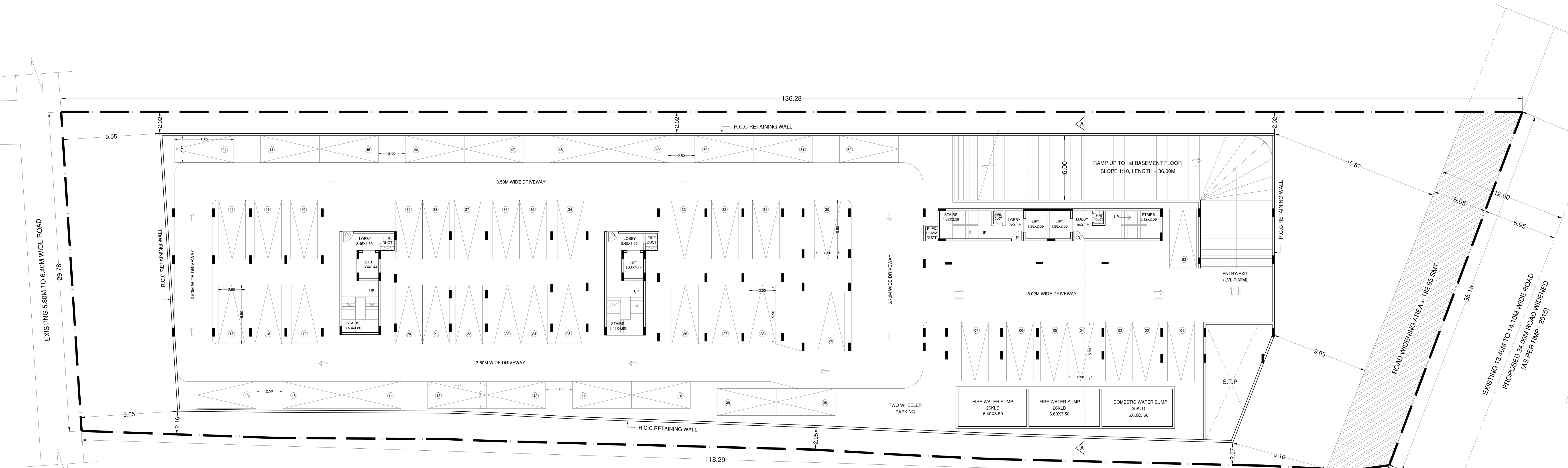
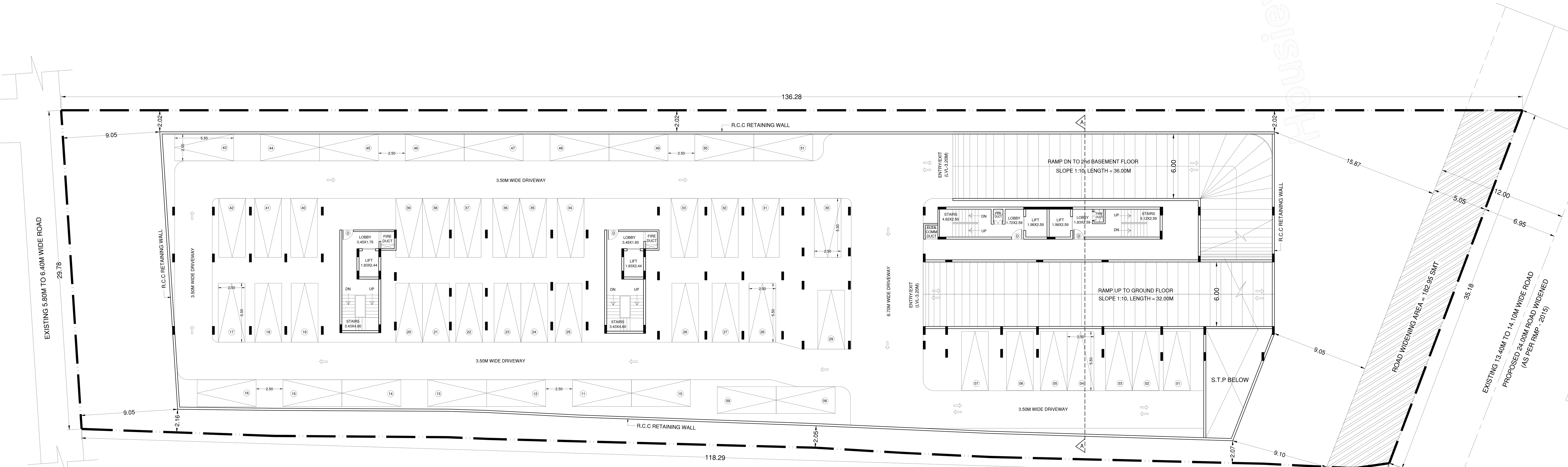



2nd BASEMENT FLOOR PLAN (LVL-6.80M)

(COMMON BASEMENT FOR BLOCK - A & B)

NO. OF CAR PARKING = 53 CARS

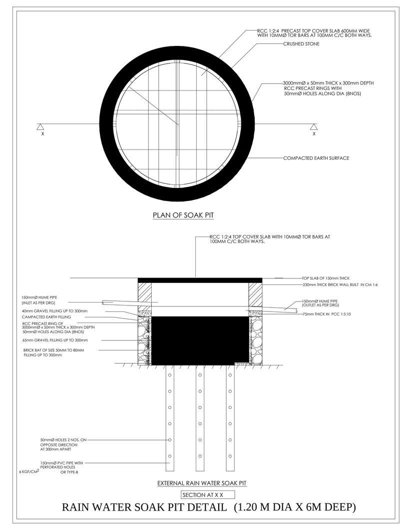



1st BASEMENT FLOOR PLAN (LVL-3.20M)

(COMMON BASEMENT FOR BLOCK - A & B)

NO. OF CAR PARKING = 51 CARS

Housiey.com



RAIN WATER SOAK PIT DETAIL (1.20 M DIA X 6M DEEP)

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D2 | 0.75 | 2.10 | 194 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D1 | 0.90 | 2.10 | 189 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | MD | 1.10 | 2.10 | 44 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D | 1.10 | 2.10 | 01 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | V | 1.00 | 1.00 | 162 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | W | 1.52 | 2.10 | 502 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| TYPICAL - 2- 7 FLOOR PLAN | 1.53 X 2.74 X 1 X 6 | 25.14 | 393.06 |
| | 1.52 X 3.05 X 2 X 6 | 55.68 | |
| | 1.52 X 2.74 X 1 X 6 | 25.08 | |
| | 1.52 X 4.32 X 1 X 6 | 39.48 | |
| | 0.59 X 2.44 X 1 X 6 | 8.64 | |
| | 0.32 X 4.27 X 1 X 6 | 8.28 | |
| | 1.52 X 2.44 X 3 X 6 | 66.96 | |
| | 1.37 X 5.46 X 1 X 6 | 44.94 | |
| | 1.52 X 2.54 X 1 X 6 | 23.22 | |
| | 1.52 X 4.42 X 1 X 6 | 40.38 | |
| | 1.52 X 6.05 X 1 X 6 | 55.26 | |
| Total | - | - | 393.06 |

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1480
, Puttenahalli village, Uttarahalli Hobli, Bangalore, Bangalore.
a).Consist of 2Basement + 1Ground + 7 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.5096.37 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for
the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common

facility areas, which shall be accessible to all the tenants and occupants.

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

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / 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 â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
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23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided
as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building
, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

4.t 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"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 1480, SY NO.4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK. (WARD NO. 187)

N

SCALE : 1:150

Color Notes

COLOR INDEX

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

| AREA STATEMENT (BBMP) | VERSION NO.: 1.0.12 | |
|---|---|---|
| | VERSION DATE: 09/12/2022 | |
| PROJECT DETAIL: | | |
| Authority: BBMP | Plot Use: Residential | |
| Project No: PRJ/0800/23-24 | Plot SubUse: Apartment | |
| Application Type: General | Land Use Zone: Residential (Mixed) | |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 1480 | |
| Nature of Sanction: NEW | City Survey No.: 4/A2 | |
| Location: RING-III | Khata No. (As per Khata Extract): 1480 | |
| Building Line Specified as per Z.R: NA | Locality / Street of the property: Puttenahalli village, Uttarahalli Hobli, Bangalore | |
| Zone: Bommanahalli | | |
| Ward: Ward-187 | | |
| Planning District: 321-Anjanapura | | |
| AREA DETAILS: | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 4069.24 |
| Deduction for NetPlot Area | | |
| Road Widening Area | | 182.96 |
| Total | | 182.96 |
| NET AREA OF PLOT | (A-Deductions) | 3886.28 |
| COVERAGE CHECK | | |
| Permissible Coverage area (65.00 %) | | 2526.08 |
| Proposed Coverage Area (32.22 %) | | 1252.07 |
| Achieved Net coverage area (32.22 %) | | 1252.07 |
| Balance coverage area left ( 32.78 % ) | | 1274.01 |
| FAR CHECK | | |
| Permissible F.A.R. as per zoning regulation 2015 ( 2.25 ) | | 9155.79 |
| Additional F.A.R within Ring I and II ( for amalgamated plot - ) | | 0.00 |
| Allowable TDR Area (60% of Perm.FAR ) | | 0.00 |
| Premium FAR for Plot within Impact Zone ( - ) | | 0.00 |
| Total Perm. FAR area ( 2.25 ) | | 9155.79 |
| Residential FAR (100.00% ) | | 9141.37 |
| Proposed FAR Area | | 9141.37 |
| Achieved Net FAR Area ( 2.25 ) | | 9141.37 |
| Balance FAR Area ( 0.00 ) | | 14.42 |
| BUILT UP AREA CHECK | | |
| Proposed BuiltUp Area | | 15946.04 |
| Substructure Area Add in BUA (Layout Lvl) | | 15.00 |
| Achieved BuiltUp Area | | 15961.04 |

Approval Date :

Block USE/SUBUSE Details

| Block Name | Block Use | Block SubUse | Block Structure | Block Land Use Category |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | Residential | Apartment | Highrise | R |

Required Parking(Table 7a)

| Block Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | Residential | Apartment | 50 - 225 | 1 | - | 1 | 44 | - |
| | Total : | | - | - | - | - | 44 | 105 |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---|---|---|---|---|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 44 | 605.00 | 105 | 1443.75 |
| Visitor's Car Parking | 5 | 68.75 | 0 | 0.00 |
| Total Car | 49 | 673.75 | 105 | 1443.75 |
| TwoWheeler | - | 68.75 | 0 | 0.00 |
| Other Parking | - | - | - | 3652.62 |
| Total | | 742.50 | | 5096.37 |

FAR &Tenement Details

| Block | No. of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions From Gross BUA(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Cutout | | StairCase | Lift | Lift Machine | Void | SubStructure | Ramp | Parking | Resi. | | | |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | 1 | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 45.63 |
| Grand Total: | 1 | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44.00 | 45.63 |

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

| Floor Name | Gross Builtup Area | Deductions From Gross BUA(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Parking | Resi. | | | |
| Terrace Floor | 125.44 | 0.00 | 125.44 | 106.26 | 0.00 | 19.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Seventh Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Sixth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Fifth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Fourth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Third Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Second Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| First Floor | 1249.63 | 17.42 | 1232.21 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1142.92 | 1142.92 | 06 | 0.00 |
| Ground Floor | 1261.73 | 9.66 | 1252.07 | 69.82 | 19.18 | 0.00 | 291.34 | 0.29 | 0.00 | 123.53 | 747.91 | 747.91 | 02 | 45.63 |
| Basement First Floor | 2782.47 | 7.44 | 2775.03 | 69.82 | 19.18 | 0.00 | 0.00 | 0.00 | 195.46 | 2490.57 | 0.00 | 0.00 | 00 | 0.00 |
| Basement Second Floor | 2782.47 | 7.44 | 2775.03 | 69.82 | 19.18 | 0.00 | 0.00 | 0.00 | 218.64 | 2467.39 | 0.00 | 0.00 | 00 | 0.00 |
| Total: | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 45.63 |
| Total Number of Same Blocks : | 1 | | | | | | | | | | | | | |
| Total: | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 46 |


OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S VAINAVI INFRASTRUCTURES REP BY PARTNERS PUNITH.R & RAJKUMAR.P GPA HOLDER FOR RAJATHY AMMAL & OTHERS
#540, 10th Main, 38th cross, Jayanagar, 5th Block, Bangalore

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


PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 1480, SY NO.4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK. (WARD NO. 187)

DRAWING TITLE :
2nd BASEMENT FLOOR PLAN & 1st BASEMENT FLOOR PLAN.

SHEET NO : 1

SANCTIONING AUTHORITY :

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

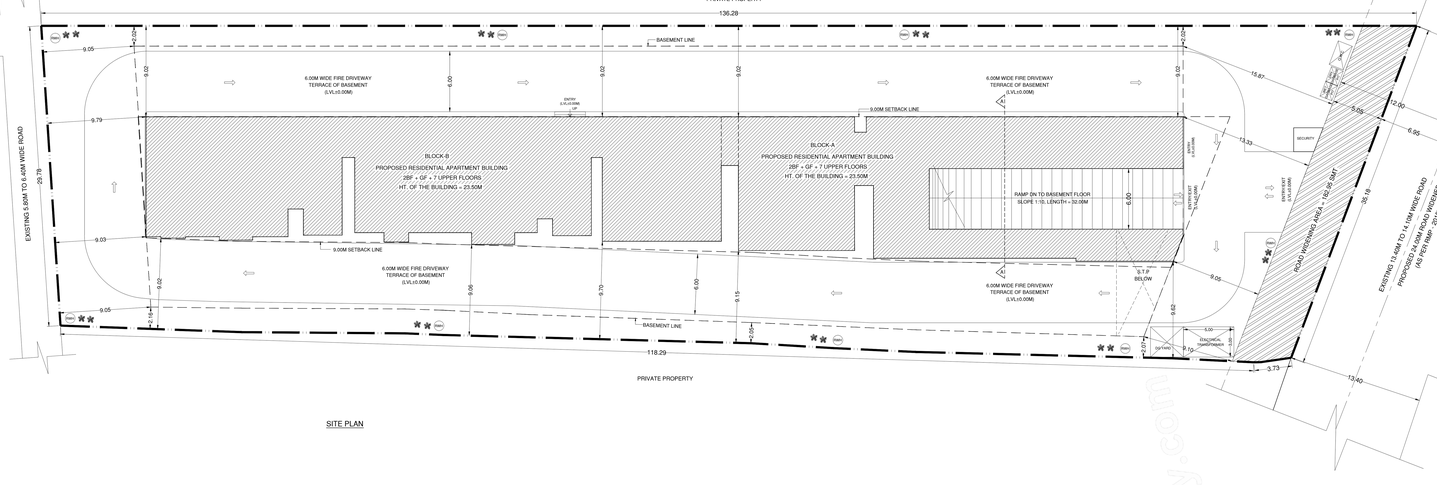
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

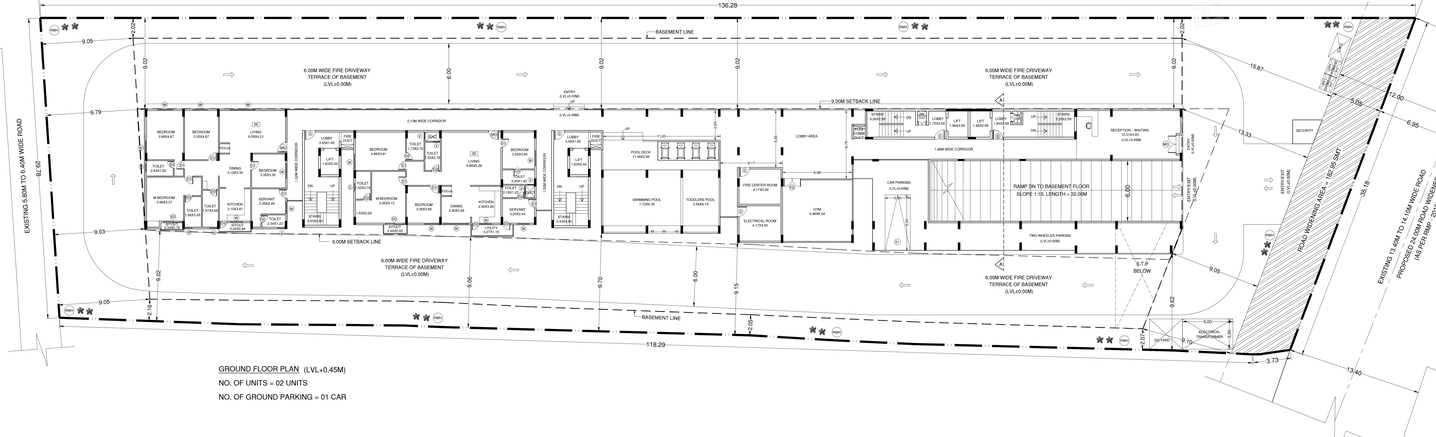
Digitally signed by GOVINDARAJU B G
Date: 16 Dec 2023 11:25:05
Project No.:PRJ/0800/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0008/23-24

UserDefinedMetric (900.00 x 1700.00MM)

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



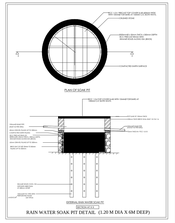

SITE PLAN




GROUND FLOOR PLAN (LVL=0.45M)

NO. OF UNITS = 02 UNITS

NO. OF GROUND PARKING = 01 CAR



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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock a€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KCEBC) 2018.
38.If the Applicant / Owner develops 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 Licence

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Howsekeep Hoodlee) Letter No. LD95/LET2013, dated: 01-04-2013 :

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

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

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

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D2 | 0.75 | 2.10 | 194 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D1 | 0.90 | 2.10 | 189 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | MD | 1.10 | 2.10 | 44 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D | 1.10 | 2.10 | 51 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | V | 1.00 | 1.00 | 162 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | W | 1.52 | 2.10 | 502 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| TYPICAL 2-7 FLOOR PLAN | 1.53 X 2.74 X 1 X 6 | 25.14 | 393.06 |
| | 1.52 X 3.05 X 2 X 6 | 55.68 | |
| | 1.52 X 2.74 X 1 X 6 | 25.08 | |
| | 1.52 X 6.32 X 1 X 6 | 57.67 | |
| | 0.99 X 2.44 X 1 X 6 | 14.47 | |
| | 0.32 X 4.27 X 1 X 6 | 8.19 | |
| | 1.52 X 2.44 X 3 X 6 | 66.96 | |
| | 1.37 X 3.46 X 1 X 6 | 44.94 | |
| | 1.52 X 2.54 X 1 X 6 | 23.22 | |
| | 1.52 X 4.42 X 1 X 6 | 40.38 | |
| | 1.52 X 0.55 X 1 X 6 | 5.03 | |
| Total | - | - | 393.06 |

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 1480, ST NO.4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 187)

SCALE : 1:150

Color Notes

COLOR INDEX

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

| | |
|---|---|
| AREA STATEMENT (BBMP) | VERSION NO.: 1.0.12 |
| | VERSION DATE: 09/12/2022 |
| PROJECT DETAIL | |
| Authority: BBMP | Plot Use: Residential |
| Project No.: PR/0000/23-24 | Plot Sub Use: Apartment |
| Application Type: General | Land Use Zone: Residential (Mixed) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 1480 |
| Nature of Sanction: NEW | City Survey No.: 4/A2 |
| Location: RMA(E | Khata No. (As per Khata Extract): 1480 |
| Building Line Specified as per Z.R: NA | Locality / Street of the property: Puttenahalli village, Uttarahalli Hobli, Bangalore |
| Zone: Bommanahalli | |
| Ward: Ward-187 | |
| Planning District: 321-Arjunapura | |
| AREA DETAILS | SQ.MT. |
| AREA OF PLOT (Minimum) (A) | 4093.24 |
| Deduction for NetPlot Area | |
| Road Widening Area | 182.95 |
| Total | 182.95 |
| NET AREA OF PLOT (A-Deductions) | 3910.29 |
| COVERAGE CHECK | |
| Permissible Coverage area (65.00 %) | 2539.68 |
| Proposed Coverage Area (32.22 %) | 1252.07 |
| Achieved Net coverage area (32.22 %) | 1252.07 |
| Balance coverage area left ( 32.78 % ) | 1274.51 |
| FAR CHECK | |
| Permissible F.A.R. as per zoning regulation 2015 ( 2.25 ) | 9155.79 |
| Additional F.A.R within Ring I and II ( for analapanded plot ) | 0.00 |
| Allowable TDR Area (50% of Perm.FAR ) | 0.00 |
| Premium FAR for Plot within Impact Zone (-) | 0.00 |
| Total Perm. FAR area ( 2.25 ) | 9155.79 |
| Residential FAR (100.00%) | 9141.27 |
| Proposed FAR Area | 9141.27 |
| Achieved Net FAR Area ( 2.23 ) | 9141.27 |
| Balance FAR Area ( 0.00 ) | 14.52 |
| BUILT UP AREA CHECK | |
| Proposed BuiltUp Area | 15946.04 |
| Substructure Area Add In BUA Layout Lvl. | 15.00 |
| Achieved BuiltUp Area | 15961.04 |

Approval Date :

Block USE/SUBUSE Details

| Block Name | Block Use | Block Sub Use | Block Structure | Block Land Use Category |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | Residential | Apartment | Highrise | R |

Required Parking(Table 7a)

| Block Name | Type | Sub Use | Area (Sq.mt.) | Units | | Car | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd.Cov | Reqd. | Prop. |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | Residential | Apartment | 50 - 225 | 1 | - | 1 | 44 | - |
| | Total : | - | - | - | - | - | 44 | 105 |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---|---|---|---|---|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 44 | 605.00 | 105 | 1443.75 |
| Visitor's Car Parking | 5 | 68.75 | 0 | 0.00 |
| Total Car | 49 | 673.75 | 105 | 1443.75 |
| Two/Wheeler | - | 68.75 | 0 | 0.00 |
| Other Parking | - | - | - | 3822.62 |
| Total | | 742.50 | - | 5266.37 |

FAR &Tenement Details

| Block | No. of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions From Gross Built(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area of other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Cutout | | StairCase | Lift | Lift Machine | Void | SubStructure | Ramp | Parking | Resi. | | | | |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | 1 | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 45.63 |
| Grand Total: | 1 | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44.00 | 45.63 |

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

| Floor Name | Gross Builtup Area | Deductions From Gross Built(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Parking | Resi. | | | | | |
| Terrace Floor | 125.44 | 0.00 | 125.44 | 108.26 | 0.00 | 19.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 00 | 0.00 | |
| Seventh Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 06 | 0.00 | |
| Sixth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 06 | 0.00 | |
| Fifth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 06 | 0.00 | |
| Fourth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 06 | 0.00 | |
| Third Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 06 | 0.00 | |
| Second Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 06 | 0.00 | |
| First Floor | 1349.63 | 17.42 | 1332.21 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1142.92 | 1142.92 | 06 | 06 | 0.00 | |
| Ground Floor | 1361.73 | 9.66 | 1352.07 | 69.82 | 19.18 | 0.00 | 291.34 | 0.29 | 0.00 | 123.53 | 747.91 | 747.91 | 02 | 02 | 45.63 | |
| Stilt Floor | 2782.47 | 7.44 | 2775.03 | 69.82 | 19.18 | 0.00 | 0.00 | 0.00 | 0.00 | 195.46 | 2490.57 | 0.00 | 00 | 00 | 0.00 | |
| Second Floor | 2782.47 | 7.44 | 2775.03 | 69.82 | 19.18 | 0.00 | 0.00 | 0.00 | 0.00 | 218.64 | 2467.39 | 0.00 | 00 | 00 | 0.00 | |
| Total : | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 44.00 | 45.63 | |
| Total Number of Same Blocks : | 1 | | | | | | | | | | | | | | | |
| Total: | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 46 | | |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S VAIBAVI INFRASTRUCTURES REP BY PARTNERS PUNITH.R & RAJKUMAR.P GPA HOLDER FOR RAJATHV AMMAL & OTHERS
#340, 13th Main, 38th cross, Jayanagar, 5th Block, Bangalore

ARCHITECT./ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070 T- 4-239/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 1480, ST NO.4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 187)

DRAWING TITLE :
SITE PLAN & GROUND FLOOR PLAN.

SHEET NO : 2

SANCTIONING AUTHORITY :

| ASSISTANT DIRECTOR OF TOWN PLANNING | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR |
|---|---|---|---|
| | | | |

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

NORTH

Digitally signed by GANESHAN NARAYANA
Date: 24 Mar 2023 12:29:03
Bangalore Mahanagara Palike
Designation : Bruhat Bangalore Mahanagara Palike
Description : Joint Director Town Planning
Location : Bangalore
Reason : BBMP/Approval Date:20-03-2023/PR/0000/23-24

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

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

UserDefinedMetric (900.00 x 1700.00MM)

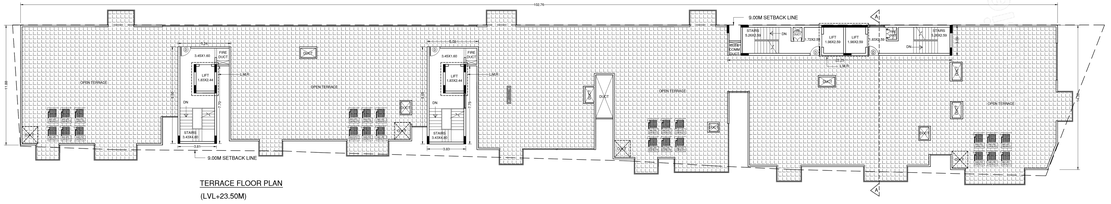
1st FLOOR PLAN (LVL+3.41M)

NO. OF UNITS = 06 UNITS

TYPICAL 2nd To 7th FLOOR PLAN

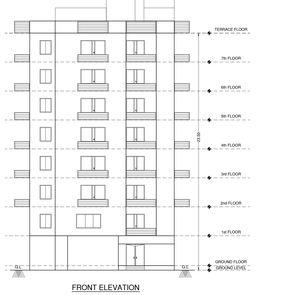
(LVL+6.28M) TO (LVL+20.63M)

NO. OF UNITS (06X6)= 36 UNITS

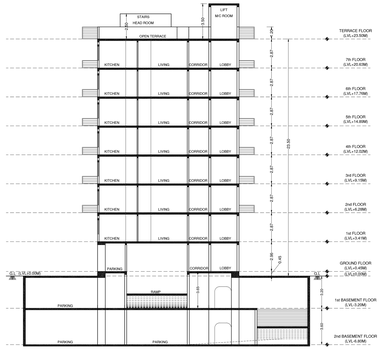


TERRACE FLOOR PLAN

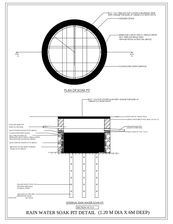
(LVL+23.50M)



FRONT ELEVATION



SECTION @ 'A-A'



RAIN WATER SOAK PIT DETAIL ( 1.20 M DIA X 6M DEEP)

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D2 | 0.75 | 2.10 | 194 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D1 | 0.90 | 2.10 | 189 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | MD | 1.10 | 2.10 | 44 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | D | 1.10 | 2.10 | 51 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | V | 1.00 | 1.00 | 162 |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | W | 1.52 | 2.10 | 502 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| TYPICAL 2-7 FLOOR PLAN | 1.52 X 2.74 X 1 X 6 | 25.14 | 393.06 |
| | 1.52 X 3.05 X 2 X 6 | 55.68 | |
| | 1.52 X 2.74 X 1 X 6 | 25.08 | |
| | 1.52 X 4.22 X 1 X 6 | 38.88 | |
| | 0.38 X 2.44 X 1 X 6 | 8.84 | |
| | 0.32 X 4.27 X 1 X 6 | 8.28 | |
| | 1.52 X 2.44 X 3 X 6 | 66.96 | |
| | 1.37 X 5.48 X 1 X 6 | 44.94 | |
| | 1.52 X 2.54 X 1 X 6 | 23.22 | |
| | 1.52 X 4.42 X 1 X 6 | 40.38 | |
| | 1.52 X 6.05 X 1 X 6 | 55.26 | |
| Total | | | 393.06 |

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1480
Puttenahalli village, Uttarahalli Hobli, Bangalore, Bangalore.
a) Consist of 2Basement + 1Ground + 7 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.5296.37 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained
6.for
the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unfavored incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common

facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&A 2) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in
& 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 –M " (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of
Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Byelaws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
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39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Howadaag Hoodike) Letter No. LD95/LET2013, dated: 01-04-2013 :

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

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

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

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 1480, SY NO.4/2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK. (WARD NO. 187)

SCALE : 1:150

Color Notes

COLOR INDEX

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

| | |
|---|---|
| AREA STATEMENT (BBMP) | VERSION NO.: 1.0.12 |
| | VERSION DATE: 09/12/2022 |
| PROJECT DETAIL | |
| Authority: BBMP | Plot Use: Residential |
| Project No.: PR/0000/23-24 | Plot SubUse: Apartment |
| Application Type: General | Land Use Zone: Residential (Mixed) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 1480 |
| Nature of Sanction: NEW | City Survey No.: 4/4/2 |
| Location: RMZone | Khata No. (As per Khata Extract): 1480 |
| Building Line Specified as per Z.R. No: | Locality / Street of the property: Puttenahalli village, Uttarahalli Hobli, Bangalore |
| Zone: Bommanahalli | |
| Ward: Ward-187 | |
| Planning District: 321-Arjunapura | |
| AREA DETAILS | SQ.MT. |
| AREA OF PLOT (Minimum) (A) | 4093.24 |
| Deduction for NetPlot Area | |
| Road Widening Area | 182.98 |
| Total | 182.98 |
| NET AREA OF PLOT (A-Deductions) | 3906.26 |
| COVERAGE CHECK | |
| Permissible Coverage area (65.00 %) | 2539.06 |
| Proposed Coverage Area (32.22 %) | 1252.07 |
| Achieved Net coverage area (32.22 %) | 1252.07 |
| Balance coverage area left ( 32.78 % ) | 1274.01 |
| FAR CHECK | |
| Permissible F.A.R. as per zoning regulation 2015 ( 2.25 ) | 9155.79 |
| Additional F.A.R within Ring I and II ( for analapartment (sv) ) | 0.00 |
| Allowable TDR Area (20% of Perm.FAR ) | 0.00 |
| Premium FAR for Plot within Impact Zone (-) | 0.00 |
| Total Perm. FAR area ( 2.25 ) | 9155.79 |
| Residential FAR (100.00%) | 9141.37 |
| Proposed FAR Area | 9141.37 |
| Achieved Net FAR Area ( 2.25 ) | 9141.37 |
| Balance FAR Area ( 0.00 ) | 14.42 |
| BUILT UP AREA CHECK | |
| Proposed BuiltUp Area | 10846.04 |
| SubStructure Area Add in BUA (Lanout L/4) | 15.00 |
| Achieved BuiltUp Area | 10861.04 |

Approval Date :

Block USE/SUBUSE Details

| Block Name | Block Use | Block SubUse | Block Structure | Block Land Use Category |
|---|---|---|---|---|
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | Residential | Apartment | Highrise | R |

Required Parking(Table 7a)

| Block Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd.Unit | Reqd. | Prop. |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | Residential | Apartment | 50 - 225 | 1 | - | 1 | 44 | - |
| | Total : | - | - | - | - | - | 44 | 105 |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---|---|---|---|---|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | - | 605.00 | 105 | 1443.75 |
| Visitor's Car Parking | 5 | 68.75 | 0 | 0.00 |
| Total Car | 49 | 673.75 | 105 | 1443.75 |
| Two/Wheeler | - | 68.75 | 0 | 0.00 |
| Other Parking | - | - | - | 3820.62 |
| Total | - | 742.50 | - | 5264.37 |

FAR &Tenement Details

| Block | No. of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions From Gross Built Up Area (Sq.mt.) | Net Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Cutout | | StairCase | Lift | Lift Machine | Void | SubStructure | Ramp | Parking | Resi. | | | |
| BLOCK A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING) | 1 | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 45.63 |
| Grand Total: | 1 | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44.00 | 45.63 |

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

| Floor Name | Gross Builtup Area | Deductions From Gross BUA(Area in Sq.mt.) | Net Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Parking | Resi. | | | | |
| Terrace Floor | 125.44 | 0.00 | 125.44 | 108.26 | 0.00 | 19.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Seventh Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Sixth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Fifth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Fourth Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Third Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| Second Floor | 1315.13 | 17.42 | 1297.71 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1208.42 | 1208.42 | 06 | 0.00 |
| First Floor | 1249.63 | 17.42 | 1232.21 | 69.82 | 19.18 | 0.00 | 0.00 | 0.29 | 0.00 | 0.00 | 1142.92 | 1142.92 | 06 | 0.00 |
| Ground Floor | 1361.73 | 9.66 | 1352.07 | 69.82 | 19.18 | 0.00 | 291.34 | 0.29 | 0.00 | 123.03 | 747.91 | 747.91 | 02 | 45.63 |
| Lower Basement First Floor | 2782.47 | 7.44 | 2775.03 | 69.82 | 19.18 | 0.00 | 0.00 | 0.00 | 414.10 | 2490.57 | 0.00 | 0.00 | 00 | 0.00 |
| Lower Basement Second Floor | 2782.47 | 7.44 | 2775.03 | 69.82 | 19.18 | 0.00 | 0.00 | 0.00 | 0.00 | 2158.84 | 2467.39 | 0.00 | 00 | 0.00 |
| Total: | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 45.63 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | | | |
| Total: | 16092.52 | 146.48 | 15946.04 | 804.46 | 191.80 | 19.18 | 291.34 | 2.32 | 414.10 | 5081.48 | 9141.35 | 9141.35 | 44 | 46 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S VAIBAVI INFRASTRUCTURES REP BY PARTNERS PUNITH R & RAJKUMAR P GPA HOLDER FOR RAJATHV AMMAL & OTHERS
#340, 10th Main, 38th cross, Jayanagar, 5th Block, Bangalore

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

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 1480, SY NO.4/2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK. (WARD NO. 187)

DRAWING TITLE :

1st TO 7th FLOOR PLAN, TERRACE FLOOR PLAN, ELEVATION & SECTION.

SHEET NO : 3

SANCTIONING AUTHORITY :

| SENIOR ARCHITECT/ ARCHITECT | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR |
|---|---|---|---|
| | | | |

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

NORTH

Digitally signed by GOVINDARAJ B M
Date: 24-Mar-2023 01:27:00
Place: Bangalore, Karnataka
Designation : Bruhat Bengaluru Mahanagara Palike
Department: Joint Director Town Planning
Organization:
Name: 9999PYKA5-29-DEDU-FU4SB8W5-C4

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

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

UserDefinedMetric (900.00 x 1700.00MM)