1 AND 2 (RESIDENTIAL)	SD3	1.80	2.10	111
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.10	01
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	SD2	2.10	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	SD1	2.40	2.10	240

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	V	0.60	0.90	265
TOWER 1 AND 2 (RESIDENTIAL)	W2	1.50	1.35	02
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.20	317
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.50	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.75 X 2.20 X 3 X 1	4.95	9.45
	0.75 X 2.00 X 3 X 1	4.50	
TYPICAL - 2, 18, 20- 28 FLOOR PLAN	0.75 X 2.20 X 4 X 26	171.60	288.60
	0.75 X 2.00 X 3 X 26	117.00	
NINTEENTH FLOOR PLAN	0.75 X 2.20 X 4 X 1	6.60	11.10
	0.75 X 2.00 X 3 X 1	4.50	
THIRTEETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
TWENTYNINETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
Total:	-	-	318.15

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.			
TOWER: 1 AND 2 (RESIDENTIAL)	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11
Grand Total:	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407.00	1795.11

Approval Condition :

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

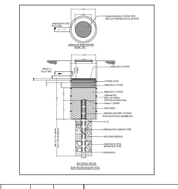
1. Sanction is accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU
   a) Consisting of Tower -01, 2BF + GF + 28 Upper Floors (Twenty-Eighth Upper Floors only)
   b) Consisting of Tower -02, 2BF + GF + 30 Upper Floors (Thirty Upper Floors only).
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
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 sanction for running telephone lines, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the 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 road or on drains. The debris shall be removed and transported to the 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 owners and occupants.
12. The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 'X' (Bye-law No. 3.6) under sub-section 9 (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 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.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 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 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / Disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. 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 workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on the 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-laws 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 Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner / Developer building constructed above the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plans 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 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(Housedapp Hoodlet Letter No. LD/SLET/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.



KEY PLAN:

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.19
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/270555/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposed Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 114
Nature of Sanction: NEW		City Survey No.: SY NO. 43/3
Location: RING-III		PID No. (As per Khata Extract): KATHA NO: 114
Building Line Specified as per Z.R: NA		Locality / Street of the property: KATHA NO: 114, SY NO: 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO: 196, BENGALURU SOUTH BE
Zone: Somnanahalli		
Ward: Ward-196		
Planning District: 321-Anjanapura		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16187.29
Deduction for NetPlot Area		
	Surrender Free of Cost	3106.36
	Khandaland Area	101.17
	Total :	3207.53
NET AREA OF PLOT	(A-Deductions)	12979.76
COVERAGE CHECK		
	Permissible Coverage area (50.00 %)	6489.88
	Proposed Coverage Area (28.94 %)	3756.78
	Achieved Net coverage area (28.94 %)	3756.78
	Balance coverage area left (21.06 %)	2733.10
FAR CHECK		
	Permissible F.A.R. as per zoning regulation 2015 (3.50)	45258.36
	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 (3.50)	45258.36
	Residential FAR (100.00%)	48007.08
	Proposed FAR Area	48007.08
	Achieved Net FAR Area (2.98)	48007.08
	Balance FAR Area (0.52)	251.31
BUILT-UP AREA CHECK		
	Proposed BuiltUp Area	68868.99
	Substructure Area Add in BUA (Layout Lvl)	15.00
	Achieved BuiltUp Area	68883.99

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	407	-
	Total :		-	-	-	-	407	468

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	407	5596.25	426	5857.50
Two Stack Car	-	-	42	577.50
Visitor's Car Parking	41	563.75	0	0.00
Total Car	448	6160.00	468	6435.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	9805.85
Total:		6723.75		16240.85

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880170145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SATTIVA RESI PRIVATE LIMITED
NO.3 SALARPURIA WINDSOR , 4th FLOOR,
ULSOOR ROAD, BENGALURU

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU

DRAWING TITLE :
GROUND FLOOR PLAN

SHEET NO : 04 OF 12

SANCTIONING AUTHORITY :

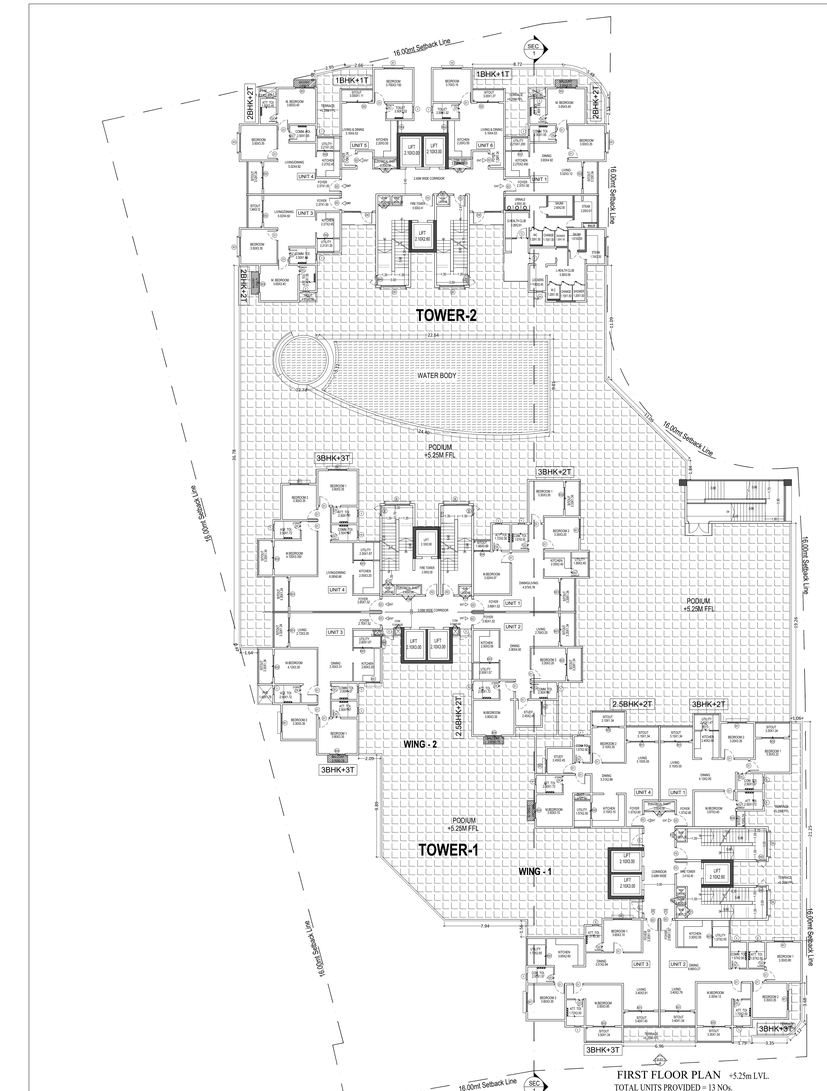
ASSISTANT DIRECTOR / JUNIOR ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

BHRUHAT BENGALURU MAHANAGARA PALIKE
Certified that the specified particulars in this Plan were scrutinized with reference to Building Bye-laws 2003 and the Plan is approved subject to the conditions mentioned in the Building Licence.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

HO – SOUTH

This is system generated report and does not require any signature


16.00mt Setback Line
1BHK+1T
2BHK+2T
3BHK+2T
3BHK+3T
TOWER-2
WATER BODY
PODIUM +5.25M FFL
TOWER-1
WING - 2
WING - 1
POOJA ROOM
LIFT LOBBY
LIFT 2.100.00
LIFT 1.100.00
LIFT 3.100.00
LIFT 4.100.00
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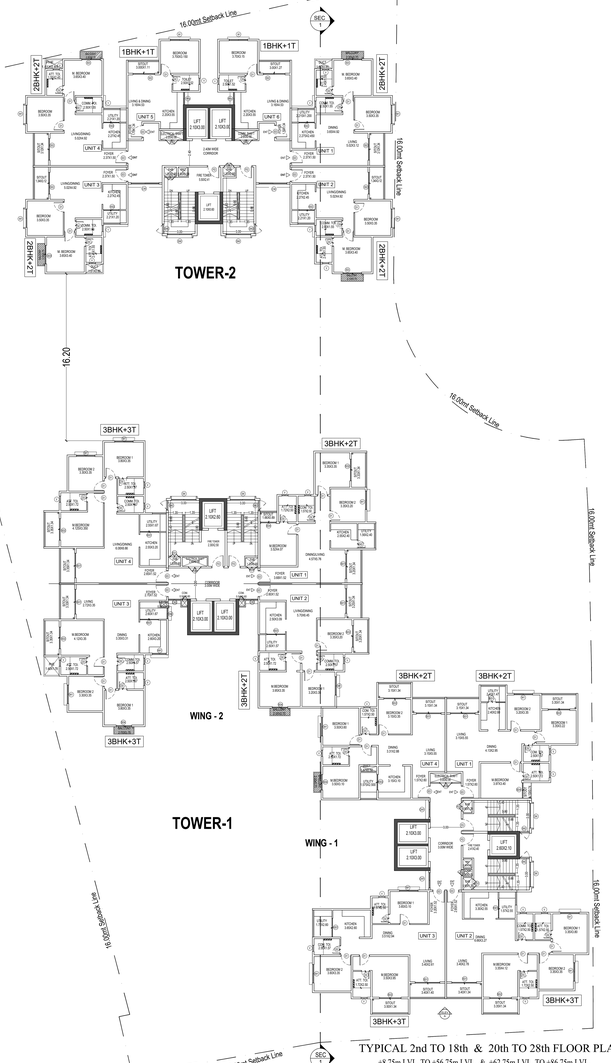


TYPICAL 2nd TO 18th & 20th TO 28th FLOOR PLAN

+8.75mt LVL TO +56.75mt LVL & +62.75mt LVL TO +86.75mt LVL

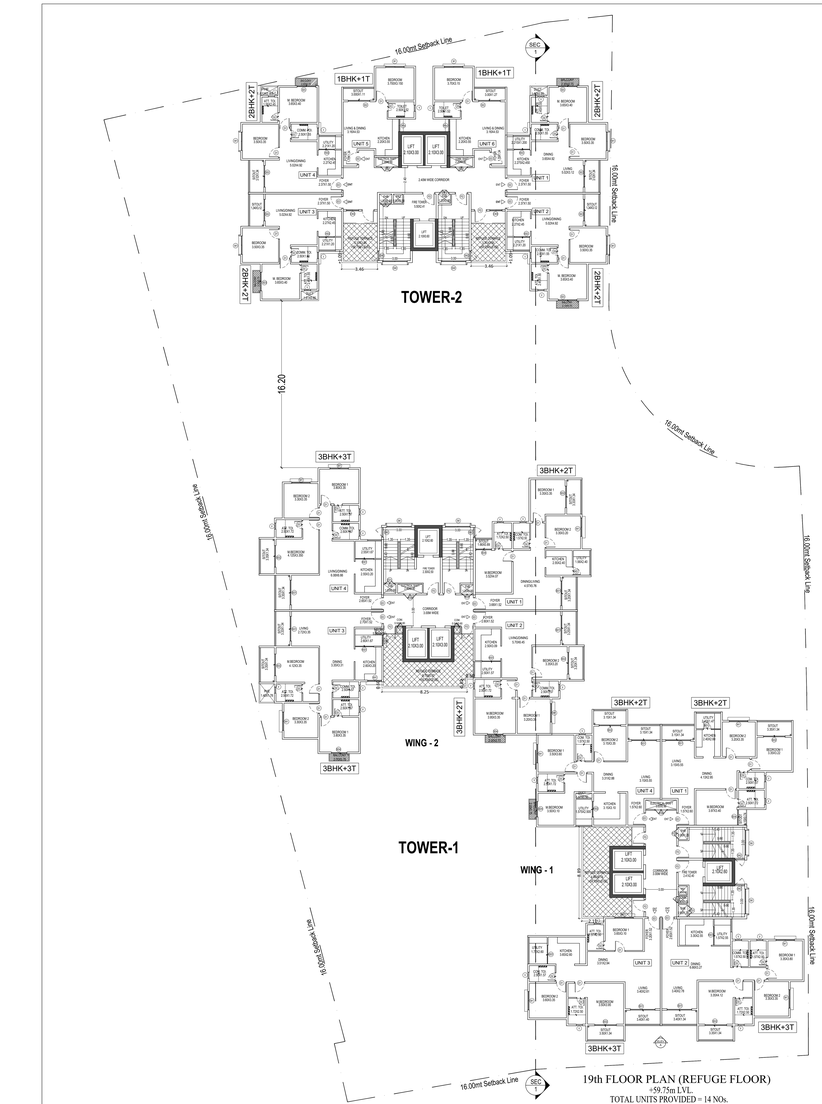
TOTAL UNITS PROVIDED = 14 X 26 = 364 NOs.

UnitBUA Table for Block :TOWER 1 AND 2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
FIRST FLOOR PLAN	FF Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	FF Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	FF Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	FF Tower-01, Wing-A #4	FLAT	110.58	98.57	10		
	FF Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	FF Tower-01, Wing-B #2	FLAT	109.45	98.54	10	13	
	FF Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	FF Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	FF Tower-02 #1	FLAT	83.12	74.58	8		
	FF Tower-02 #2	FLAT	83.39	74.58	8		
	FF Tower-02 #3	FLAT	83.13	74.58	8		
	FF Tower-02 #4	FLAT	55.07	45.66	4		
	FF Tower-02 #5	FLAT	55.09	45.69	4		
TYPICAL - 2 18,20- 28 FLOOR PLAN	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	364	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #1	FLAT	83.12	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #2	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #3	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #4	FLAT	83.13	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #5	FLAT	55.07	45.66	4		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #6	FLAT	55.09	45.69	4		
NINTEENTH FLOOR PLAN	19 F Tower-01, Wing-A #1	FLAT	128.66	115.58	11		
	19th F Tower-01, Wing-A #2	FLAT	112.90	100.77	11		
	19th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	19th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	19th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	19th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	19th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	14	
	19th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	19th F Tower-02 #1	FLAT	83.12	74.58	8		
	19th F Tower-02 #2	FLAT	83.39	74.58	8		
	19th F Tower-02 #3	FLAT	83.39	74.58	8		
	19th F Tower-02 #4	FLAT	83.13	74.58	8		
	19th F Tower-02 #5	FLAT	55.07	45.66	4		
	19th F Tower-02 #6	FLAT	55.09	45.69	4		
THIRTEEN FLOOR PLAN	20F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	20th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	20th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	20th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	8	
	20th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	20th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	20th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	20th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
TWENTYNINETH FLOOR PLAN	29 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	29th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	29th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	29th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	29th F Tower-01, Wing-B #4	FLAT	111.24	99.29	11	8	
	29th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	29th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	29th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
Total:	-	-	41459.09	37008.82	3692	407	

Block :TOWER 1 AND 2 (RESIDENTIAL)

Floor Name	Gross Buildup Area	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.				
Terrace Floor	280.75	1.71	279.04	129.71	0.00	149.33	0.00	0.00	0.00	0.00	0.00	00	0.00		
Thirteenth Floor	1186.02	12.34	1173.68	68.32	36.12	0.00	0.36	0.00	0.00	0.00	1068.88	08	0.00		
Twentyseventh Floor	1200.40	12.34	1243.06	68.32	36.12



19th FLOOR PLAN (REFUGE FLOOR)

+59.75m LVL

TOTAL UNITS PROVIDED = 14 NOs.

UnitBUA Table for Block :TOWER 1 AND 2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
FIRST FLOOR PLAN	FF Tower-01, Wing-A #1	FLAT	112.90	100.77	11	13	
	FF Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	FF Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	FF Tower-01, Wing-A #4	FLAT	110.58	98.57	10		
	FF Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	FF Tower-01, Wing-B #2	FLAT	109.45	98.54	10		
	FF Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	FF Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	FF Tower-02 #1	FLAT	83.12	74.58	8		
	FF Tower-02 #2	FLAT	83.39	74.58	8		
	FF Tower-02 #3	FLAT	83.13	74.58	8		
	FF Tower-02 #5	FLAT	55.07	45.66	4		
	FF Tower-02 #6	FLAT	55.09	45.69	4		
TYPICAL - 2, 18, 25- 28 FLOOR PLAN	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	364	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #1	FLAT	114.24	99.29	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #1	FLAT	83.12	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #2	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #4	FLAT	83.13	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #5	FLAT	55.07	45.66	4		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #6	FLAT	55.09	45.69	4		
NINETEENTH FLOOR PLAN	19 F Tower-01, Wing-A #1	FLAT	128.66	115.58	11	14	
	19th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	19th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	19th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	19th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	19th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	19th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	19th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	19th F Tower-02 #1	FLAT	83.12	74.58	8		
	19th F Tower-02 #2	FLAT	83.39	74.58	8		
	19th F Tower-02 #3	FLAT	83.39	74.58	8		
	19th F Tower-02 #4	FLAT	83.13	74.58	8		
	19th F Tower-02 #5	FLAT	55.07	45.66	4		
	19th F Tower-02 #6	FLAT	55.09	45.69	4		
THIRTEETH FLOOR PLAN	13th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	8	
	13th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	13th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	13th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	13th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	13th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	13th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	13th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
TWENTYNINETH FLOOR PLAN	29 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	8	
	29th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	29th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	29th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	29th F Tower-01, Wing-B #4	FLAT	111.24	99.29	11		
	29th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	29th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	29th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
Total:	-	-	41459.09	37008.82	3692	407	

Block :TOWER 1 AND 2 (RESIDENTIAL)

Floor Name	Gross Buildup Area	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Deductions From Gross BUA(Area in Sq.mt.)	Total Built-Up Area (Sq.mt.)									
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	280.75	1.71	279.04	129.71	0.00	149.33	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteeth Floor	1186.02	12.34	1173.68	68.32	36.12	0.00	0.36	0.00	61.84	0.00	1006.88	08	0.00	
Twentyseventh Floor	1200.40	12.34	1243.06	68.32	36.12	0.00	0.36	0.00	61.84	0.00	1070.42	08	0.00	
Twentyeighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyseventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentysixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfirst Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentysecond Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfirst Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentieth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Nineteenth Floor	1861.59	19.27	1842.32	102.70	54.18	0.00	0.36	0.00	101.27	0.00	1583.81	14	0.00	
Eighteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Seventeenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Sixteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fifteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fourteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Thirteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twelfth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Eleventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Tenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Ninth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Eighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Seventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Sixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Third Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
First Floor	1834.07	19.27	1814.24	186.39	54.18	0.00	0.36	0.00	0.00	0.00	1574.31	13	81.18	
Ground Floor	3402.77	57.97	3344.80	143.18	54.18	0.00	26.94	0.00	0.00	1550.12	1570.38	1570.38	00	1713.93
Upper Basement Floor	7193.08	421.37	6771.71	102.69	54.18	0.00	188.70	413.84	0.00	6012.29	0.00	0.00	00	0.00
Lower Basement Floor	7193.10	20.54	7172.62	107.37	54.18	0.00	383.69	337.04	0.00	6290.33	0.00	0.00	00	0.00
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11
Total Number of Same Blocks	1													
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	D2	0.80	2.10	1092
TOWER 1 AND 2 (RESIDENTIAL)	KD	0.80	2.10	80
TOWER 1 AND 2 (RESIDENTIAL)	D1	1.00	2.10	1149
TOWER 1 AND 2 (RESIDENTIAL)	ED	1.20	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	GD2	1.20	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	KSD	1.50	2.10	291
TOWER 1 AND 2 (RESIDENTIAL)	SD4	1.50	2.10	150
TOWER 1 AND 2 (RESIDENTIAL)	SD3	1.80	2.10	111
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.10	01
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	SD2	2.10	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	SD1	2.40	2.10	240

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	V	0.60	0.90	265
TOWER 1 AND 2 (RESIDENTIAL)	W2	1.50	1.35	02
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.20	317
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.50	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.75 X 2.20 X 3 X 1	4.95	9.45
	0.75 X 2.00 X 3 X 1	4.50	
TYPICAL - 2, 18, 20- 28 FLOOR PLAN	0.75 X 2.20 X 4 X 26	171.60	288.60
	0.75 X 2.00 X 3 X 26	117.00	
NINETEENTH FLOOR PLAN	0.75 X 2.20 X 4 X 1	6.60	11.10
	0.75 X 2.00 X 3 X 1	4.50	
THIRTEETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
TWENTYNINETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
Total:	-	-	318.15

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.			
TOWER 1 AND 2 (RESIDENTIAL)	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88		169.11	13852.74	48007.08	48007.08	407	1795.11
Grand Total:	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88		169.11	13852.74	48007.08	48007.08	407.00	1795.11

Approval Condition :

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

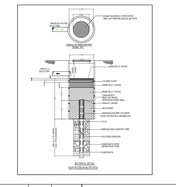
1. Sanction is accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU
   a) Consisting of : Tower - 01, 2BF + GF + 28 Upper Floors (Twenty-Eighth Upper Floors only)
   b) Consisting of : Tower - 02, 2BF + GF + 30 Upper Floors (Thirty Upper Floors only).
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of 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 sanction for running water mains, cubicles of pavedi 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 the 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 (Sub.C) code leaving 3.00 mts. from the building with the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from Forest department / sanction for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building (bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 4" IV (Bye-law No. 3.6) under sub section IV-B (a) to (c).
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 total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per 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 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal.Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building.
28. 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 workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction is 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 (KECBC) 2018.
38. If the Applicant / Owner / Developer violates the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housebags Hoodlee) Letter No. LD350LET2013, 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 establishments 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.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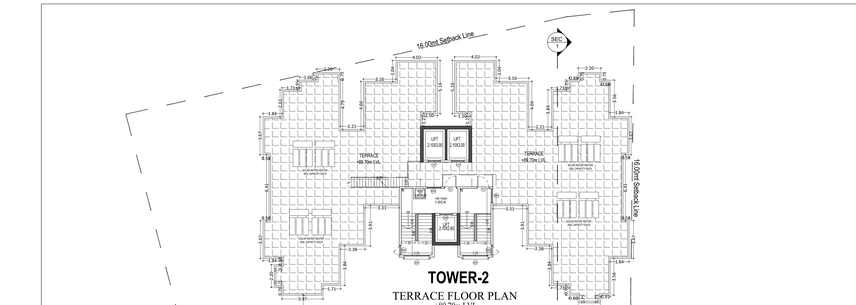
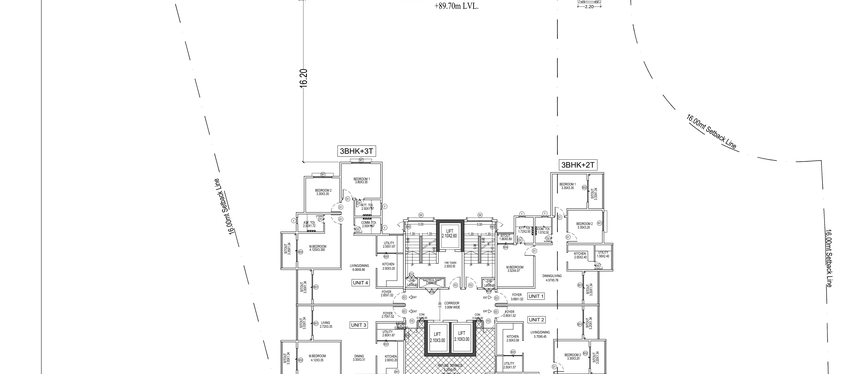
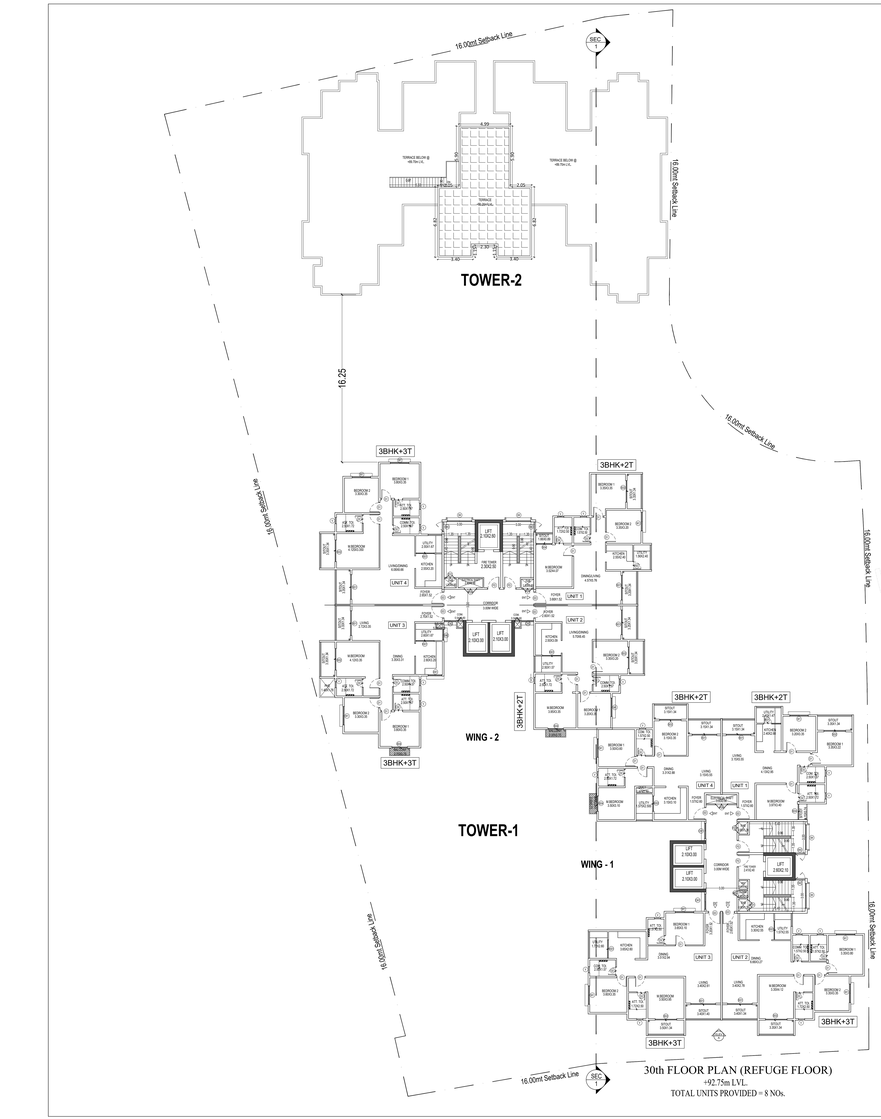
SOAK PIT
RAIN WATER HARVESTING PIT
SOAK PIT
SEPTIC TANK



TOWER-2
TERRACE FLOOR PLAN
+89.70m LVL

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SEC 2
TOWER-2
TOWER-1
WING - 1
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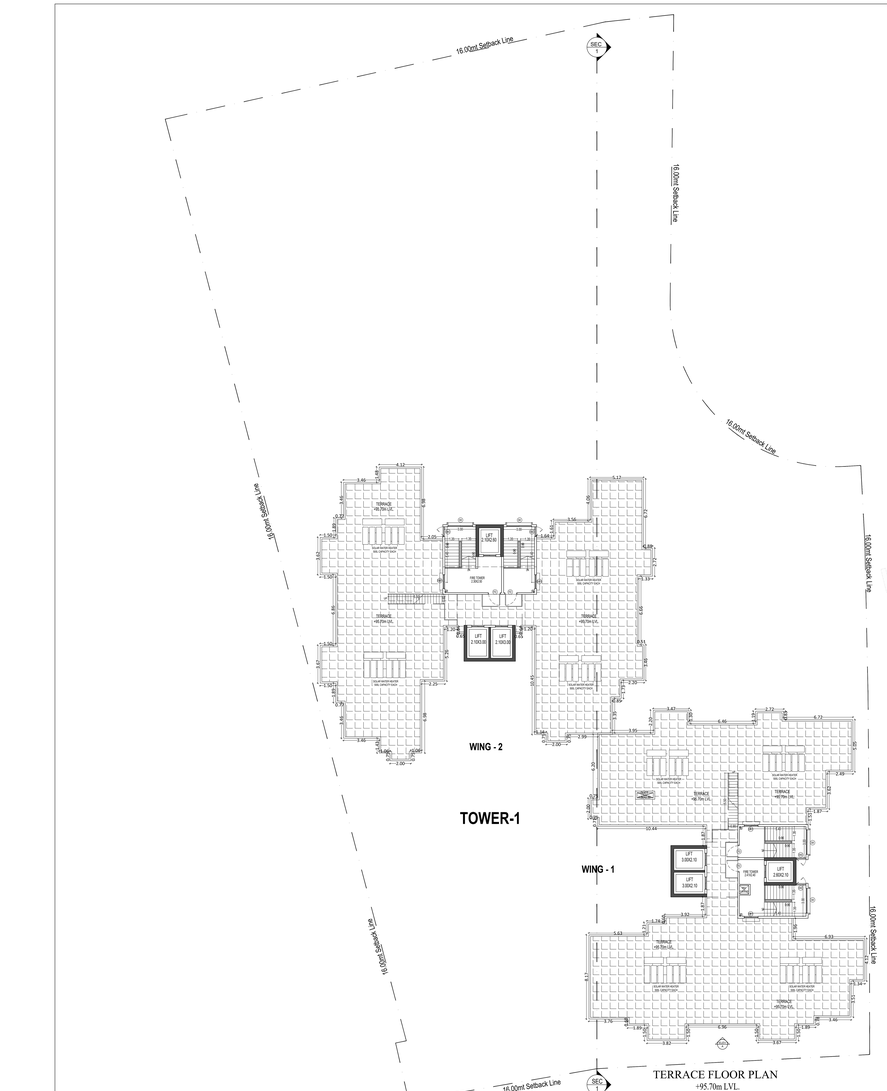


UnitBUA Table for Block :TOWER 1 AND 2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
FIRST FLOOR PLAN	FF Tower-01, Wing-A #1	FLAT	112.90	100.77	11	13	
	FF Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	FF Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	FF Tower-01, Wing-A #4	FLAT	110.58	98.57	10		
	FF Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	FF Tower-01, Wing-B #2	FLAT	109.45	98.54	10		
	FF Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	FF Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	FF Tower-02 #1	FLAT	83.12	74.58	8		
	FF Tower-02 #3	FLAT	83.39	74.58	8		
	FF Tower-02 #5	FLAT	55.07	45.66	4		
	FF Tower-02 #6	FLAT	55.09	45.69	4		
TYPICAL - 2, 19, 20- 28 FLOOR PLAN	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	364	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #1	FLAT	83.12	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #2	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #4	FLAT	83.39	74.58	8		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #5	FLAT	55.07	45.66	4		
	Typ 2nd to 18th & 20th to 28th F Tower-02 #6	FLAT	55.09	45.69	4		
NINTEENTH FLOOR PLAN	19 F Tower-01, Wing-A #1	FLAT	128.66	115.58	11	14	
	19th F Tower-01, Wing-A #2	FLAT	112.90	100.77	11		
	19th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	19th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	19th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	19th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	19th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	19th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
	19th F Tower-02 #1	FLAT	83.12	74.58	8		
	19th F Tower-02 #3	FLAT	83.39	74.58	8		
	19th F Tower-02 #4	FLAT	83.39	74.58	8		
	19th F Tower-02 #5	FLAT	55.07	45.66	4		
	19th F Tower-02 #6	FLAT	55.09	45.69	4		
THIRTEEN FLOOR PLAN	20th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	8	
	20th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11		
	20th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	20th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	20th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	20th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	20th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	20th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
TWENTYNINETH FLOOR PLAN	29 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	8	
	29th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11		
	29th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11		
	29th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10		
	29th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11		
	29th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10		
	29th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11		
	29th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11		
Total:	-	-	41459.09	37008.82	3692	407	

Block :TOWER 1 AND 2 (RESIDENTIAL)

Floor Name	Gross Buildup 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	280.75	1.71	279.04	129.71	0.00	149.33	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	1186.02	12.34	1173.68	68.32	36.12	0.00	0.36	0.00	0.00	0.00	0.00	1068.88	08	0.00	
Twentyninth Floor	1255.40	12.34	1243.06	68.32	36.12	0.00	0.36	0.00	0.00	87.84	0.00	1070.42	1070.42	08	0.00
Twentyeighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyseventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentysixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyfifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyfourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentythird Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentysecond Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentyfirst Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twentieth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Nineteenth Floor	1861.59	19.27	1842.32	102.70	54.18	0.00	0.36	0.00	101.27	0.00	0.00	1583.81	1583.81	14	0.00
Eighteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Seventeenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Sixteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fifteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fourteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Thirteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Twelth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Eleventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Tenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Ninth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Eighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Seventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Sixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Fourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Third Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
First Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1582.28	1582.28	14	0.00
Second Floor	1824.07	19.93	1804.14	106.39	54.18	0.00	0.36	0.00	0.00	0.00	0.00	1614.31	1614.31	13	81.18
Ground Floor	3402.77	57.97	3344.80	143.18	54.18	0.00	26.94	0.00	0.00	0.00	1500.12	1570.38	1570.38	00	1713.93
Upper Basement Floor	7193.08	421.37	6771.71	102.69	54.18	0.00	188.70	413.84	0.00	6012.29	0.00	0.00	00	0.00	
Lower Basement Floor	7193.10	20.54	7172.62	107.37	54.18	0.00	383.69	337.04	0.00	6290.33	0.00	0.00	00	0.00	
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11	
Total Number of Same Blocks	1														
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	D2	0.80	2.10	1092
TOWER 1 AND 2 (RESIDENTIAL)	KD	0.80	2.10	80
TOWER 1 AND 2 (RESIDENTIAL)	D1	1.00	2.10	1149
TOWER 1 AND 2 (RESIDENTIAL)	ED	1.20	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	GD2	1.20	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	KSD	1.50	2.10	291
TOWER 1 AND 2 (RESIDENTIAL)	SD4	1.50	2.10	150
TOWER 1 AND 2 (RESIDENTIAL)	SD3	1.80	2.10	111
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.10	01
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	SD2	2.10	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	SD1	2.40	2.10	240

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	V	0.60	0.90	265
TOWER 1 AND 2 (RESIDENTIAL)	W2	1.50	1.35	02
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.20	317
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.50	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.75 X 2.20 X 3 X 1	4.95	9.45
	0.75 X 2.00 X 3 X 1	4.50	
TYPICAL - 2, 19, 20- 28 FLOOR PLAN	0.75 X 2.00 X 4 X 26	171.60	288.60
	0.75 X 2.00 X 3 X 26	117.00	
NINETEENTH FLOOR PLAN	0.75 X 2.00 X 4 X 1	6.60	11.10
	0.75 X 2.00 X 3 X 1	4.50	
THIRTEETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
TWENTYNINETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
Total:	-	-	318.15

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.			
TOWER: 1 AND 2 (RESIDENTIAL)	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11
Grand Total:	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407.00	1795.11

Approval Condition :

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

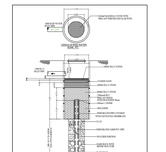
1. Sanction is accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU
   a) Consisting of Tower - 01, 28F + GF + 28 Upper Floors (Twenty-Eighth Upper Floors only)
   b) Consisting of Tower - 02, 28F + GF + 30 Upper Floors (Thirty Upper Floors only).
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
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 of 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 / unforward 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 the 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 residents and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esk.S) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00m for the purpose for installation of telecom equipment and also to make provisions for telecom services as per Bye-law .
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 'X' (Bye-law No. 3.6) under sub section 9 of (a) to (r).
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 total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per 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 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use. Report /Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/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 Code (KECBC) 2018.
38. The Applicant / Owner / Developer building construction approved the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plans 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 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housebag Hoodlee/ Letter No. LD/SSL/ET/2013, dated: 01-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.



AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/210555/23-24	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 114
Nature of Sanction: NEW	City Survey No.: SY NO. 43/3
Location: RING-III	PID No. (As per Khata Extract): KATHA NO: 114
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO: 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH BE
Zone: Bommanahalli	
Ward: Ward-196	
Planning District: 321-Anjanapura	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16167.29
Deduction for NetPlot Area		
Surrender / Free of Cost		3106.36
Khanda/land Area		101.17
Total:		3207.53
NET AREA OF PLOT	(A-Deductions)	12979.76
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6489.88
Proposed Coverage Area (26.94 %)		3746.78
Achieved Net coverage area (26.94 %)		3746.78
Balance coverage area left (21.06 %)		2733.10
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		45258.36
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.50)		45258.36
Residential FAR (100.00%)		48007.08
Proposed FAR Area		48007.08
Achieved Net FAR Area (2.98)		48007.08
Balance FAR Area (0.52)		251.31
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		68868.99
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		68883.99

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	407	-
Total :			-	-	-	-	407	468

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	407	5596.25	426	5857.50
Two Stack Car	-	-	42	577.50
Visitor's Car Parking	41	563.75	0	0.00
Total Car	448	6160.00	468	6435.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	9805.85
Total		6723.75		16240.85

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SATTIVA RESI PRIVATE LIMITED
NO.3 SALARPURIA WINDSOR , 4th FLOOR,
ULSOOR ROAD, BENGALURU

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1059/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU

KEY PLAN:

DRAWING TITLE :
TERRACE FLOOR PLAN

SHEET NO : 10 OF 12

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR	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 – SOUTH

This is system generated report and does not require any signature

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

SECTION 1

UnitBUA Table for Block :TOWER 1 AND 2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF Tower-01, Wing-A #1	FLAT	112.90	100.77	11	
	FF Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	FF Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	FF Tower-01, Wing-A #4	FLAT	110.58	98.57	10	
	FF Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	FF Tower-01, Wing-B #2	FLAT	109.45	98.54	10	13
	FF Tower-01, Wing-B #3	FLAT	129.55	116.85	11	
	FF Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
	FF Tower-02 #1	FLAT	83.12	74.58	8	
	FF Tower-02 #2	FLAT	83.39	74.58	8	
	FF Tower-02 #3	FLAT	83.13	74.58	8	
	FF Tower-02 #4	FLAT	55.07	45.66	4	
	FF Tower-02 #5	FLAT	55.09	45.69	4	
TYPICAL - 2, 19, 20 - 2ND FLOOR PLAN	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	364
	Typ 2nd to 18th & 20th to 28th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #1	FLAT	83.12	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #2	FLAT	83.39	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #3	FLAT	83.39	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #4	FLAT	83.13	74.58	8	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #5	FLAT	55.07	45.66	4	
	Typ 2nd to 18th & 20th to 28th F Tower-02 #6	FLAT	55.09	45.69	4	
NINETEENTH FLOOR PLAN	19 F Tower-01, Wing-A #1	FLAT	128.66	115.58	11	
	19th F Tower-01, Wing-A #2	FLAT	112.90	100.77	11	
	19th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	19th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	
	19th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	19th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	
	19th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	14
	19th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
	19th F Tower-02 #1	FLAT	83.12	74.58	8	
	19th F Tower-02 #2	FLAT	83.39	74.58	8	
	19th F Tower-02 #3	FLAT	83.39	74.58	8	
	19th F Tower-02 #4	FLAT	83.13	74.58	8	
	19th F Tower-02 #5	FLAT	55.07	45.66	4	
	19th F Tower-02 #6	FLAT	55.09	45.69	4	
THIRTEEN FLOOR PLAN	13 F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	
	13 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	13 F Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	13 F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	8
	13 F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	13 F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	
	13 F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	
	13 F Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
TWENTYNINETH FLOOR PLAN	29 F Tower-01, Wing-A #2	FLAT	128.66	115.58	11	
	29th F Tower-01, Wing-A #1	FLAT	112.90	100.77	11	
	29th F Tower-01, Wing-A #3	FLAT	129.09	116.37	11	
	29th F Tower-01, Wing-A #4	FLAT	117.53	105.17	10	
	29th F Tower-01, Wing-B #1	FLAT	111.24	99.29	11	
	29th F Tower-01, Wing-B #2	FLAT	114.20	103.26	10	
	29th F Tower-01, Wing-B #3	FLAT	129.55	116.85	11	
	29th F Tower-01, Wing-B #4	FLAT	128.32	115.51	11	
Total:	-	-	41459.09	37008.82	3692	407

Block :TOWER 1 AND 2 (RESIDENTIAL)

Floor Name	Gross Buildup Area	Deductions (Area in Sq.mts.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	280.75	1.71	279.04	129.71	0.00	149.33	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	1186.02	12.34	1173.68	68.32	36.12	0.00	0.36	0.00	61.84	0.00	1006.84	08	0.00	
Twentyninth Floor	1255.40	12.34	1243.06	68.32	36.12	0.00	0.36	0.00	61.84	0.00	1070.42	08	0.00	
Twentyeighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyseventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentysixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentythird Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentysecond Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentyfirst Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twentieth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Nineteenth Floor	1861.59	19.27	1842.32	102.70	54.18	0.00	0.36	0.00	101.27	0.00	1583.81	14	0.00	
Eighteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Seventeenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Sixteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fifteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fourteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Thirteenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Twelth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Eleventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Tenth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Ninth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Eighth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Seventh Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Sixth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fifth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Fourth Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Third Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Second Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
First Floor	1758.79	19.27	1739.52	102.70	54.18	0.00	0.36	0.00	0.00	0.00	1582.28	14	0.00	
Stilt Floor	3402.77	57.97	3344.80	143.18	54.18	0.00	26.94	0.00	0.00	1550.12	1570.38	1570.38	00	1713.93
Upper Basement Floor	7193.08	421.37	6771.71	102.69	54.18	0.00	188.70	413.84	0.00	6012.29	0.00	0.00	00	0.00
Lower Basement Floor	7193.10	20.54	7172.62	107.37	54.18	0.00	383.69	337.04	0.00	6290.33	0.00	0.00	00	0.00
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11
Total Number of Same Blocks	1													
Total:	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	D2	0.80	2.10	1092
TOWER 1 AND 2 (RESIDENTIAL)	KD	0.80	2.10	80
TOWER 1 AND 2 (RESIDENTIAL)	D1	1.00	2.10	1149
TOWER 1 AND 2 (RESIDENTIAL)	ED	1.20	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	GD2	1.20	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	KSD	1.50	2.10	291
TOWER 1 AND 2 (RESIDENTIAL)	SD4	1.50	2.10	150
TOWER 1 AND 2 (RESIDENTIAL)	SD3	1.80	2.10	111
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.10	01
TOWER 1 AND 2 (RESIDENTIAL)	GD1	2.00	2.40	01
TOWER 1 AND 2 (RESIDENTIAL)	SD2	2.10	2.10	407
TOWER 1 AND 2 (RESIDENTIAL)	SD1	2.40	2.10	240

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER 1 AND 2 (RESIDENTIAL)	V	0.60	0.90	265
TOWER 1 AND 2 (RESIDENTIAL)	W2	1.50	1.35	02
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.20	317
TOWER 1 AND 2 (RESIDENTIAL)	W1	1.80	1.50	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.95	9.45
	0.75 X 2.00 X 3 X 1	4.50	
TYPICAL - 2, 18, 20- 28 FLOOR PLAN	0.75 X 2.00 X 4 X 26	171.60	288.60
	0.75 X 2.00 X 3 X 26	117.00	
NINETEENTH FLOOR PLAN	0.75 X 2.00 X 4 X 1	6.60	11.10
	0.75 X 2.00 X 3 X 1	4.50	
THIRTEETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
TWENTYNINETH FLOOR PLAN	0.75 X 2.00 X 3 X 1	4.50	4.50
Total:	-	-	318.15

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.			
TOWER: 1 AND 2 (RESIDENTIAL)	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407	1795.11
Grand Total:	1	69935.38	1066.39	68868.99	3577.88	1751.82	149.33	610.13	750.88	169.11	13852.74	48007.08	48007.08	407.00	1795.11

Approval Condition :

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

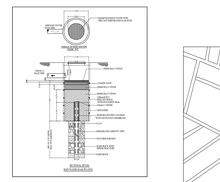
1. Sanction is accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH, BENGALURU
   a) Consisting of : Tower - 01, 2BF + GF + 28 Upper Floors (Twenty-Eighth Upper Floors only)
   b) Consisting of : Tower - 02, 2BF + GF + 30 Upper Floors (Thirty Upper Floors only).
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or basement and 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 371.5sqm.
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 of power/ lines 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 the 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 residents and occupants.
12. The applicant shall provide a space for keeping the distribution transformers & associated equipment as per K.E.R.C (Esk.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably of 4.50 x 3.00 m.mtrs in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 4" IV (Bye-law No. 3.6) under sub-section IV-B (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per 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 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / Disposal Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two/ mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/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.mtrs.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner feels building construction sanctioned plan then the action will be initiated according to BBMP Act â€" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Insertedvide Hoodlet Letter No. LCI/SSL/ET/2013, Dated: 01-04-2013):

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.



AREA STATEMENT (BBMP)		VERSION NO. : 1.0.19
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/270555/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposed Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 114
Nature of Sanction: NEW		City Survey No.: SY NO. 43/3
Location: RING-III		PID No. (As per Khata Extract): KATHA NO. 114
Building Line Specified as per Z.R: NA		Locality / Street of the property: KATHA NO. 114, SY NO. 43/3, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, WARD NO. 196, BENGALURU SOUTH BE
Zone: Bommanahalli		
Ward: Ward-196		
Planning District: 321-Anjanapura		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	18187.29
Deduction for NetPlot Area		
Surrender/ Free of Cost		3106.36
Kharabandi Area		101.17
Total		3207.53
NET AREA OF PLOT	(A-Deductions)	12979.76
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6489.88
Proposed Coverage Area (28.94 %)		3756.78
Achieved Net coverage area (28.94 %)		3756.78
Balance coverage area left (21.06 %)		2733.10
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.50)		45258.36
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 (3.50)		45258.36
Residential FAR (100.00%)		48007.08
Proposed FAR Area		48007.08
Achieved Net FAR Area (2.98)		48007.08
Balance FAR Area (0.52)		251.31
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		68868.99
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		68883.99

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER 1 AND 2 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	407	-
	Total :		-	-	-	-	407	468

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	407	5596.25	426	5857.50
Two Stack Car	-	-	42	577.50
Visitor's Car Parking	41	563.75	0	0.00
Total Car	448	6160.00	468	6435.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	9805.85
Total		6723.75		16240.85

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR, 6th CROSS, ASHOKANAGARA, TUMKUR - 572102
PHONE: 9880170145

SCALE : 1: 150

OWNER / GPA HOLDER'S SIGNATURE

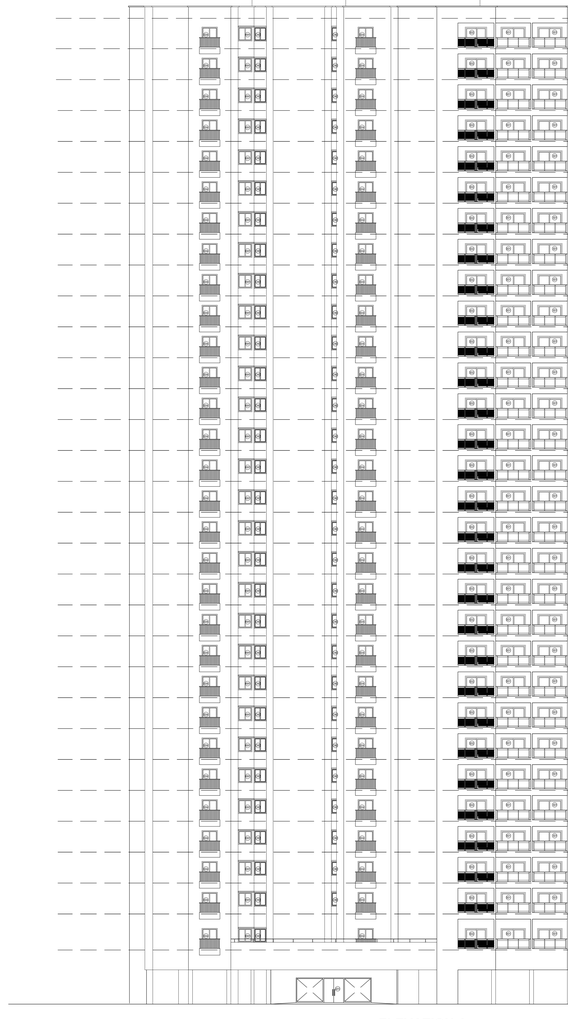
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SATTIVA RESI PRIVATE LIMITED NO.3 SALARPURIA WINDSOR , 4th FLOOR, ULSOOR ROAD, BENGALURU

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1089/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PRO


TERRACE SSL
+9.75m (typ.)
30TH FLOOR FFL
+9.75m (typ.)
TERRACE SSL
+9.75m (typ.)
29TH FLOOR FFL
+8.75m (typ.)
28TH FLOOR FFL
+7.75m (typ.)
27TH FLOOR FFL
+6.75m (typ.)
26TH FLOOR FFL
+5.75m (typ.)
25TH FLOOR FFL
+4.75m (typ.)
24TH FLOOR FFL
+3.75m (typ.)
23RD FLOOR FFL
+2.75m (typ.)
22ND FLOOR FFL
+1.75m (typ.)
21ST FLOOR FFL
+0.75m (typ.)
20TH FLOOR FFL
+0.225m (typ.)
19TH FLOOR FFL
-0.75m (typ.)
18TH FLOOR FFL
-1.75m (typ.)
17TH FLOOR FFL
-2.75m (typ.)
16TH FLOOR FFL
-3.75m (typ.)
15TH FLOOR FFL
-4.75m (typ.)
14TH FLOOR FFL
-5.75m (typ.)
13TH FLOOR FFL
-6.75m (typ.)
12TH FLOOR FFL
-7.75m (typ.)
11TH FLOOR FFL
-8.75m (typ.)
10TH FLOOR FFL
-9.75m (typ.)
9TH FLOOR FFL
-10.75m (typ.)
8TH FLOOR FFL
-11.75m (typ.)
7TH FLOOR FFL
-12.75m (typ.)
6TH FLOOR FFL
-13.75m (typ.)
5TH FLOOR FFL
-14.75m (typ.)
4TH FLOOR FFL
-15.75m (typ.)
3RD FLOOR FFL
-16.75m (typ.)
2ND FLOOR FFL
-17.75m (typ.)
1ST FLOOR FFL
-18.75m (typ.)
PODIUM (GROUND FLOOR LVL
-19.65m (typ.)
96.70
3.00
3.00
3.00