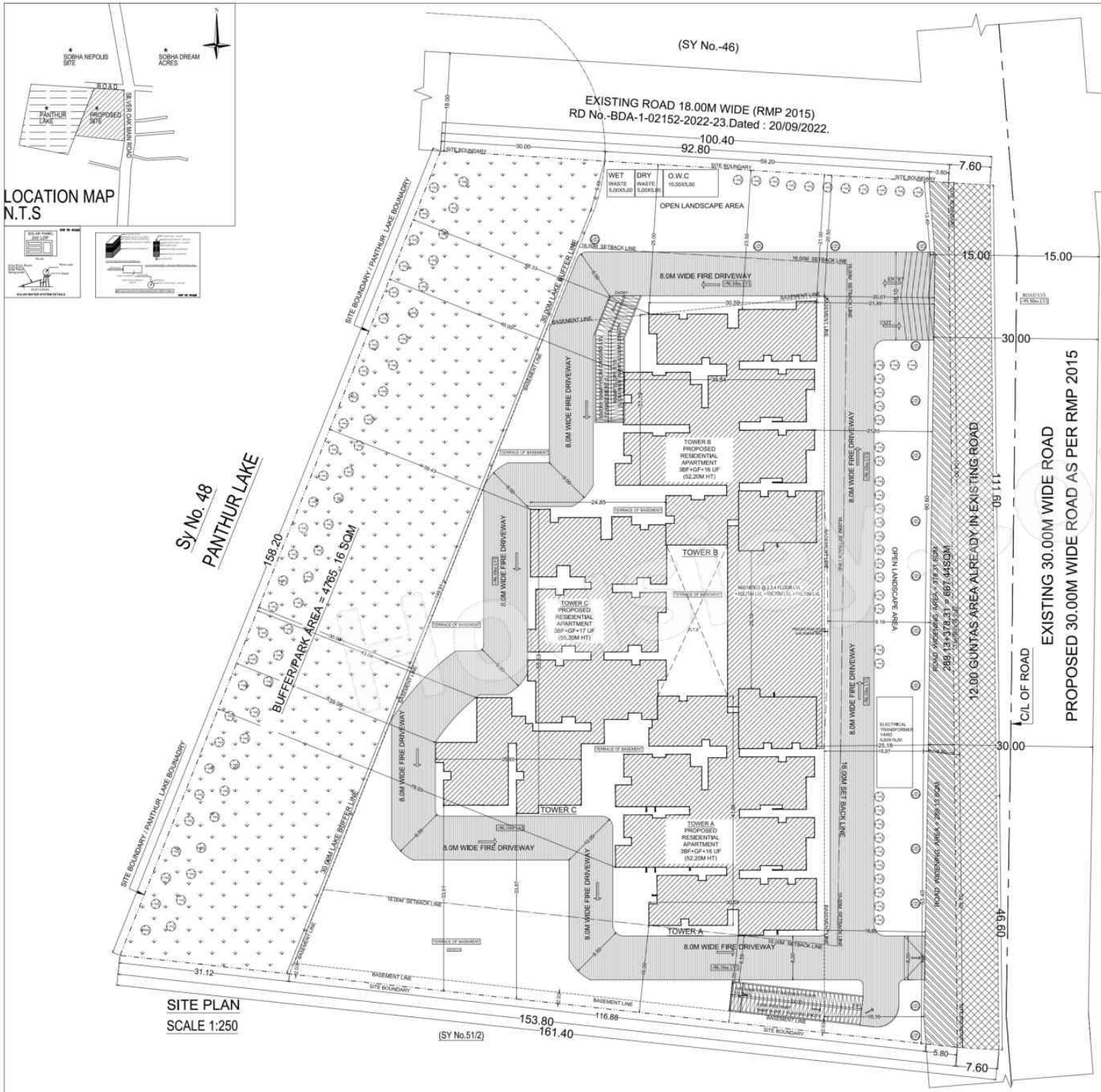


Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Amenities. @ at BBMP Katha No.2368, Sy.NO.211, Panathur Village,Sriver Cist Main Road, Varthur Ward No.149 Bangalore.
a) Consist of 3Basement + 1Ground + 17 UF only.
2. Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20.00 Sq.mtrs 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 volumetric structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cisterns 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common/utility 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.(Guid 3) code leaving 3.00 mtrs. from the building within the premises
13. The applicant shall provide a separate room preferably 4.50 x 3.00 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 / section for cutting trees before the commencement of the work.
16.If any owner / builder commences 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 IV / V (Bye-law No. 3.3) under sub section IV-E (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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 1893-1(Latest)adopted 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, wallet 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 IX (Bye-law 247 31) of Building bye-laws 2003 and Government actions 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 and lift 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 7.00 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, 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 no soil destabilization during the course of excavation for basements 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 environ 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 drill 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 substantially 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 license.Before the expiry of two years, the Owner / Developer shall give intimation to BBMP Competent Authority of the intention to start work in the form prescribed in Rule 9(1). 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 KSPCB specified in the DO letter No. WPC/BBMP/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) 2016.
38.If the Applicant / Owner decides building construction against the sanctioned plan the action will be initiated according to BBMP Act 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 disputes 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 ownerfbuilder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and subsidiary legal action will be initiated.
43.The applicant / Owner / Builder should register this 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 measures to ensure the safety of personnels involved in the construction activities
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury 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 (Housing/ Invalid) Letter No. LD05CLT2017(1), dated: 31-08-2017)
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.In 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.

INDEX

- SITE BOUNDARY
- 16.00M SET BACK LINE
- BASEMENT LINE
- 30.00 LAKE BUFFER LINE
- BUFFER AREA
- ROAD WIDENING AREA
- KARAB AREA ALREADY IN EXISTING ROAD

SCALE 1:250

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.16	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/200/23/A/ 25	Plot Sub Use: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2368	
Nature of Sanction: NEW	City Survey No.: 211	
Location: RMZ-R	Khata No. (As per Khata Extract): 2368	
Building Line Specified as per Z.R. Sampige Road	Locality / Street of the property: Panathur Village,Sriver Ulsr Main Road	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 216-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19775.00
Deduction for Net/Red Area		
Surrender Free of Cost		667.84
Total		667.84
NET AREA OF PLOT	(A-Deductions)	19107.16
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9410.00
Proposed Coverage Area (35.15 %)		6653.63
Achieved Net coverage area (35.15 %)		6653.63
Balance coverage area left (19.85 %)		3862.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		57307.48
Additional F.A.R within Ring I and II for amalgamated plot ( )		0.00
Allowable TDR Area (60% of Plot) FAR ( )		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (3.00)		57307.48
Residential FAR (100.00%)		57307.52
Proposed FAR Area		56951.52
Achieved Net FAR Area (2.98)		56951.52
Balance FAR Area (0.01)		356.96
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88992.20
Substructure Area (Not to be BUA if plinth ht.<1.0m)		0.00
Achieved BuiltUp Area		88992.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	399

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	3417.00	399	3168.00
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	3917.00	399	3168.00
Taxi/Shaper		350.00	0	0.00
Other Parking		-	-	19806.20
Total		4267.00		22974.20

Up Advanced Details

Block Name	Block No. of Units	Total Built Up Area (Sq.mt.)	Proposed Total Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Total Net Area (Sq.mt.)	Total Net Area (Sq.mt.)	Total Free of Cost Area (Sq.mt.)	Total Free of Cost Area (%)
					Stairs(Area)	Lift	Lift Machine	Shaft	Balcony(Area)	Parking	Parking Ramp	Mech. Vent.				
Apt. TOWER (APARTMENT)	1	20806.00	20806.00	20806.00	1012.00	121.00	67.00	0.00	0.00	0.00	0.00	0.00	19606.00	19606.00	0.00	0.00
Total:	1	20806.00	20806.00	20806.00	1012.00	121.00	67.00	0.00	0.00	0.00	0.00	0.00	19606.00	19606.00	0.00	0.00

Block: ABC TOWER (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)											Proposed Total Net Area (Sq.mt.)	Total Net Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Free of Cost Area (Sq.mt.)
		Common Area	Deductions (Area in Sq.mt.)													
			Stair Cover	Lift	Lift Machine	Shaft	Balcony	Parking	Parking Ramp	Mech. Vent.						
Terrace Floor	206.00	0.00	206.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
16th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
15th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
14th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
13th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
12th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
11th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
10th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
9th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
8th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
7th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
6th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
5th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
4th Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
3rd Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
2nd Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
1st Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
Ground Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
Stilt Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
Basement Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
Basement Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
Basement Floor	1296.00	0.00	1296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1296.00	1296.00	0.00	0.00
Total:	26806.00	0.00	26806.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26806.00	26806.00	0.00	0.00
Total Number of Units	1															

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/s TRENDSQUARED REALTY LLP
Rep By its Designated Partner
RAJADHANI RESIDY
No.412 9th Main
HRBR 1st BLOCK,KALYAN NAGAR, BENGALURU

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BC/CIN, C-5/E-2/1995-96
No.28, 2nd main road,
Tata Silk Farm,
Basavanagudi

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Katha No.2368,Municipal No.2368,Sy.No.211, Panathur Village,Varthur Ward No.149,Bangalore

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

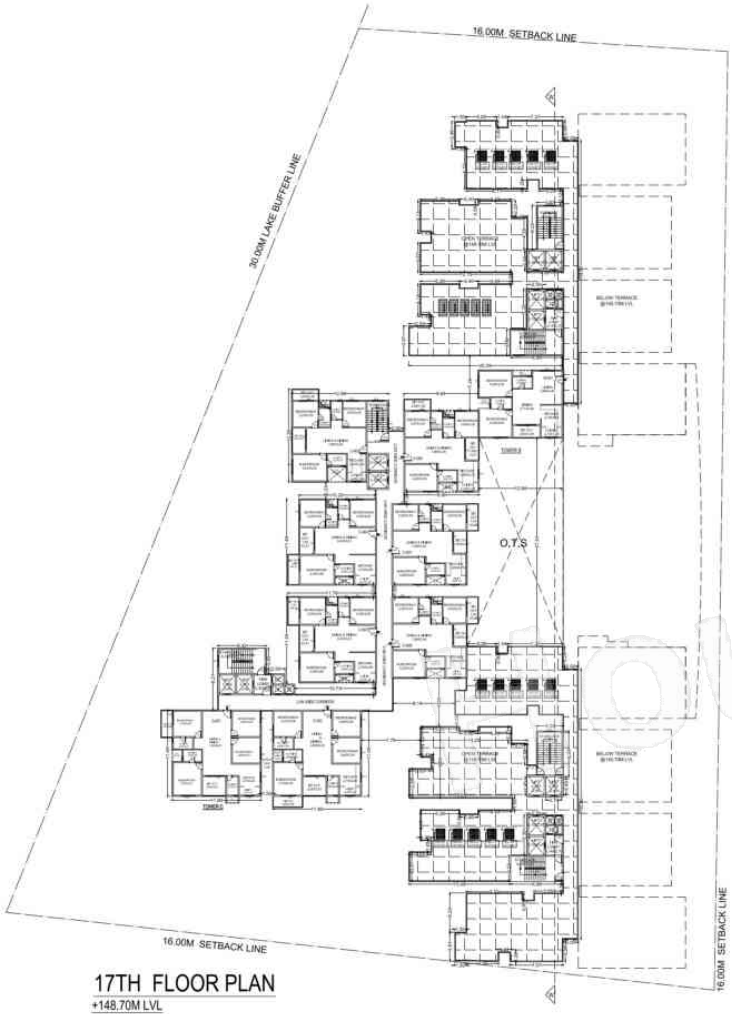
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Approved Building Plan Manager
Bangalore Development Authority
Bangalore Development Authority

NORTH

ISO_A0_(841.00_x_1189.00_MM)

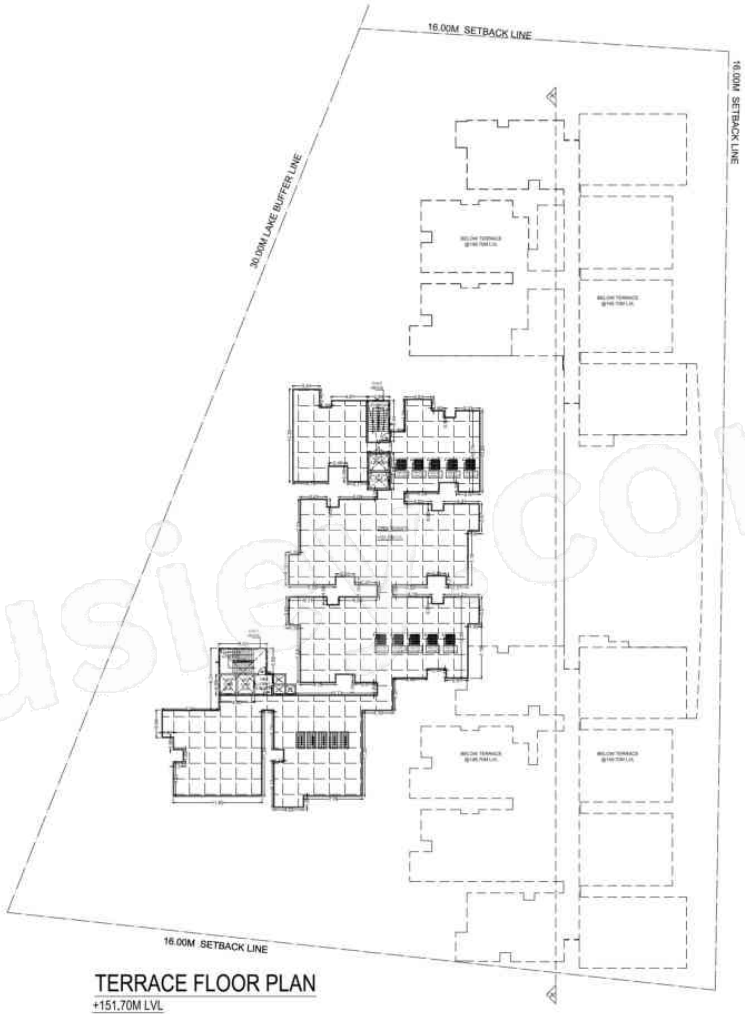
This is system generated report and does not require any signature
Accuracy of Solutions Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



17TH FLOOR PLAN

+148.70M LVL

08 UNITS



TERRACE FLOOR PLAN

+151.70M LVL

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2.20187.03 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 volumetric structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
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10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from walling 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.(Gulf.3) code leaving 3.0M side from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 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 / 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 at the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
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18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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" Ieaiming No. 1893 (Part1)latest by the Bureau of Indian Standards making the building resistant to earthquake.
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27.Garbage originating from dwellings / 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).
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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 a€" drills 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 unilaterally stop / obstruct/ divide 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 Bye-law, 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 Commencing 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 BWS/SSB specified in the DO letter No. BWS/SSB/ADM/2019-20, Dated. 25.06.2019 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) 2016.
38.If the Applicant / Owner decides building construction against the sanctioned plan the action will be initiated according to BBMP Act a€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 ownerfbuilder 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 this 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 measures to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury 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 fixed 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 (Housing/ Housika) Letter No. LD/65/LE/2013, dated: 31-08-2013.
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.In any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"
Note
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory
3.Employment of child labour in the construction activities strictly prohibited
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCALE 1:250

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.16
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ0435UN 25	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2368
Nature of Sanction: NEW	City Survey No.: 311
Location: RMC-R	Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road	Locality / Street of the property: Panathur Village,Shree Gale Main Road
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 216-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19775.00
Deduction for Roads/ Area		
Surrender Free of Cost		867.84
Total		867.84
NET AREA OF PLOT	(A-Deductions)	18907.16
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		10399.00
Proposed Coverage Area (35.75 %)		6763.53
Achieved Net coverage area (35.75 %)		6763.53
Balance coverage area left (19.25 %)		3635.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		57007.08
Additional F.A.R within Ring I and II for analgamated plot ( )		0.00
Allowable TDR Area (60% of Plot) FAR ( )		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Permi. FAR area (3.00)		57007.08
Residential FAR (100.00%)		57007.08
Proposed FAR Area		56981.82
Achieved Net FAR Area (3.00)		56981.82
Balance FAR Area (0.01)		125.26
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88982.20
Substructure Area Add in BUA & parkng Left		0.00
Achieved BuiltUp Area		88982.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	396

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	9477.50	396	9166.25
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	9977.50	396	9166.25
Ramp/Shaver	-	300.00	0	0.00
Other Parking	-	-	-	19008.33
Total		10277.50		28174.58

FAR Achieved Details

Block	No. of Stairs	Stair Type	Proposed Total Area (Sq.mt.)	Total Area Exempted (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Total Area (Sq.mt.)	Total FAR Area (Sq.mt.)	FAR Area (Sq.mt.)	Usage wise Total Area Exempted
					Deductions	Lift	Lift Machine	Shaft	Substructure	Ramp	Parking	Resi.				
Total :	-		88982.20	3635.78	3635.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85346.42	85346.42	56981.82	0.00
Grand Total :	1		88982.20	3635.78	3635.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85346.42	85346.42	56981.82	0.00

Block: ABC TOWER (APARTMENT)

Floor Name	Block Wise Stairs	Stair Type	Proposed Total Area (Sq.mt.)	Total Area Exempted (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Total Area (Sq.mt.)	Total FAR Area (Sq.mt.)	FAR Area (Sq.mt.)	Usage wise Total Area Exempted
		Common			Mult.Area	Lift	Lift Machine	Shaft	Substructure	Ramp	Parking	Resi.				
Ground Floor	1		1146.37	0.00	1146.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1146.37	1146.37	0.00	0.00
Basement Floor	1		1146.37	0.00	1146.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1146.37	1146.37	0.00	0.00
Stilt Floor	1		2012.10	0.00	2012.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2012.10	2012.10	0.00	0.00
First Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Second Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Third Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Fourth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Fifth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Sixth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Seventh Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Eighth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Ninth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Tenth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Eleventh Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Twelfth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Thirteenth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Fourteenth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Fifteenth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Sixteenth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Seventeenth Floor	1		2009.00	0.00	2009.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2009.00	2009.00	0.00	0.00
Terrace Floor	1		1527.70	0.00	1527.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1527.70	1527.70	0.00	0.00
Total :	-		36018.17	0.00	36018.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36018.17	36018.17	0.00	0.00
Total in Words	-		Thirty Six Thousand Eighteen and Seventeen													

Unit Type Details

Block Name	Unit Type	No. of Units	Carpet Area (Sq.mt.)	Balcony Area (Sq.mt.)	Balcony Area Exempted (Sq.mt.)	Carpet Area + Balcony Area (Sq.mt.)	Carpet Area + Balcony Area Exempted (Sq.mt.)
ABC TOWER (APARTMENT)	3BHK	8	1146.37	0.00	0.00	1146.37	0.00
Total :		8	1146.37	0.00	0.00	1146.37	0.00

Parking Details

Block Name	Parking Type	Parking Area (Sq.mt.)	Parking Area Exempted (Sq.mt.)
ABC TOWER (APARTMENT)	Basement Floor	1146.37	1146.37
	Stilt Floor	2012.10	2012.10
	Open	1527.70	1527.70
Total :		4686.17	4686.17

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/s TRENDSQUARED REALTY LLP
Rep By its Designated Partner
RAJADHANI RESIDY
No.#12 9th Main
HRBR 1st BLOCK,KALYAN NAGAR,
BENGALURU

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BC/CRL-2 /LIC-2212/05-06
No.28, 2nd main road,
Tata Silk Farm,
Basavanagudi

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Katha No.2368,Municipal No.2368,Sy.No.311, Panathur Village,Varthur Ward No.149,Bangalore

DRAWING TITLE : 17TH FLOOR PLAN, TERRACE FLOOR PLAN

SHEET NO : 10

SANCTIONING AUTHORITY :

Digital SIGN - Upkar Consultants Pvt Ltd	Upkar Consultants	Digital SIGN - Upkar Consultants	Upkar Consultants

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

HO – NORTH

Digitally signed by Manager Housing Department
Date: 2024.08.05 15:17:11 IST
Reason: Approved
Place: Bangalore
Name: Sri. Ramesh
Designation: Chief Town Planner
Department: Town Planning
Organisation: Bruhat Bangalore Mahanagara Palike
Location: Bruhat Bangalore Mahanagara Palike

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

EAST ELEVATION

SECTION @ AA'

Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Amenities. @ at BBMP Katha No.2368, Sy.NO.311, Parathur Village,Dove Ulsi Main Road, Varthur Ward No.149,Bangalore.
a).Consist of 2Basement + 1Ground + 17 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20%E-S2 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence 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 wooden structure before erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cistone on 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from walling the verandas area / open spaces and the common/utility 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.C.(Exd.3) code leaving 3.05 mts. from the building within the premises
13. The applicant shall provide a separate room preferably 4.50 x 3.05 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 / 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 IX / X (Bye-law No. 3.3) under sub section VI-E (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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(latest)of 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. 20 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye-law.87.31) 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 elegant 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 7.00 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 no soil destabilization during the course of excavation for basements 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 staircase 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 drill tests 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 Commencing Authority of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give information 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/36/36/2016-18, Dated. 25-05-2018 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) 2016.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 ownerfbuilder 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 measures to ensure the safety of personnels involved in this construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury to government/ property 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 this 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 (Housing/ Housing) Letter No. LD05LCT2017(1), dated: 31-08-2017.
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 Asst 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.In any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"
Note
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory
3.Employment of child labour in the construction activities strictly prohibited
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCALE 1:200

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ0855UN 25		Plot Sub Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2368
Nature of Sanction: NEW		City Survey No.: 311
Location: RMZ-R		Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road		Locality / Street of the property: Parathur Village,Dove Ulsi Main Road
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 216-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19175.00
Deduction for Net/Plot Area		
Sumptuary Fees of Cost		667.84
Total		667.84
NET AREA OF PLOT	(A-Deductions)	18507.16
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9123.02
Proposed Coverage Area (35.15 %)		5829.63
Achieved Net coverage area (35.15 %)		5829.63
Balance coverage area left (19.85 %)		3293.39
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		55521.48
Additional F.A.R within Ring I and II for amalgamated plot ( )		0.00
Allowable TDR Area (60% of Plot) FAR ( )		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (3.00)		55521.48
Residential FAR (100.00%)		55521.52
Proposed FAR Area		55521.52
Achieved Net FAR Area (3.00)		55521.52
Balance FAR Area (0.01)		109.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88922.20
Substructure Area Add in BUA if period cof		0.00
Achieved BuiltUp Area		88922.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

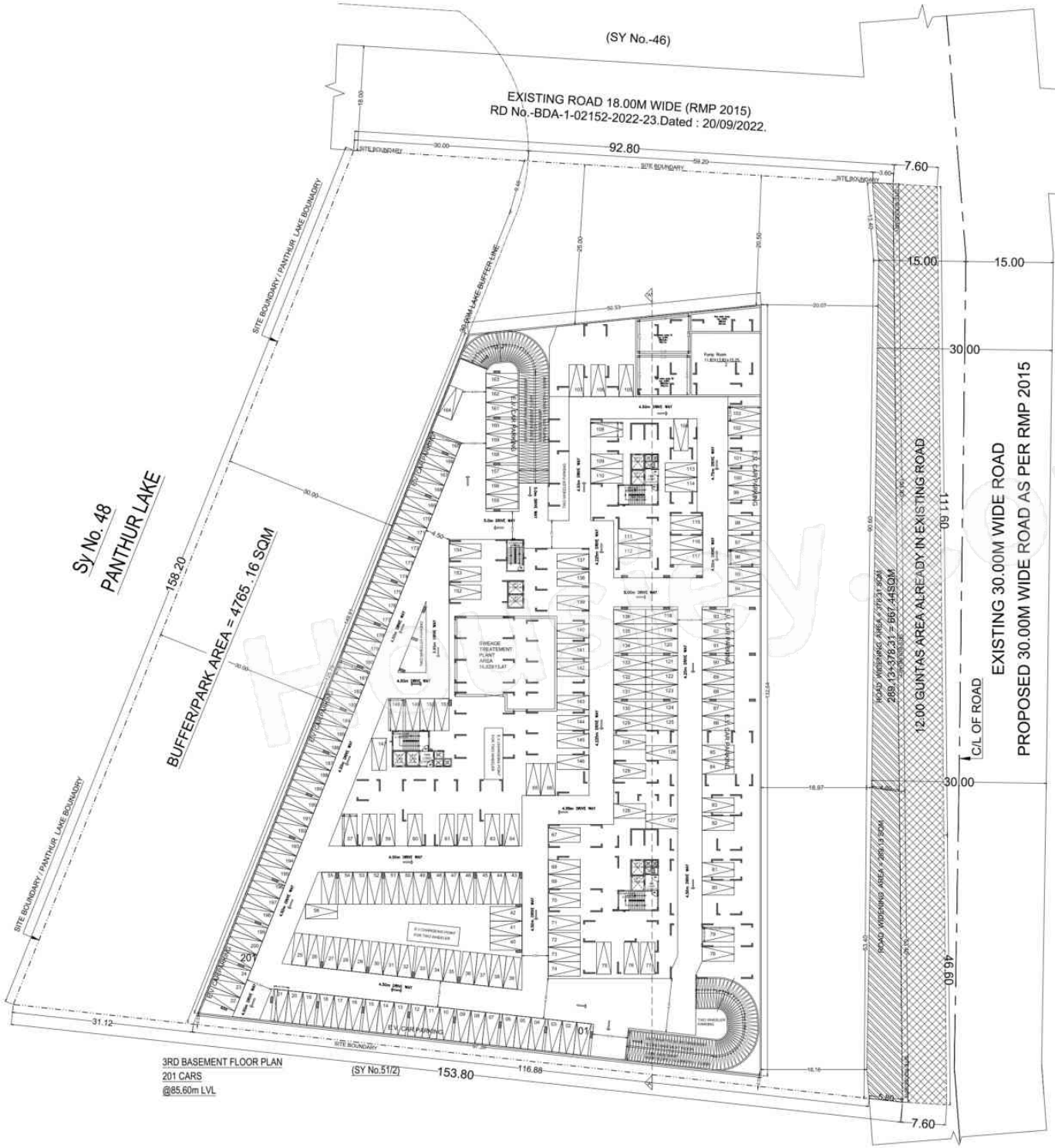
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	399

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	9477.50	399	9795.00
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	9977.50	399	9795.00
Ramp/Weaver		350.00	0	0.00
Other Parking		-		19306.33
Total		10327.50		29101.33

FAR Achieved Details

Floor Name	Block Area (Sq.mt.)	Deduction Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deduction (Area in Sq.mt.)								Proposed Floor Area (Sq.mt.)	Total Floor Area (Sq.mt.)	Tnmt (No.)	Usage type wise Tenement
		Common		Mult Exm	Lift	Lift Machine	Stair	Substructure	Ramp	Parking	Void				
Ground Floor	1484.23	0.00	1484.23	110.00	24.00	42.00	0.00	0.00	0.00	0.00	0.00	1374.23	1484.23	0	0.00
Typical Floor (Residential Apartment)	1484.23	0.00	1484.23	0.00	24.00	0.00	0.00	0.00	0.00	0.00	0.00	1460.23	1460.23	20	0.00
Additional Floor	1410.00	0.00	1410.00	110.00	24.00	0.00	0.00	0.00	0.00	0.00	0.00	1300.00	1300.00	20	0.00
Stilt Floor	1504.00	0.00	1504.00	110.00	24.00	0.00	0.00	0.00	0.00	0.00	0.00	1370.00	1370.00	20	0.00
Typical Floor (Residential Apartment)



Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Amenities. @ at BBMP Kaths No.2368, Sy.NO.211, Panathur Village,Shree Vale Main Road, Varthur Ward No.149 Bangalore.
a).Consist of 2Basement + 1Ground + 17 UF only.
2. Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20.90 Sq.mtrs reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the premises. The building licence 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 volumetric structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cistrons or 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials , debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common/utility 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 3) code leaving 3.00 mtr. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 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 / 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 at 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 XI VI (Bye-law No. 3.3) under sub section VI-E (iii to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes in 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 1893.2002published 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 a/f 31) of Building bye-laws 2003 and Government action 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 or the vicinity of
construction and that the construction activities shall stop before 7.00 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 departments / 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 no soil destabilization during the course of excavation for basements 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 environs 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 drill tests 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 Bye-law, 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 Concerning Authority of his 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/ADM/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) 2016.
38.If the Applicant / Owner decides building construction against the sanctioned plan the action will be initiated according to BBMP Act a/f 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 ownerfraudster 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 this project in Real Estate Regulatory Authority (RERA) competent 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 His responsible for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing/ Housiba) Letter No. LD05LCT2011, dated: 31-08-2011
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.In 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: PRJ0555UN (9)	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2368
Nature of Sanction: NEW	City Survey No.: 311
Location: RMZ-R	Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road	Locality / Street of the property: Panathur Village,Shree Vale Main Road
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 216-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	19775.00
Deduction for Net/Not Area	
Sunkenter Free of Cost	667.44
Total	667.44
NET AREA OF PLOT (A-Deductions)	19107.56
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	5110.00
Proposed Coverage Area (35.15 %)	3653.63
Achieved Net coverage area (35.15 %)	3653.63
Balance coverage area left (19.85 %)	5822.78
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	57327.28
Additional F.A.R within Ring I and II for analegamated plot ( )	0.00
Allowable TDR Area (60% of Plot) FAR ( )	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	57327.28
Residential FAR (100.00%)	57327.28
Proposed FAR Area	55371.82
Achieved Net FAR Area (2.90)	55371.82
Balance FAR Area (0.01)	1955.46
BUILT UP AREA CHECK	
Proposed BuiltUp Area	88952.28
Substructure Area Add in BUA if asked UP	0.00
Achieved BuiltUp Area	88952.28

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

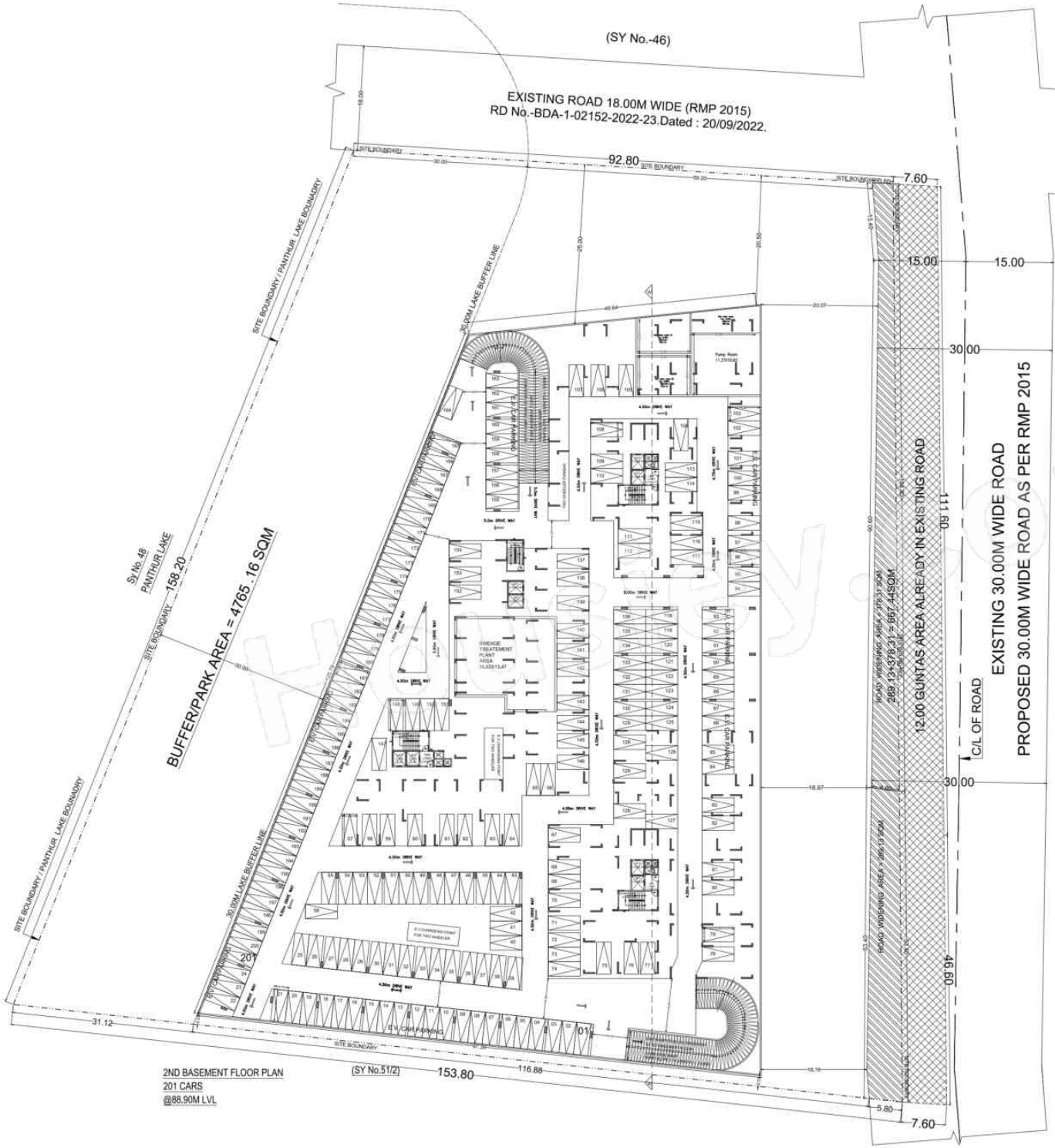
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	396

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	9477.50	396	9768.00
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	9977.50	396	9768.00
Ramp/Passage		350.00	0	0.00
Other Parking		-	-	19906.33
Total		10327.50		29674.33

Car Allowed Check

Floor Name	No. of Two Wheeler	Two Wheeler Area (Sq.mt.)	Required Car Parking Area (Sq.mt.)	Total Car Parking Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Car Parking Area (Sq.mt.)	Car Allowed Area (Sq.mt.)	Prop. Car Nos.	Allowed Car Nos.
			Carpet		Stair Case	Lift	Lift Machine	Vent.	Substructure	Ramp	Ramp Area				
Sub Basement (Basement Floor)	1.00	0.00	1.00.17	1.00.17	10.00	3.00	0.00	0.00	0.00	0.00	0.00	1.00.17	1.00.17	2	2
Basement Floor	1.00.17	0.00	1.00.17	1.00.17	10.00	3.00	0.00	0.00	0.00	0.00	0.00	1.00.17	1.00.17	2	2
Lower Ground Floor	1.00.17	0.00	1.00.17	1.00.17	10.00	3.00	0.00	0.00	0.00	0.00	0.00	1.00.17	1.00.17	2	2
Upper Ground Floor	1.00.17	0.00	1.00.17	1.00.17	10.00	3.00	0.00	0.00	0.00	0.00	0.00	1.00.17	1.00.17	2	2
Stilt



Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Amenities. @ at BBMP Katha No.2368, Sy NO.211, Panathur Village,Shiver Ulal Main Road, Varthur Ward No.149 Bangalore.
a).Consist of 3Basement + 1Ground + 17 UF only.
2. Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20187.03 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 premises. The building licence 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 wooden structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cistone or 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. This debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common/facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Gsd.3) code leaving 3.0m wide from the building within the premises
13. The applicant shall provide a separate room preferably 4.50 x 3.05 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 / section for cutting trees before the commencement of the work.
16.If any owner / builder commences the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority at 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 IX / X (Bye-law No. 3.3) under sub section IV-A (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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 1893.2002published 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-law 247 (1) 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 elegant 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 7.00 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 dwellings / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re, 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 no soil destabilization during the course of excavation for basements with side 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 environs 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 drill tests 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 Bye-law, 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 Commencing 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 BWMGSB specified in the DO letter No. BWSSB/ENGINEERING/E-Dated: 25.05.2016 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) 2016.
38.If the Applicant / Owner decides building construction against the sanctioned plan the action will be initiated according to BBMP Act 187 2020
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License
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 ownerfbuilder 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 His 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 (Housing/ Housiba) Letter No. LD05CLT3011, dated: 31-08-2015
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 in 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.In any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"
Note
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory
3.Employment of child labour in the construction activities strictly prohibited
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCALE 1:250

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/200512/R (R)	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2368
Nature of Sanction: NEW	City Survey No.: 211
Location: RMZ-R	Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road	Locality / Street of the property: Panathur Village,Shiver Ulal Main Road
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 216-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 19775.00
Deduction for Net/Red Area	
Surrender Free of Cost	667.84
Total	667.84
NET AREA OF PLOT	(A-Deductions) 19107.16
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	5110.00
Proposed Coverage Area (35.15 %)	3653.63
Achieved Net coverage area (35.15 %)	3653.63
Balance coverage area left (19.85 %)	1862.78
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	57307.48
Additional F.A.R within Ring I and II for analegamated plot ( )	0.00
Allowable TDR Area (60% of Plot) FAR ( )	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (3.00)	57307.48
Residential FAR (100.00%)	57307.52
Proposed FAR Area	56951.52
Achieved Net FAR Area (2.98)	56951.52
Balance FAR Area (0.01)	356.00
BUILT UP AREA CHECK	
Proposed BuiltUp Area	88662.28
Substitution Area Add in BUA & deduct LoP	0.00
Achieved BuiltUp Area	88662.28

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	396

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	394	9477.50	396	9158.25
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	9977.50	396	9158.25
Ramp/Weaver		350.00	0	0.00
Other Parking		-	-	19306.33
Total		10327.50		28464.33

Car Allowed Cases

Block	No. of Units	Total Area (Sq.mt.)	Proposed Car Parking	Total Car Reqd.	Deductions (Area in Sq.mt.)								Proposed Total Area (Sq.mt.)	Car Off Site Area (Sq.mt.)	Prop. Car Off Site	Charge area after Deduction
					Deduction	Lift	Lift Machine	Stair	Substructure	Ramp	Parking	Max				
Total :	1	20306.00	396.00	394.00	1514.00	211.00	47.00	0.00	0.00	0.00	0.00	1514.00	20306.00	0.00	0.00	0.00

Block: ABC TOWER (APARTMENT)

Floor Name	Block Area (Sq.mt.)	Deduction Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Deductions (Area in Sq.mt.)								Proposed Total Area (Sq.mt.)	Car Off Site Area (Sq.mt.)	Car Off Site Reqd.	Charge area after Deduction
		Common					Mult Exm	Lift	Lift Machine	Stair	Substructure	Ramp	Parking	Max				
Terrace Floor	249.21	0.00	249.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	249.21	0.00	0.00	0.00
Typical Floor(s)	1198.27	0.00	1198.27	12.00	12.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1198.27	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Typical Floor(s)	2672.00	0.00	2672.00	13.00	13.00	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2672.00	0.00	0.00	0.00
Total :	84,249.21	0.00	84,249.21	431.00	431.00	431.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,249.21	0.00	0.00	0.00

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER M/s TRENDSQUARED REALTY LLP Rep By its Designated Partner RAJASHEKAR REDDY No.412 9th Main HRBR 1st BLOCK,KALYAN NAGAR, BENGALURU	
ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE R. Vasanth Madhava BC/CIVIL/L/KE-2/1995-96 No.28, 2nd main road, Tata Silk Farm, Basavanagudi	
PROJECT TITLE PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Katha No.2368,Municipal No.2368,Sy No.211, Panathur Village,Varthur Ward No.149,Bangalore	
DRAWING TITLE :	2ND BASEMENT FLOOR PLAN
SHEET NO :	2

SANCTIONING AUTHORITY :				This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.
Assistant Director of Town Planning (Mahadevapura)	Deputy Director of Town Planning	Joint Director of Town Planning	Additional Director of Town Planning	

HO - NORTH

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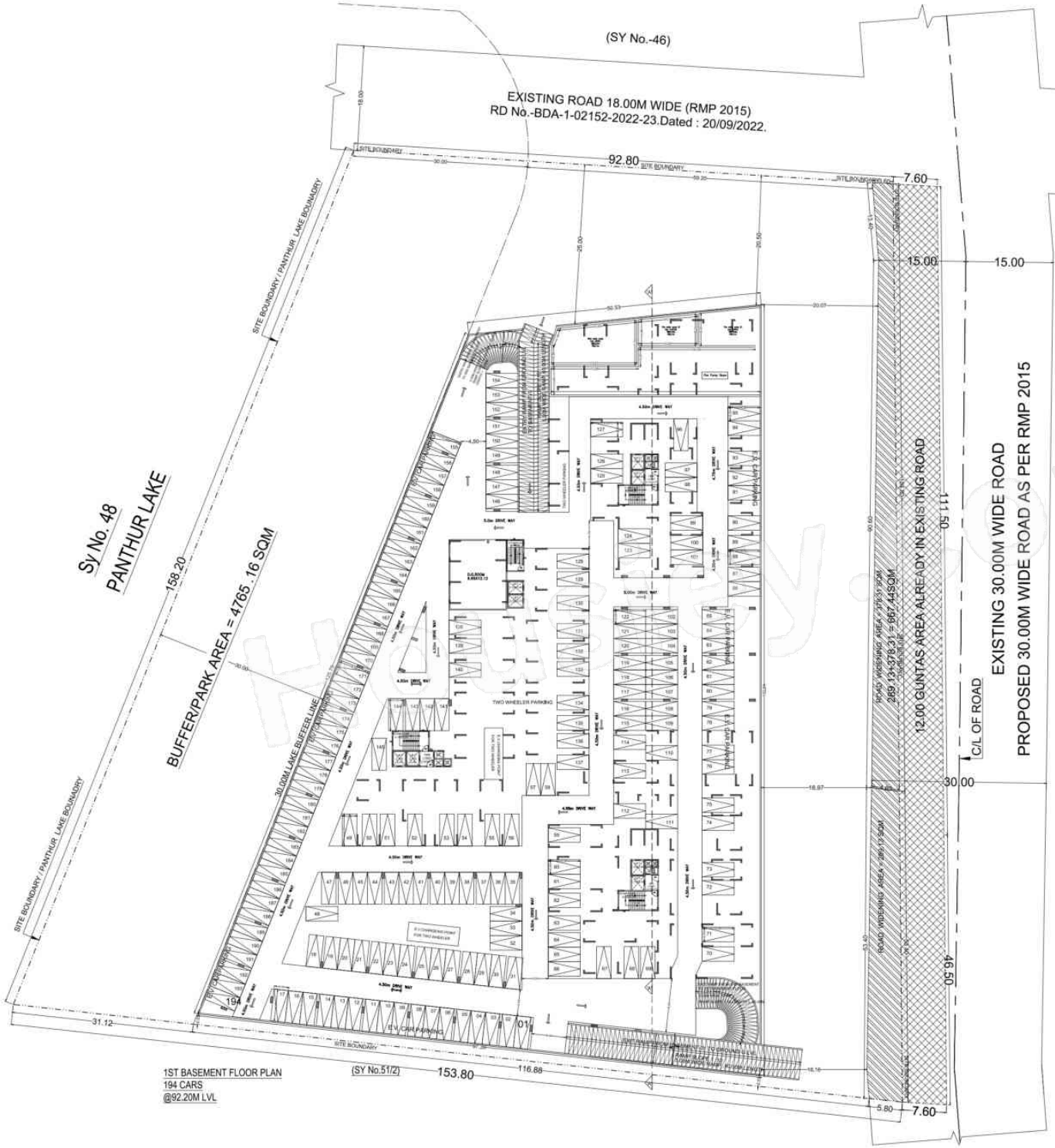
This is system generated report and does not require any signature
Accuracy of Building Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/sensors, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Amenities. @ at BBMP Katha No.2368 , Sy NO.311, Panathur Village,Shiver Ubb Main Road, Varthur Ward No.149 Bangalore.
a).Consist of 3Basement + 1Ground + 17 UF only.
2. Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20'/01.02 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the premises. The building licence 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 wooden structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cistrons or 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the refuse area / open spaces and the common/utility 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 (Gsd.3) code leaving 3.0m wide from the building within the premises
13. The applicant shall provide a separate room preferably 4.50 x 3.05 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 / section for cutting trees before the commencement of the work.
16.If any owner / builder commences the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority at 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 IX/ IV (Bye-law No. 3.3) under sub section IV-E (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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 1893.2002published 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 X (Bye-laws a)7.31) 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 7.00 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 dwellings / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re, 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 no soil destabilization during the course of excavation for basements 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 environs 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 drill tests 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 substantially 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 Bye-law, 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 Concerning 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/ADM/CE/FH-2B, Dated: 25.05.2016 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) 2016.
38.If the Applicant / Owner decides building construction against the sanctioned plan the action will be initiated according to BBMP Act 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 ownerfraudster 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 this project in Real Estate Regulatory Authority (RERA) competent authority 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 responsible for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing/ Housiba) Letter No. LD05LCT2017(1), dated: 31-08-2017)
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 in 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.In 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 KGC from the Labour Department before commencing the construction work is a must.

SCALE 1:250

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/200/23/A (3)	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2368
Nature of Sanction: NEW	City Survey No.: 311
Location: RMA-5	Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road	Locality / Street of the property: Panathur Village,Shiver Ubb Main Road
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 216-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	19775.00
Deduction for Net/Red Area	
Surrender Free of Cost	867.44
Total	867.44
NET AREA OF PLOT (A-Deductions)	18331.56
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	9170.00
Proposed Coverage Area (35.75 %)	5855.63
Achieved Net coverage area (35.75 %)	5855.63
Balance coverage area left (19.25 %)	3522.78
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	57007.68
Additional F.A.R within Ring I and II for analgamated plot ( )	0.00
Allowable TDR Area (60% of Plot) FAR ( )	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (3.00)	57007.68
Residential FAR (100.00%)	57007.68
Proposed FAR Area	55871.82
Achieved Net FAR Area (3.00)	55871.82
Balance FAR Area (0.01)	1135.86
BUILT UP AREA CHECK	
Proposed BuiltUp Area	88992.28
Substructure Area Add in BUA if asked UnR	0.00
Achieved BuiltUp Area	88992.28

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	396

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	3417.00	396	5166.00
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	3917.00	396	5166.00
Ramp/Shaver		350.00	0	0.00
Other Parking		-	-	19306.33
Total		4267.00		24472.33

FAR Achieved Details

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Usage type wise Tenement
		Common Area	Mumty Ht.	LIFT	LIFT Machine	Void	Substructure	Parking	Parking Ramp	Net			
Total :	88992.28	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	87780.54	396	396
Total in Basement	19306.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19306.33	0	0.00
Total in Ground Floor	5166.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5166.00	0	0.00
Total in Upper Floors	64519.95	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	63308.21	396	396.00
Total in Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00

Block: ABC TOWER (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Usage type wise Tenement
		Common Area	Mumty Ht.	LIFT	LIFT Machine	Void	Substructure	Parking	Parking Ramp	Net			
Ground Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	35479.03	0.00	21554.03	190.00	190.00	1279.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total in Ground Floor	1866.37	0.00	1134.37	10.00	10.00	67.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total in Upper Floors	33612.66	0.00	20419.66	180.00	180.00	1211.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total in Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/s TRENDSQUARED REALTY LLP
Rep By its Designated Partner
RAJASHAKHAR REDDY
No.412 9th Main
HRBR 1st BLOCK,KALYAN NAGAR, BENGALURU

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BCC/BL-3.6/E-221995-99
No.28, 2nd main road,
Tata Silk Farm,
Basavanagudi

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Katha No.2368,Municipal No.2368,Sy No.311, Panathur Village,Varthur Ward No.149,Bangalore

DRAWING TITLE : 1ST BASEMENT FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

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

Digitally signed by BBMP(HO) Date: 2024.08.05 15:42:16 IST
Organizing Institute: Bruhat Bengaluru Mahanagara Palike
Place: Bangalore
Date: 2024.08.05 15:42:16 IST
Reason: Approved
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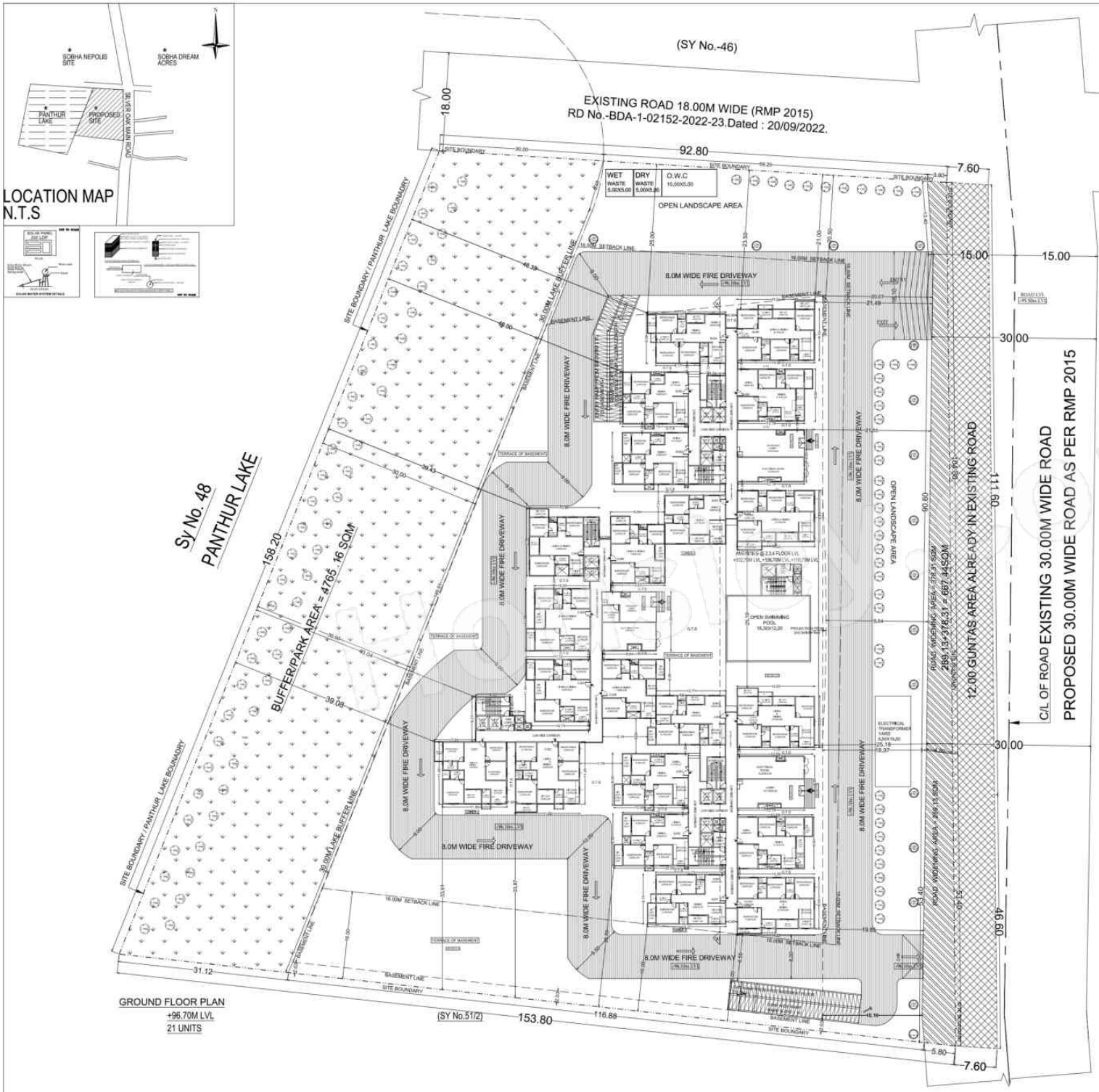


SCALE 1:250

Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Amenities. @ at BBMP Katha No.2368 , Sy.NO.311, Panathur Village,Sriver Cole Main Road, Varthur Ward No.149 Bangalore.
a).Consist of 3Basement + 1Ground + 17 Of only.
2. Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20.00 Sq.mtrs reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence 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 wooden structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cistrons on 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common/utility 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.(Guid.S) code leaving 3.00 mtrs. from the building within the premises
13. The applicant shall provide a separate room preferably 4.50 x 3.00 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 transmitter during construction such transmitting as considered necessary to prevent dust, stains & 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 IV-V (Bye-law No. 3.3) under sub section IV-E (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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 1893-1(Latest)and 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 IV (Bye-law 3(f ,21) of Building bye-laws 2003 and Government circular dated 5 June 2003 shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no
inconvenience is caused to the neighbours in the vicinity of
construction and that the construction activities shall stop before 7.00 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 no soil destabilization during the course of excavation for basements 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 staircase and general public by avoiding safe trancrooms.
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 drill / tests 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 substantially 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 Bye-law, 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 Concerning Authority of his intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give information 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 KSPCB specified in the CC letter No. PCB/CONSENT/To-CE, Dated: 25.05.2018 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.mt 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) 2016.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act of 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 disputes that may arise in respect of property in question.
42.In case the documents submitted in respect of property in question is found to be false or fabricated or if ownerfrauther 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 this 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 measures to ensure the safety of personnels involved in the construction activities
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury 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 fixed 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 (Housing/ Invalidus) Letter No. LD05LCT2011, dated 31-08-2011
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 in construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any in the list of workers engaged by him
4.In 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.

INDEX

- SITE BOUNDARY
- 16.00M SET BACK LINE
- BASEMENT LINE
- 30.00 LAKE BUFFER LINE
- BUFFER AREA
- ROAD WIDENING AREA
- KARAB AREA ALREADY IN EXISTING ROAD

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/01/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/200/23/A (3)	Plot Sub Use: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2368	
Nature of Sanction: NEW	City Survey No.: 311	
Location: RMA-B	Khata No. (As per Khata Extract): 2368	
Building Line Specified as per Z.R. Sampige Road	Locality / Street of the property: Panathur Village,Sriver Oak Main Road	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 219-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19775.00
Deduction for Net/Red Area		
Surrender Free of Cost		667.44
Total		667.44
NET AREA OF PLOT	(A-Deductions)	19107.56
COVERAGE CHECK :		
Permissible Coverage area (55.00 %)		9110.00
Proposed Coverage Area (35.15 %)		5825.63
Achieved Net coverage area (35.15 %)		5825.63
Balance coverage area left (19.85 %)		3289.37
FAR CHECK :		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		57327.68
Additional F.A.R within Ring I and II for amalgamated plot ( )		0.00
Allowable TDR Area (50% of Plot) FAR ( )		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (3.00)		57327.68
Residential FAR (100.00%)		57327.68
Proposed FAR Area		56871.82
Achieved Net FAR Area (2.98)		56871.82
Balance FAR Area (0.01)		455.86
BUILT UP AREA CHECK :		
Proposed BUA(Up Area)		88662.28
Substitution Area Add in BUA & deduct LoC		0.00
Achieved BuiltUp Area		88662.28

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	396

Parking Check (Table 7b)

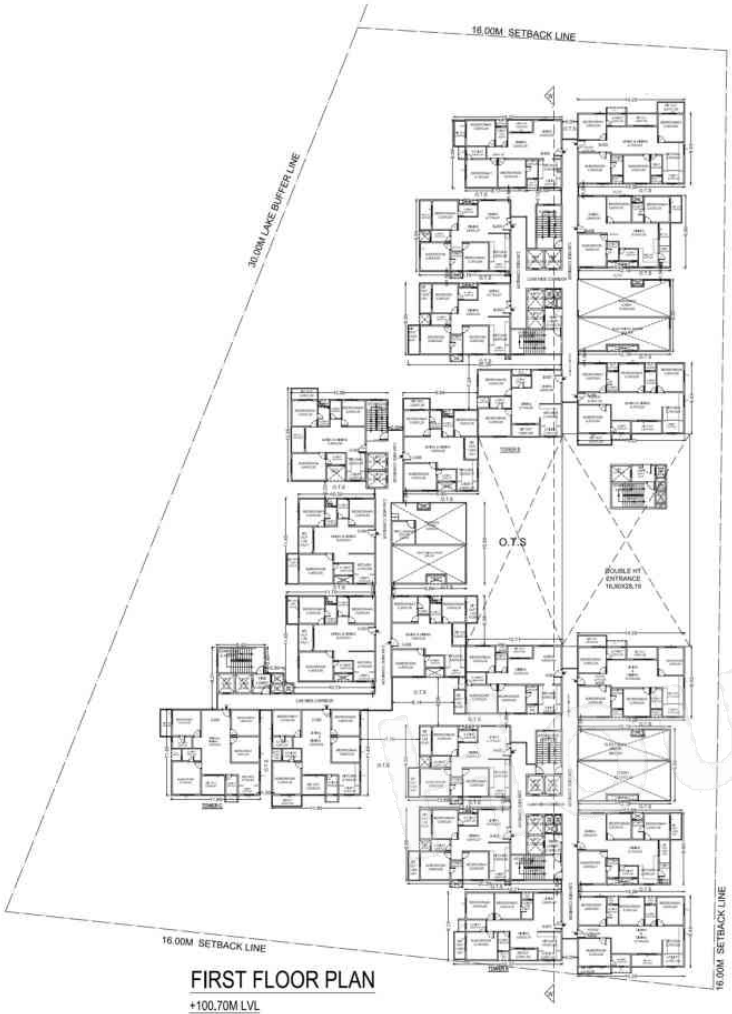
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	3417.00	396	5166.00
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	3917.00	396	5166.00
Ramp/Shaver		300.00	0	0.00
Other Parking		-	-	19008.33
Total		4217.00		24174.33

FAR Allowed Claims

Block No.	No. of Units	Floor Name	Total Built Up Area (Sq.mt.)	Proposed Fore Ret Area (Sq.mt.)	Total Ret Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Premium Lift Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Usage Type
						Stair(Mid Area)	Lift	Lift Machine	Shaft	Sudo room	Parking	Parking Ramp	Total				
Apt. Common Amenities																	
Total	1		3396.00	0.00	3396.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3396.00	3396.00	00	NA

Block: ABC TOWER (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)												Proposed Fore Ret Area (Sq.mt.)	Total Ret Area (Sq.mt.)	Tnmt (No.)	Usage Type
		Common Area	Stair(Mid Area)	Lift	Lift Machine	Shaft	Sudo room	Parking	Parking Ramp	Resi.							
Ground Floor	1396.00	0.00	14.00	11.00	8.00	47.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1396.00	01	R
Typical (Typical)	1396.00	0.00	14.00	11.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1396.00	1396.00	16	R
Terrace Floor (Terrace Floor)	1396.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	01	R
Total:	22336.00	0.00	224.00	176.00	128.00	752.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22336.00	22336.00	18	R
Total Area (Excluding Stair Mid Area)	22336.00	0.00	0.00	0.00	0.00	0



FIRST FLOOR PLAN

+100.70M LVL

21 UNITS

SECOND FLOOR PLAN

+103.70M LVL

22 UNITS

Approval Condition :

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a).Consist of 3Basement + 1Ground + 17 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20187.03 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 volumetric structure before erecting the volumes "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cottons 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 / relevant incidents arising during the time of construction.
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11. The applicant / builder is prohibited from selling the setback area / open spaces and the common/utility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating fire distribution transformers & associated equipment as per K.E.R.C (Guid 3) code leaving 3.0M wide from the building within the premises.
13. The applicant shall provide a separate room preferably 4.5M x 3.0ft 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 commences the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority at 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 IX/ IV (Bye-law No. 3.3) under sub section IV-E (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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 1893-2002published 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 X (Bye-laws a€" 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 elegant entry.
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inconvenience is caused to the neighbours in the vicinity of
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30.The Owner / Association of the high-rise building shall conduct two mock a€" drills 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 Fire 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 license.Before the expiry of two years, the Owner / Developer shall give intimation to BBMP Commencing 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/ADM/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.mt 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) 2016.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act a€" 2020.
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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.
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45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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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 this 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 (Housing/ Housika) Letter No. LD89LET2011, dated: 31-08-2011
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 in 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.In any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"
Note
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory
3.Employment of child labour in the construction activities strictly prohibited
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCALE 1:250

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.16
		VERSION DATE: 22/07/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project Type: PRJ/0203/JR (B)		Plot Sub Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2368
Nature of Sanction: NEW		City Survey No.: 311
Location: RMC-R		Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road		Locality / Street of the property: Panathur Village,Shiver Dale Main Road
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 216-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	18775.00
Deduction for Net/Red Area		
Surrender Free of Cost		667.84
Total		667.84
NET AREA OF PLOT	(A-Deductions)	18107.16
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9959.93
Proposed Coverage Area (35.15 %)		6363.63
Achieved Net coverage area (35.15 %)		6363.63
Balance coverage area left (19.85 %)		3596.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		57357.28
Additional F.A.R within Ring I and II for analegamated plot ( )		0.00
Allowable TDR Area (60% of Plot) FAR ( )		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Permi. FAR area (3.00)		57357.28
Residential FAR (100.00%)		57357.28
Proposed FAR Area		55371.82
Achieved Net FAR Area (3.06)		55371.82
Balance FAR Area (0.01)		1985.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88922.20
Substructure Area Add in BUA if asked UP		0.00
Achieved BuiltUp Area		88922.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	396

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	3477.50	396	2166.25
Visitor's Car Parking	40	352.00	0	0.00
Total Car	434	3829.50	396	2166.25
Ramp/Shaver		352.00	0	0.00
Other Parking		-	-	19306.25
Total		4181.50		21472.50

FAR &Tenement Details

Block	No. of Same Blocks	No. of Floors	Height of Floor (Mtr.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Total Tnmt (No.)
					Stair Cover	Lift	Lift Machine	Void	Sub-station	Parking	Ramp	Net			
Block : ABC TOWER (APARTMENT) (Residential : Apartment)															
Floor	1	3	3.00	1128.27	15.00	12.00	12.00	0.00	0.00	0.00	0.00	1089.27	1089.27	06	06
Typical Floor	15	1	3.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90
Typical Floor (Common Area)	1	1	3.00	1128.27	15.00	12.00	12.00	0.00	0.00	0.00	0.00	1089.27	1089.27	06	06
Total :	17	5		19191.54	255.00	204.00	204.00	0.00	0.00	0.00	0.00	18528.54	18528.54	102	102

Block : ABC TOWER (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Total Tnmt (No.)
		Common Area	Mult Dwel	Lift	Lift Machine	Void	Sub-station	Parking	Ramp	Net					
Floor1	1128.27	0.00	1128.27	15.00	12.00	12.00	0.00	0.00	0.00	0.00	1089.27	1089.27	06	06	0.00
Typical Floor	1128.27	0.00	1128.27	15.00	12.00	12.00	0.00	0.00	0.00	0.00	1089.27	1089.27	06	06	0.00
Typical Floor (Common Area)	1128.27	1128.27	0.00	15.00	12.00	12.00	0.00	0.00	0.00	0.00	1089.27	1089.27	06	06	0.00
Typical Floor	16935.00	0.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor (Common Area)	16935.00	16935.00	0.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor	16935.00	0.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor (Common Area)	16935.00	16935.00	0.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor	16935.00	0.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor (Common Area)	16935.00	16935.00	0.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor	16935.00	0.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor (Common Area)	16935.00	16935.00	0.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor	16935.00	0.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor (Common Area)	16935.00	16935.00	0.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor	16935.00	0.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor (Common Area)	16935.00	16935.00	0.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor	16935.00	0.00	16935.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Typical Floor (Common Area)	16935.00	16935.00	0.00	225.00	180.00	180.00	0.00	0.00	0.00	0.00	16350.00	16350.00	90	90	0.00
Total :	222191.54	135.00	222056.54	2951.25	2361.00	2361.00	0.00	0.00	0.00	0.00	214368.54	214368.54	1182	1182	0.00
Total in Area Area Statement	-														
Total :	222191.54	135.00	222056.54	2951.25	2361.00	2361.00	0.00	0.00	0.00	0.00	214368.54	214368.54	1182	1182	0.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/s TRENDSQUARED REALTY LLP
Rep By its Designated Partner
RAJAGHANA REDDY
No.412 9th Main
HRBR 1st BLOCK,KALYAN NAGAR,
BENGALURU

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BCC/BL-3.6/E-221095-99
No.29, 2nd main road,
Tata Silk Farm,
Basavanagudi

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Katha No.2368,Municipal No.2368,Sy.No.311, Panathur Village,Varthur Ward No.149,Bangalore

DRAWING TITLE : FIRST FLOOR PLAN
SECOND FLOOR PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

Digital Sign - Upper Commissioner Bangalore	Jurisdiction Assistant Director	Jurisdiction Deputy Director	Jurisdiction Joint Director

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

Digitally signed by Manager Mahadevapura Date: 22-08-2024 12:00:00 Place: Bangalore Mahadevapura Zone Bangalore City Corporation Authority Signature Verified

HO - NORTH

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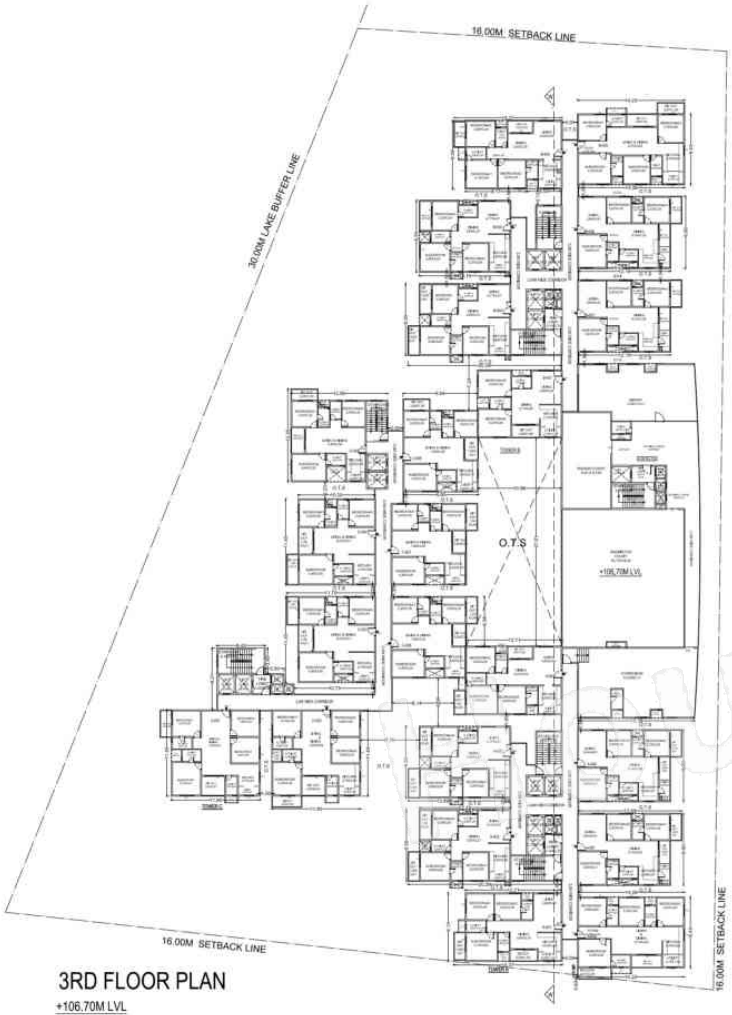
This is system generated report and does not require any signature
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/sources, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



3RD FLOOR PLAN

+106.70M LVL

22 UNITS

4TH FLOOR PLAN

+109.70M LVL

22 UNITS

Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Hexavilas. @ at BBMP Katha No.2368 Sy.NO.311, Panathur Village,Shiver Dale Main Road, Varthur Ward No.149 Bangalore.
a) Consist of 3Basement + 1Ground + 17 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
3.20.00 Sq.mtrs area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the premises. The building licence 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 wooden structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary roofs for running telephone cables, cookies or 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common/utility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating fire distribution transformers & associated equipment as per K.E.R.C (Sub 3) code leaving 3.0m wide from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.05 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 / section for cutting trees before the commencement of the work.
16.If any owner / builder commences the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority at 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 IX/ IV (Bye-law No. 3.3) under sub section IV-E (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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 1893-2002published 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-X (Bye-laws a€" 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 elegant 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 7.00 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 no soil destabilization during the course of excavation for basements 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 environs and general public by avoiding soils liquefaction.
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 a€" drills 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 Commencing 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 GO letter No. BWS/33/8/2009-20, Dated: 31-05-2010 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.mt 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) 2016.
38.If the Applicant / Owner decides building construction against the sanctioned plan the action will be initiated according to BBMP Act a€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 ownerfbuilder 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 this 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 measures to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury 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 litis responsible for such damages in case of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing/ Housiba) Letter No. LD05LCT2011, dated: 31-08-2011
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.In any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"
Note
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory
3.Employment of child labour in the construction activities strictly prohibited
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCALE 1:250

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.16
		VERSION DATE: 22/01/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ0435UN 25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2368
Nature of Sanction: NEW		City Survey No.: 311
Location: RMZ-R		Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road		Locality / Street of the property: Panathur Village,Shiver Dale Main Road
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 216-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19775.00
Deduction for Net/Red Area		
Surrender Free of Cost		667.84
Total		667.84
NET AREA OF PLOT	(A-Deductions)	19107.16
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9110.00
Proposed Coverage Area (35.15 %)		5823.63
Achieved Net coverage area (35.15 %)		5823.63
Balance coverage area left (19.85 %)		3287.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		57327.48
Additional F.A.R within Ring I and II for analgamated plot ( )		0.00
Allowable TDR Area (60% of Plot) FAR ( )		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Permi. FAR (area) (3.00)		57327.48
Residential FAR (100.00%)		57327.52
Proposed FAR Area		55371.52
Achieved Net FAR Area (2.90)		55371.52
Balance FAR Area (0.01)		1955.96
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88922.20
Substructure Area Add in BUA & deduct LoR		0.00
Achieved BuiltUp Area		88922.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	90 - 225	1	-	1	264	-
	Total :						264	266

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	264	6477.00	266	6166.00
Visitor's Car Parking	45	1102.50	0	0.00
Total Car	309	7579.50	266	6166.00
Taxi/Private		550.00	0	0.00
Other Parking		-	-	19306.33
Total		8129.50		25472.33

FAR Allowed Claims

Block Name	Block Built-up Area	Deduction From Total Built-up Area (Sq.mt.)	Total Built-up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Total Built-up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Area Allowed in Ring I (Sq.mt.)	Area Allowed in Ring II (Sq.mt.)	Total Area after Claims (Sq.mt.)
					Deductions	Lift	Lift Machine	Stair	Substructure	Ramp	Parking	Void					
Total :	88922.20	0.00	88922.20	55371.52	10112.00	211.00	47.00	1216.00	0.00	0.00	0.00	0.00	88922.20	55371.52	0.00	0.00	55371.52

Block : ABC TOWER (APARTMENT)

Floor Name	Block Built-up Area	Deduction From Total Built-up Area (Sq.mt.)	Total Built-up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Total Built-up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Area Allowed in Ring I (Sq.mt.)	Area Allowed in Ring II (Sq.mt.)	Total Area after Claims (Sq.mt.)
		Common Area			Ret/Cmn	Lift	Lift Machine	Stair	Substructure	Ramp	Parking	Void/ Void					
Ground Floor	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Typical Floor (Residential Apartment)	1484.37	0.00	1484.37	1112.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1484.37	1112.00	0.00	0.00	0.00
Total :	35621.28	0.00	35621.28	26691.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35621.28	26691.52	0.00	0.00	0.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/s TRENDSQUARED REALTY LLP
Rep By its Designated Partner
RAJAGHANA REDDY
No.412 9th Main
HRBR 1st BLOCK,KALYAN NAGAR,
BENGALURU

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BCC/BL-3.6/E-221995-99
No.29, 2nd main road,
Tata Silk Farm,
Basavanagudi

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING
@ BBMP Katha No.2368,Municipal No.2368,Sy.No.311,
Panathur Village,Varthur Ward No.149,Bangalore

DRAWING TITLE : 3RD FLOOR PLAN
4TH FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

Assistant Director of Town Planning (Mahadevapura)	Deputy Director of Town Planning	Joint Director of Town Planning	Additional Director of Town Planning

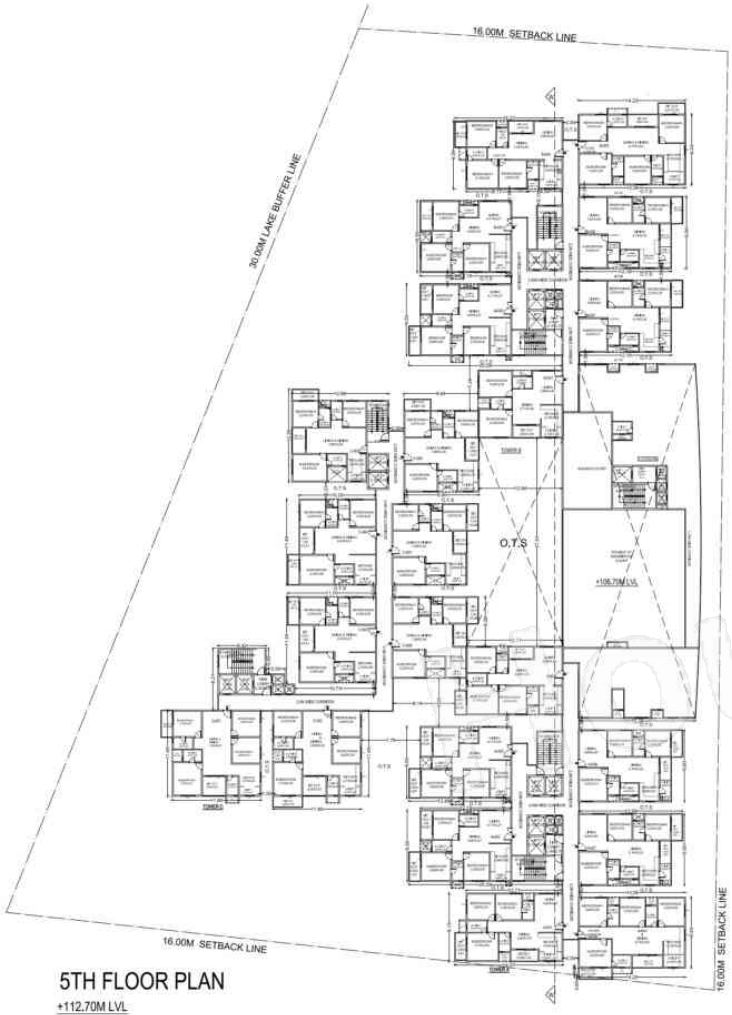
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Karnataka Janaadhar Date: 2024.02.09 15:07:12 IST
Project Title : PROPOSED RESIDENTIAL APARTMENT BUILDING
Place : BANGALORE
Name : TRENDSQUARED REALTY LLP
Purpose : Approval
Location : http://mutation.karbhoomi.in
Karnataka Janaadhar Authentication and Authorization Exchange Platform

NO - NORTH

ISO_A0_(841.00_x_1189.00_MM)

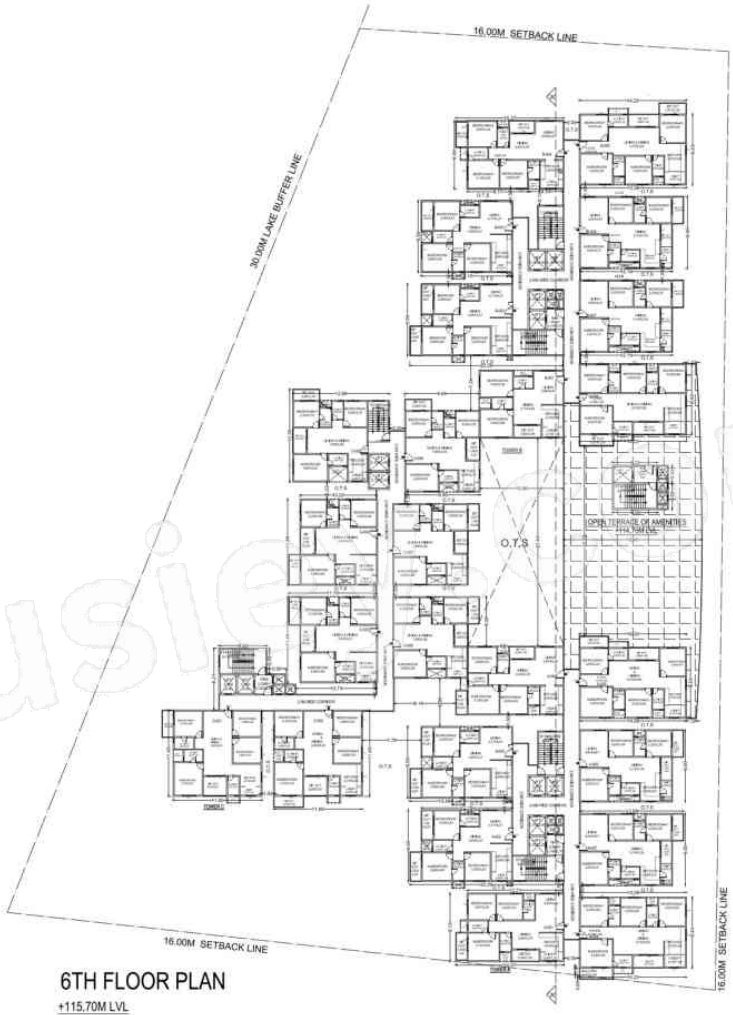
This is system generated report and does not require any signature
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



5TH FLOOR PLAN

+112.70M LVL

22 UNITS



6TH FLOOR PLAN

+115.70M LVL

24 UNITS

Approval Condition :

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

1.Sanction is accorded for the Residential Apartment Building With Ineseities. @ a BBMP Katha No.2368, Sy.NO.311, Panathur Village,Shiver Dak Main Road, Varthur Ward No.149 Bangalore.
a).Consist of 2Basement + 1Ground + 17 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.
2.20187.03 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 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 reinforced structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site,above 311 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary tools for running telephone cables, cistrons 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 / relevant incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from walling the setback area / open spaces and the compound/entry areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating fire distribution transformers & associated equipment as per K.E.R.C (Gulf.3) code leaving 3.0M wide from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 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 / section for cutting trees before the commencement of the work.
16.If any owner / builder commences the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority at 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 IX" IV (Bye-law No. 3.3) under sub section IV-E (iv to ix).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times 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(latest)and 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 IX (Bye-law.4F.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 elegant 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 7.00 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 dwelling / 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 no soil destabilization during the course of excavation for basements 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 environs 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 drill tests 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 Bye-law, 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 license.Before the expiry of two years, the Owner / Developer shall give intimation to BBMP Commencing 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 KSPCB specified in the CC letter No. SH/03/08/CB/2019-20, Dated. 31-05-2019 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) 2016.
38.If the Applicant / Owner decide building construction against the sanctioned plan the action will be initiated according to BBMP Act 187 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 ownerfbuilder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and subsidiary legal action will be initiated.
43.The applicant / Owner / Builder should register this 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 this 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 Houses) Letter No. LD05LET2011, dated: 31-08-2011
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 in 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.In any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"
Note
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory
3.Employment of child labour in the construction activities strictly prohibited
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCALE 1:250

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.16
	VERSION DATE: 22/01/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ0435UN 25	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2368
Nature of Sanction: NEW	City Survey No.: 311
Location: RMZ-R	Khata No. (As per Khata Extract): 2368
Building Line Specified as per Z.R. Sampige Road	Locality / Street of the property: Panathur Village,Shiver Dak Main Road
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 216-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	19775.00
Deduction for RoW/10 lines	
Surrender Free of Cost	867.84
Total	867.84
NET AREA OF PLOT (A-Deductions)	18331.65
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	9123.00
Proposed Coverage Area (38.75 %)	6853.63
Achieved Net coverage area (38.75 %)	6853.63
Balance coverage area left (39.87 %)	5862.28
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	67497.96
Additional F.A.R within Ring I and II for analgamated plot ( )	0.00
Allowable TDR Area (60% of Plot) FAR ( )	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	67497.96
Residential FAR (100.00%)	67497.96
Proposed FAR Area	65871.82
Achieved Net FAR Area (3.58)	65871.82
Balance FAR Area (0.01)	1626.14
BUILT UP AREA CHECK	
Proposed BuiltUp Area	88662.28
Substructure Area Add in BUA if plotted LoP	0.00
Achieved BuiltUp Area	88662.28

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :						394	394

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	9477.50	394	9166.25
Visitor's Car Parking	40	500.00	0	0.00
Total Car	434	9977.50	394	9166.25
Ramp/Waiver		500.00	0	0.00
Other Parking		-	-	19506.33
Total		10477.50		28672.57

FAR &Tenement Details

Block	No. of Same Bldg	Proposed Total Floor Area (Sq.mt.)	Total Exempted Area (Sq.mt.)	Total Exempted Area (Sq.ft.)	Deductions (Area in Sq.mt.)								Net Area (Sq.mt.)	Proposed Total FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Type	Tenement Nos	Total Area after Tenement (Sq.mt.)
					Stair Area	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Other						
Block A (ABC TOWER (APARTMENT))	1	65871.82	0.00	0.00	1010.22	31.08	47.16	0.00	0.00	0.00	0.00	0.00	64583.36	65871.82	64583.36	3BH	394	64583.36
Total :	1	65871.82	0.00	0.00	1010.22	31.08	47.16	0.00	0.00	0.00	0.00	0.00	64583.36	65871.82	64583.36	394	394	64583.36

Block :ABC TOWER (APARTMENT)

Floor Name	Block Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Total Deduction Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Total FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Type	Tenement Nos	Total Area after Tenement (Sq.mt.)
		Common				Stair Area	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Other					
Ground Floor	1004.37	0.00	1004.37	1010.22	0.00	5.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1004.37	1004.37	3BHK	1	1004.37
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	3018.74	31.13	3049.87	12156.57	10104.22	64.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11048.07	11048.07		11	11048.07
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Typical (Typical Floor)	1004.37	0.00	1004.37	10104.22	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70	3BHK	10	10043.70
Terrace Floor	1010.00	31.13	1042.13	1042.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
Total :	2014.37	31.13	2045.50	11146.35	10104.22	58.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10043.70	10043.70		10	10043.70
Total :	36259.12	559.35	36818.47	201012.37	181872.39	1053.00	47.16	0.00	0.00	0.00	0.00	0.00	0.00	180819.36	180819.36	3BHK	180	180819.36

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/s TRENDSQUARED REALTY LLP
Rep By its Designated Partner
RAJADHANI RESIDY
No.412 9th Main
HRBR 1st BLOCK,KALYAN NAGAR, BENGALURU

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BCC/BL-3.6/E-221995-99
No.28, 2nd main road,
Tata Silk Farm,
Basavanagudi

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Katha No.2368,Municipal No.2368,Sy.No.311, Panathur Village,Varthur Ward No.149,Bangalore

DRAWING TITLE : 5TH FLOOR PLAN, 6TH FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

Digitally signed by Manjunatha Reddy Date: 2024.02.05 17:11:11 IST	Assistant Director of Town Planning	Western Zone	BBMP

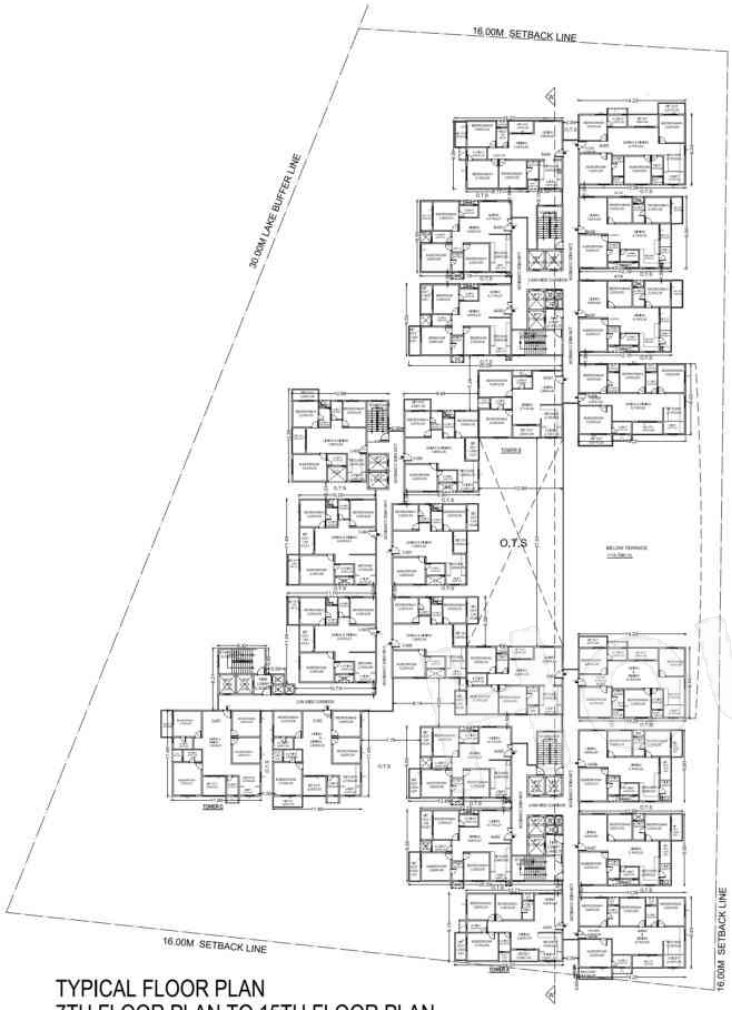
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Approved by Bruhat Bengaluru Mahanagara Palike
Date: 2024.02.05 17:11:11 IST
Reason: Approved
Place: Bruhat Bengaluru Mahanagara Palike
Digitally signed by Chief Town Planner
Bruhat Bengaluru Mahanagara Palike

HO – NORTH

ISO_A0_(841.00_x_1189.00_MM)

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/sensors, etc. We are not liable for any damages which may arise from use, or inability to use the Application.


16.00M SETBACK LINE
30.00M LANE BUFFER LINE
16.00M SETBACK LINE
16.00M SETBACK LINE
O.T.S
BELOW TERRACE (COVERED)
TOWER-B
TOWER-C
TOWER-D
TOWER-E
TOWER-F
TOWER-G
TOWER-H
TOWER-I
TOWER-J
LIVE ABOVE CORNER
SERVANT ROOM
SERVANT ROOM
LIVE ABOVE CORNER