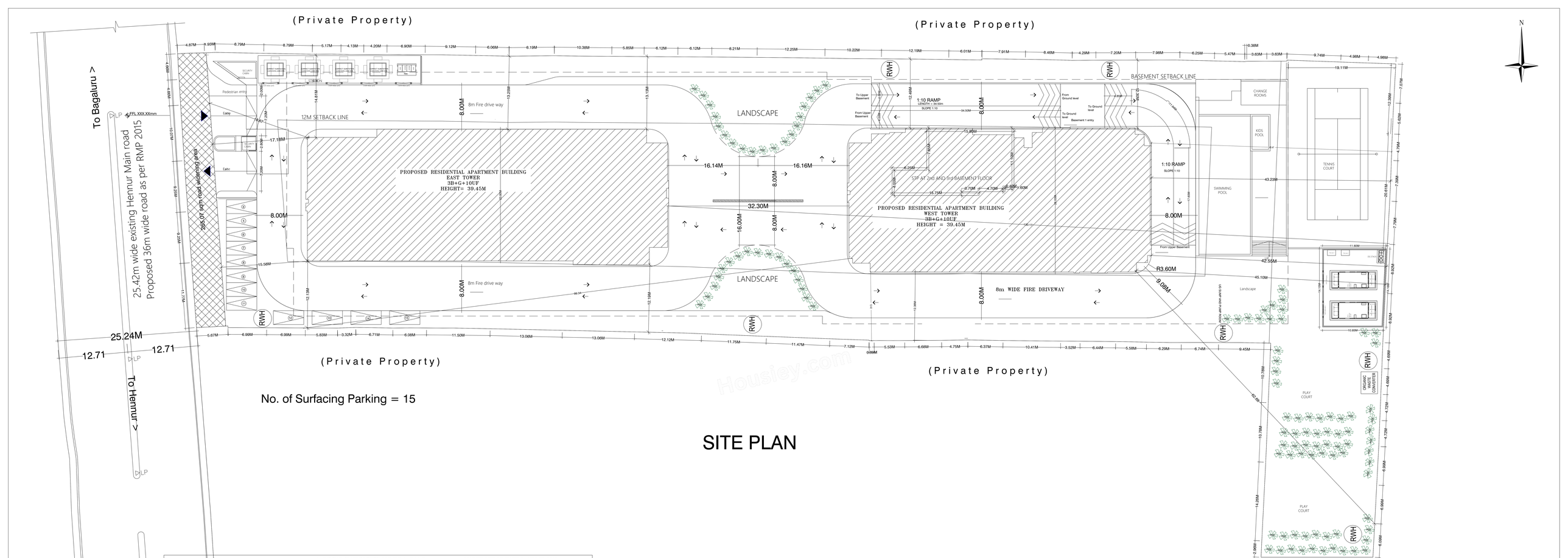


Approval Condition

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 Building plan at 675survey no 1621 1613 , Hennur Bagalura Main road, Bangalore.
2. Application of for :3Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 area reserved for car parking shall not be converted for any other purpose.
5. 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 for inspection.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sm.
7. 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.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage at a suitable location shall be provided.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. The applicant / builder is prohibited from selling the debris / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. norms in the layout. The space shall be made available free of cost.
14. The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye law.
15. 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.
16. If any owner / builder contravenes the provisions of Building Bye-laws at any stage after the commencement of the work, if any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities assigned to them in Rule 32, 33 & 34 of Building Rules 2003 vide GO No. KH.
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 Form-1.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws) of Building bye-laws 2003 and Persons with Disabilities Act 1995 shall be provided.
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 entrances 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 neighbors in the vicinity of construction and that the construction activities shall be restricted to the time between 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 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 owner / association of the high-rise building shall maintain good sanitation and safety to ensure fire and stabilization 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 neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Owner / Developer shall submit the Occupancy Certificate for commercial 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 (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 Owner / Developer shall abide by the instruction of BWSSB specified in the DO letter No.BWSSB/A/36/2019-20, Dated. 25/05/2019 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 Owner / Developer shall provide EV charging as 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, 2018 (KECBC).
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 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 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 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.
44. Rain water harvesting structures shall be provided as per the provisions stipulated in Building Bye-laws clause 32(a).
45. The permission is issued based on information submitted by the applicant. The Authority is not responsible for pending court cases in any court of law.
46. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housiadgi Hoodike) Letter No. LD/60/LET/2013, dated: 01.04.2013 :

1. Registration of Applicant / Builder / Owner / Contractor of 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 should be displayed on the Notice Board. Modification in the list should be made from time to time and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Approval Date :

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/210/2023-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 675survey no 1621 1613
Nature of Sanction: NEW	City Survey No.: 1621 1613
Location: RING-III	Khata No. (As per Khata Extract): 675survey no 1621 1613
Building Line Specified as per Z.R: NA	Locality / Street of the property: Hennur Bagalura Main road,

Zone: Mahadevapura	
Ward: Ward-150	
Planning District: 306-Tarlanenka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11727.67
Deduction for NetPlot Area	
Surrender Area of Cost	265.07
Total:	265.07
NET AREA OF PLOT	(A-Deductions) 11462.60
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5731.30
Proposed Coverage Area (34.98 %)	4782.16
Achieved Net coverage area (34.98 %)	4782.16
Balance coverage area left (15.02 %)	2951.11
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	35183.01
Additional F.A.R within Ring-I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	35183.01
Residential FAR (100.00%)	17271.12
Proposed FAR Area	17271.12
Achieved Net FAR Area (1.47)	17271.12
Balance FAR Area (1.53)	17911.89
BUILT UP AREA CHECK	
Proposed BuiltUp Area	45497.17
Substructure Area Add In BUA Layout (-#)	15.00
Achieved BuiltUp Area	45512.16

Block WEST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fire Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tower (No.)	Carpet Area after Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	65.58	0.00	65.58	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	920.36	47.85	872.71	74.48	24.30	0.00	65.16	0.00	0.00	0.00	708.77	708.77	02	0.00
Ninth Floor	1009.75	0.00	1009.75	76.15	24.30	0.00	103.92	0.00	0.00	0.00	855.80	855.80	06	0.00
Eighth Floor	1003.58	0.00	1003.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Seventh Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Sixth Floor	1003.58	0.00	1003.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Fifth Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Fourth Floor	1003.58	0.00	1003.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Third Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Second Floor	1003.58	0.00	1003.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
First Floor	1003.45	882.01	321.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	143.63
Ground Floor	1431.87	0.00	1431.87	39.60	24.30	0.00	231.97	0.68	0.00	471.40	603.92	603.92	00	668.35
Basement One Floor	1985.18	0.00	1985.18	115.90	48.60	0.00	0.00	0.00	415.05	7406.63	0.00	0.00	00	0.00
Basement Two Floor	1985.18	0.00	1985.18	115.90	48.60	0.00	0.00	0.00	286.38	7532.60	0.00	0.00	00	0.00
Basement Three Floor	1985.18	0.00	1985.18	115.90	48.60	0.00	0.00	0.00	134.40	7686.38	0.00	0.00	00	0.00
Total :	36077.26	929.86	35147.40	909.45	413.10	24.30	1264.26	0.68	837.53	23090.90	8602.39	8602.39	50	810.98
Total Number of Same Blocks	1													
Total:	36077.26	929.86	35147.40	909.45	413.10	24.30	1264.26	0.68	837.53	23090.90	8602.39	8602.39	50	810

Block EAST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fire Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tower (No.)	Carpet Area after Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Resi.			
Terrace Floor	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	872.69	84.97	787.72	75.85	24.30	0.00	08.90	0.00	0.00	627.53	627.53	00	0.00
Ninth Floor	1036.38	0.00	1036.38	78.96	24.30	0.00	86.37	0.00	0.00	846.75	846.75	04	0.00
Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	840.42	840.42	04	0.00
Seventh Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	134.97	0.00	0.00	850.78	850.78	04	0.00
Sixth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	840.42	840.42	04	0.00
Fifth Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	134.97	0.00	0.00	850.78	850.78	04	0.00
Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	840.42	840.42	04	0.00
Third Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	134.97	0.00	0.00	850.78	850.78	04	0.00
Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	840.42	840.42	04	0.00
First Floor	1302.15	939.08	366.07	43.92	24.30	0.00	146.76	0.00	0.00	152.59	152.59	00	181.43
Ground Floor	1869.07	0.00	1869.07	56.14	24.30	0.00	182.16	0.38	360.73	1065.46	1065.46	00	1098.69
Total :	13370.12	1025.05	11345.07	606.23	267.30	24.30	1231.98	0.38	360.73	8668.75	8668.75	32	1248.12
Total Number of Same Blocks	1												
Total:	13370.12	1025.05	11345.07	606.23	267.30	24.30	1231.98	0.38	360.73	8668.75	8668.75	32	1248

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2 KAMH FLOOR PLAN	1.65 X 3.30 X 1 X 4	20.68	42.56
	1.65 X 2.30 X 1 X 4	21.88	
TYPICAL-1 3.5&7 FLOOR PLAN	1.65 X 3.30 X 1 X 3	15.51	31.96
	1.65 X 2.30 X 1 X 3	16.47	
NINTH FLOOR PLAN	1.65 X 3.30 X 2 X 1	5.45	5.45
TENTH FLOOR PLAN	1.65 X 2.30 X 1 X 1	3.58	3.58
Total :	-	-	43.53

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	50 - 225	1	-	1	50	-
EAST (TOWER)	Residential	Apartment	50 - 225	1	-	1	35	-
			225.01 - 375	1	-	2	8	-
Total :				-	-	-	95	500

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	95	1162.50	500	6875.00
Visitor's Car Parking	5	123.75	0	0.00
Total Car	100	1286.25	500	6875.00
Taxi/Private	-	125.75	0	0.00
Other Parking	-	-	-	15469.50
Total :	-	1420.00	-	22391.50

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.00 X 1 X 1	3.99	3.99
Total :	-	-	3.99

FAR &Tenement Details

Block	No. of Same Blocks	Gross BuiltUp Area (Sq.mt.)	Deductions From BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fire Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tower (No.)	Carpet Area after Tenament
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WEST (TOWER)	1	36077.26	929.86	35147.40	909.45	413.10	24.30	1264.26	0.68	837.53	23090.90	8602.39	8602.39	50	810.98
EAST (TOWER)	1	13370.12	1025.05	11345.07	606.23	267.30	24.30	1231.98	0.38	360.73	0.00	8668.75	8668.75	32	1248.12
Grand Total :	2	49447.40	1954.91	46492.19	1515.68	680.40	48.60	2496.24	0.96	1198.26	23090.90	17271.14	17271.14	82.00	2063.40

SANCTIONING AUTHORITY :

Name	Designation	Jurisdiction	Signature

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 - 1

Digitally signed by Chief Town Planner Town Planning Bangalore North Chamber of Commerce Date: 2024.01.04 15:47:37 IST

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorised Signatory for M/s VDB Infra and Realty Pvt ltd., GPA holder for B.R.Srinivas S/o Late B.M Aramayappa @Ramaswamy and Pramodh Anand S/o Anand Rao P VDB Infra and Realty Pvt Ltd,MUNIRA, 100 feet Road, Indiranagar, 1st Stage, Indiranagar,Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDOVI.R.S, C-4,No.51, Champakadhama, 2nd Floor, 15th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144/2019-20

ALL DIMENSIONS ARE IN METERS

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 675/1621/1613, Survey no. 1621, 1613 Hennur Bagalura Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : SITE PLAN

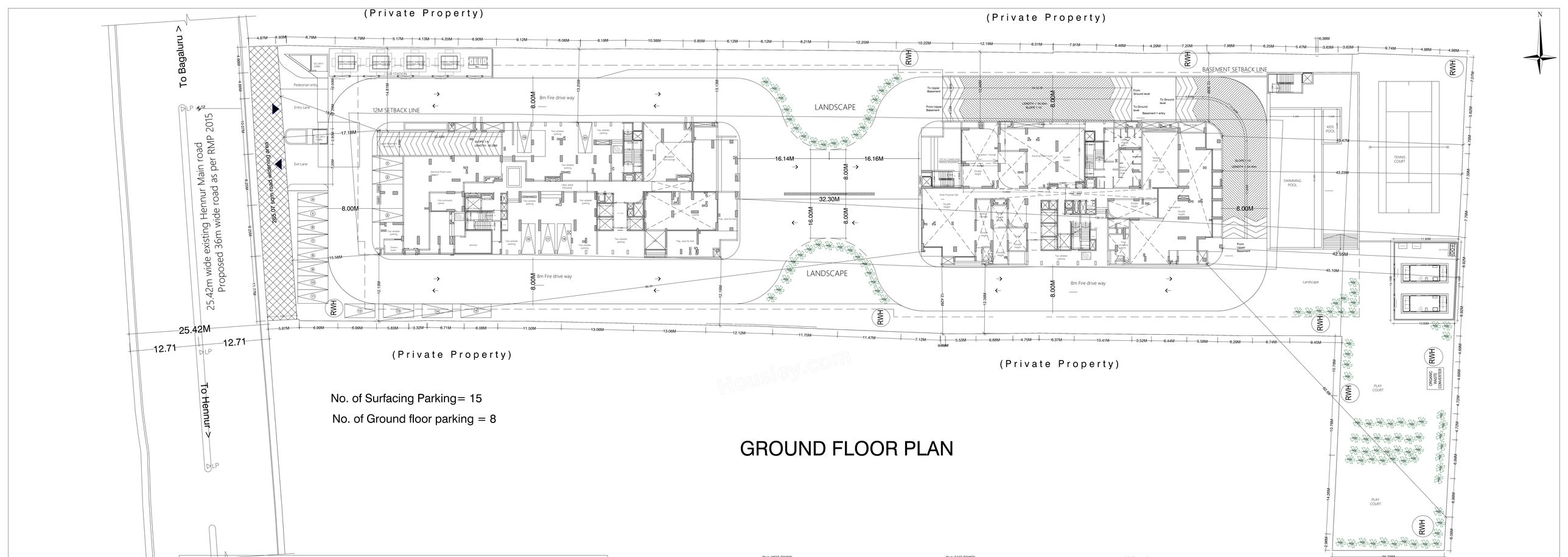
SCALE : 1:150

SHEET NO : 1

This 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 (1900.00 x 900.00MM)



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 Building plan at 870/survey no 16/21 1612, Hennur Bagaluru Main road, Bangalore.
2. Sanction is for 2Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22998.34 area reserved for car parking shall not be converted for any other purpose.
5. 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 for inspection.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm
7. 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 the completion shall apply for permission to occupy the building.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage at one place should be provided.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. 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.
12. The applicant / builder is prohibited from eating the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C regulations. The space shall be 7.5 M x 5.5 M and shall be in the ground floor.
14. 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.
15. 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.
16. The applicant shall plant at least one tree in the premises and shall ensure the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 32, 33 & 34 of Karnataka Town & Country Rules 1963.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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-laws.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the event of Seismic Zone-V being upgraded to Seismic Zone-IV, adopting Seismic factor as per IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule III (Bye laws) of Building bye-laws 2003 and National Building Code should be provided.
26. 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.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall be restricted between 6.00 AM and shall not resume the work earlier than7.00 AM to avoid hindrance during late hours and rest / morning hours.
28. 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).
29. The applicant shall ensure that the building is designed with adequate structural stability and safety to ensure for soil stabilization during the course of excavation for basements with adequate design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29 Two-wheeler parking shall be provided as per the building bye-law.
30 The Owner / Association of the high-rise building shall conduct two mock 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 Owner / Developer shall ensure that excavation 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.
34 The Applicant / Owner / Developer shall obtain NOC from BWSSB for actual 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 submit the Soil Investigation report to the BBMP at the time of application for Occupancy certificate.
37 The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38 The Applicant / Owner / Developer while building construction against the sanctioned plan the action will be initiated according to KUDBMP 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 The applicant / Owner / Architect should abide by the conditions stipulated in the NOC issued by the Karnataka Fire & Emergency Services vide Lr.No. KSFES/NOC/BBMP/1612/2019-20, Dated:
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 Applicant / Owner / Builder should obtain all other clearances required 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 the persons working in the premises during the construction.
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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housedog Hoodike) Letter No. LD/BNS/27/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the commencement of the work. The provisions of the Act 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 for.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Housiey.com

No. of Surfacing Parking= 15

No. of Ground floor parking = 8

GROUND FLOOR PLAN

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No./PID/19/0323-234	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 870/survey no 16/21 1612
Nature of Sanction: NEW	City Survey No.: 16/21 1612
Location: RING-III	Khata No. (As per Khata Extract): 870/survey no 16/21 1612
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagaluru Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 309-Yamalooru	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11123.67
Deduction for NetPot Area	
Surrender Area of Civic	262.07
Total:	262.07
NET AREA OF PLOT	(A-Deductions) 11442.66
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5721.30
Proposed Coverage Area (24.58 %)	2760.35
Achieved Net coverage area (24.58 %)	2760.19
Balance coverage area left (25.42 %)	2811.11
FAR CHECK	
Permissible F.A.R as per zoning regulation 2015 (3.00)	34183.01
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	34183.01
Residential FAR (100.00%)	17271.13
Proposed FAR Area	17271.13
Achieved Net FAR Area (1.47)	17271.13
Balance FAR Area (1.53)	17911.88
BUILT UP AREA CHECK	
Proposed BuiltUp Area	46497.17
Deduction for Area Under Staircase of Same Blocks	15.00
Achieved BuildUp Area	46512.19

Block: WEST (TOWER)														
Floor Name	Gross Buildup Area (Sq.mt.)	Deductions From Gross Built(Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	65.00	0.00		65.00	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ground Floor	905.36	47.65		873.71	74.48	24.30	0.00	45.16	0.00	0.00	0.00	708.77	708.77	03	0.00
First Floor	1008.75	0.00		1008.75	76.15	24.30	0.00	103.90	0.00	0.00	0.00	850.80	855.80	06	0.00
Second Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Third Floor	1075.47	0.00		1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Fourth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Fifth Floor	1075.47	0.00		1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Sixth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Seventh Floor	1075.47	0.00		1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Eighth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Ninth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Tenth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Stair Cabin Floor	1353.40	882.01		321.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	145.93
Basement Floor	1431.97	0.00		1431.97	39.85	24.30	0.00	231.87	0.00	0.00	0.00	471.40	463.92	00	695.35
Basement Floor	7985.19	0.00		7985.19	110.90	48.60	0.00	0.00	0.00	0.00	478.00	7405.63	0.00	00	0.00
Basement Floor	7985.19	0.00		7985.19	110.90	48.60	0.00	0.00	0.00	0.00	288.68	7532.83	0.00	00	0.00
Basement Floor	7985.19	0.00		7985.19	110.90	48.60	0.00	0.00	0.00	0.00	134.46	7686.39	0.00	00	0.00
Total:	36017.25	929.66		35147.60	809.45	413.10	24.30	1264.26	0.00	0.00	837.53	23269.80	8602.39	55	815.28
Total Number of Same Blocks	1													
Total:	36017.25	929.66		35147.60	809.45	413.10	24.30	1264.26	0.00	0.00	837.53	23269.80	8602.39	55	815.28

Block: EAST (TOWER)														
Floor Name	Gross Buildup Area (Sq.mt.)	Deductions From Gross Built(Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Resi.			
Terrace Floor	68.22	0.00		68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ground Floor	872.96	84.97		787.99	75.89	24.30	0.00	59.90	0.00	0.00	627.93	627.93	00	0.00
First Floor	1036.38	0.00		1036.38	76.96	24.30	0.00	99.37	0.00	0.00	846.75	846.75	04	0.00
Second Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Third Floor	1033.97	0.00		1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.78	860.78	04	0.00
Fourth Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Fifth Floor	1033.97	0.00		1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.78	860.78	04	0.00
Sixth Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Seventh Floor	1033.97	0.00		1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.78	860.78	04	0.00
Eighth Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Ninth Floor	1033.97	0.00		1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.78	860.78	04	0.00
Tenth Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Stair Cabin Floor	1302.15	935.58		366.57	43.92	24.30	0.00	146.76	0.00	0.00	152.59	152.59	00	161.43
Basement Floor	1869.97	0.00		1869.97	56.14	24.30	0.00	162.16	0.28	660.73	660.73	1065.46	1065.46	05	1396.69
Total:	12255.12	1020.55		11549.57	606.23	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248.12
Total Number of Same Blocks	1													
Total:	12255.12	1020.55		11549.57	606.23	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8FLOOR PLAN	1.65 X 0.30 X 1 0 4	20.68	42.96
	1.45 X 0.30 X 1 0 4	21.88	
TYPICAL-3,5&7FLOOR PLAN	1.65 X 0.30 X 1 0 3	19.51	31.98
	1.45 X 0.30 X 1 0 3	18.47	
NINTH FLOOR PLAN	1.45 X 0.30 X 1 0 1	5.49	5.49
TENTH FLOOR PLANS	1.45 X 0.30 X 1 0 1	5.38	5.38
Total:			85.80

FAR &Tenement Details														
Block	No. of Same Blocks	Gross Buildup Area (Sq.mt.)	Deductions From Gross Built(Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Resi.			
WEST (TOWER)	1	36017.25	929.66		35147.60	809.45	413.10	24.30	1264.26	0.68	837.53	23269.80	8602.39	55	815.28
EAST (TOWER)	1	12255.12	1020.55		11549.57	606.23	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248.12
Total :	2	48447.40	1950.21	46497.19		1415.68	680.40	48.60	2466.24	0.96	1498.26	31938.55	17271.14	17271.14	62.00	2063.40

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
			Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	50 - 225	1	-	1	92
			50 - 225	1	-	1	28
EAST (TOWER)	Residential	Apartment	225 - 300	1	-	2	8
			375	1	-	2	8
Total :			-	-	-	181	300

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	181	4527.50	320	8075.00
Visitor's Car Parking	9	123.75	9	0.00
Total Car	90	1289.25	320	8075.00
Ramp Area	-	123.75	0	0.00
Other Parking	-	-	-	1438.00
Total :		1438.00		2301.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.60 X 1 4 1	3.98	3.98
Total :			3.98

OWNER // GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorized Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder by B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P \#258 Infra and Realty Pvt Ltd,NO.1, 100 feet Road, Indiranagar, 1st Stage, Indiranagar, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDIKAL G.4 No.51, Champakadhama, 2nd Floor, 15th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144/2019-20

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 870/16/21/16/12, survey no. 16/21, 1612 Hennur Bagaluru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY:

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR OF TOWN PLANNING
(VALIDATION)	(APPROVAL)	(VALIDATION)	(APPROVAL)

ALL DIMENSIONS ARE IN METERS

SCALE : 1:150

NO - NORTH

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.

This is a 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.

Digitally signed by Prashanth Kumar Reddy Bommireddy
Date: 2024.01.04 17:44:22 IST
Reason: Approved
Location: Bengaluru

UserDefinedMetric (1900.00 x 900.00MM)

(Private Property)

(Private Property)

(Private Property)

(Private Property)

(Private Property)

To Bagaluru >

< To Hennur

25.42m wide existing Hennur Main road
Proposed 36m wide road as per RMP 2015

365.0m sqm road widening area

12M SETBACK LINE

6M WIDE DRIVE WAY

5M WIDE DRIVE WAY

7M WIDE DRIVE WAY

RAMP 1:10 LENGTH - 30.00m

1:10 RAMP

From Middle Basement

From Ground

To Ground

To Middle Basement

Upper Basement entry

Electrical room

Comm. Room

Fire water sump -01

Fire pump room

Fire water sump -02

Fire water sump -03

FHE pump room

Raw water sump

Domestic water sump

DN

UP

THO WHEELER PARKING

Two wheeler parking.

EXHAUST FAN 1.5m HEIGHT FROM FLOOR LEVEL

25.42M

12.71

12.71

No. of Parking = 141

1ST BASEMENT FLOOR PLAN

Housiey.com

Applicant's Undertaking

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 675duriyara no 1621 161\2 , Hennur Bagaluru Main road, Bangalore.
2. Sanction is accorded for 3Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 area reserved for car parking shall not be converted for any other purpose.
5. 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.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
7. 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.
8. Necessary ducts for running telephone cables, cubicles of ground level for postal services & space for dumping garbage at each floor should be provided.
9. The applicant shall conduct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. 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.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C regulations. The space shall be made available before occupancy.
14. The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per bye-law.
15. 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.
16. The applicant shall inform the Bruhat Bangalore Mahanagara Palike, about the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 32, 33 & 34 of the Karnataka Town & Country Rules 2004.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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-laws.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the latest revised seismic code of India IS 1893-2002 by considering proper soil test bearing Nc 10 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws) of Building bye-laws 2003 and Persons with Disabilities Act 1995 should be provided.
26. 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 staircase only.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities are restricted to the time between 6.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28. 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).
29. The applicant shall obtain NOC from the Fire Department for fire and structural stability and safety to ensure fire and installation 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 neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30 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 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 undertake 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 building licence for the commercial / public 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 (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. 08.08.2019 regarding water supply & sewerage facilities.
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 submit the revised plan for the balance work, if any, before the commencement of the work.
37. 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.
38. The applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
39. The Applicant / Owner / Developer during 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. The Applicant / Owner / Developer shall submit the Soil Investigation report as per Rule 32 of KTCP Act, Standards making the building resistant to earthquake.
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 sanction is accorded for the Residential Building plan as mentioned by the applicant. The authority is not responsible for spending 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 adjacent properties during the course of excavation.
47.Due to non-completion 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.

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.

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

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15
	VERSION DATE: 18/12/2023
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PR/21/03/223-24	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 675duriyara no 1621 161\2
Nature of Sanction: NEW	City Survey No.: 1621 161\2
Location: RING-III	Khata No. (As per Khata Extract): 675duriyara no 1621 161\2
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagaluru Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 309-Tamarandla	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 1122.67
Deduction for NetPlot Area	
Surrender Free of Cost	280.67
Total:	280.67
NET AREA OF PLOT	(A-Deductions) 1140.60
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5751.30
Proposed Coverage Area (37.56 %)	2792.18
Achieved Net coverage area (34.58 %)	2570.11
Balance coverage area left (15.42 %)	2911.11
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	30160.27
Additional F.A.R within Ring I and II for amalgamated plot - (	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.50)	30160.27
Residential FAR (100.00%)	17271.13
Proposed FAR Area	17271.13
Achieved Net FAR Area (1.47)	17271.13
Balance FAR Area (1.03)	17911.88
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	48497.17
Achieved BuiltUp Area	19.08
Achieved BuiltUp Area	48512.18

Block :WEST (TOWER)

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.)	Tenant Area (Sq.mt.)	Carpet Area other than Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	65.58	0.00	65.58	41.28	3.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Typical Tank Floor	620.36	47.60	572.71	74.48	24.30	0.00	65.16	0.00	0.00	0.00	708.77	134.17	02	0.00	
Club Floor	1059.75	0.00	1059.75	76.15	24.30	0.00	103.52	0.00	0.00	0.00	855.80	855.80	06	0.00	
Typical Eighth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.52	0.00	0.00	0.00	884.68	884.68	06	0.00	
Typical Seventh Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00	
Typical Sixth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.52	0.00	0.00	0.00	884.68	884.68	06	0.00	
Typical Fifth Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00	
Typical Fourth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.52	0.00	0.00	0.00	884.68	884.68	06	0.00	
Typical Third Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00	
Typical Second Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.52	0.00	0.00	0.00	884.68	884.68	06	0.00	
First Floor	1233.45	862.01	371.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	145.83	
Ground Floor	1431.97	0.00	1431.97	39.60	24.30	0.00	231.97	0.00	0.00	671.40	952.50	952.50	00	999.00	
Upper Basement First Floor	7985.18	0.00	7985.18	115.90	48.60	0.00	0.00	0.00	415.08	1605.63	0.00	0.00	00	0.00	
Upper Basement Second Floor	7985.18	0.00	7985.18	115.90	48.60	0.00	0.00	0.00	396.58	7532.60	0.00	0.00	00	0.00	
Upper Basement Third Floor	7985.18	0.00	7985.18	115.90	48.60	0.00	0.00	0.00	134.40	7886.29	0.00	0.00	00	0.00	
Total:	39377.26	909.61	38467.65	909.45	413.10	24.30	1264.26	0.00	837.32	22956.90	8602.39	8602.39	50	815.26	
Total Number of Same Blocks	1														
Total:	39377.26	909.61	38467.65	909.45	413.10	24.30	1264.26	0.00	837.32	22956.90	8602.39	8602.39	50	815.26	

Block :EAST (TOWER)

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.)	Tenant Area (Sq.mt.)	Carpet Area other than Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Resi.				
Terrace Floor	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00			
Typical Tank Floor	872.95	84.97	787.98	75.85	24.30	0.00	09.90	0.00	0.00	627.93	627.93	00	0.00		
Club Floor	1036.38	0.00	1036.38	78.96	24.30	0.00	06.37	0.00	0.00	846.75	846.75	04	0.00		
Typical Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	840.42	840.42	04	0.00		
Typical Seventh Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00		
Typical Sixth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	840.42	840.42	04	0.00		
Typical Fifth Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00		
Typical Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	840.42	840.42	04	0.00		
Typical Third Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00		
Typical Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	840.42	840.42	04	0.00		
First Floor	1302.15	656.08	366.07	43.92	24.30	0.00	116.76	0.00	0.00	142.39	142.39	00	161.43		
Ground Floor	1889.07	0.00	1889.07	56.14	24.30	0.00	182.16	0.00	0.00	1005.40	1005.40	00	1096.69		
Upper Basement First Floor	13379.12	1020.00	11349.07	898.23	267.30	24.30	1221.98	0.00	0.00	8668.75	8668.75	32	1246.12		
Total Number of Same Blocks	1														
Total:	13379.12	1020.00	11349.07	898.23	267.30	24.30	1221.98	0.00	0.00	8668.75	8668.75	32	1246		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 2,4,6&8 FLOOR PLAN	1.60 X 0.30 X 1 X 4	20.68	42.56
	1.40 X 0.30 X 1 X 4	21.88	
TYPICAL 3,5&7 FLOOR PLAN	1.60 X 0.30 X 1 X 3	15.51	31.98
	1.40 X 0.30 X 1 X 3	16.47	
NINTH FLOOR PLAN	1.60 X 0.30 X 1 X 1	5.49	9.49
	1.40 X 0.30 X 1 X 1	4.00	
TENTH FLOOR PLAN	1.40 X 0.30 X 1 X 1	5.58	5.58
Total:	-	-	43.05

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tenant Area (Sq.mt.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Resi.			
WEST (TOWER)	1	909.45	38477.26	909.45	413.10	24.30	1264.26	0.00	837.32	22956.90	8602.39	8602.39	50
EAST (TOWER)	1	1370.13	1020.00	1149.57	898.23	267.30	24.30	1221.98	0.00	8668.75	8668.75	32	1246
Total:	2	48447.40	1950.21	48497.17	1015.68	680.40	48.60	2486.24	0.00	1256.28	31626.90	17271.14	17271.14

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Unit		Car		
					Prop.	Reqd./Unit	Reqd.	Prop.	
WEST (TOWER)	Residential	Apartment	50 - 225	1	-	1	50	-	
EAST (TOWER)	Residential	Apartment	50 - 225 / 225-300	1	-	1	28	-	
			>375	1	-	2	8	-	
Total:	-	-	-	-	-	-	86	900	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	86	1721.72	900	5875.00
Visitor's Car Parking	9	123.75	0	0.00
Total Car	95	1329.25	900	5875.00
Bike	-	123.75	0	0.00
Other Parking	-	-	141	1410.00
Total:	-	1439.00	-	2285.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.60 X 1 X 1	3.98	3.98
Total:	-	-	3.98

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorised Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder for B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P VDB Infra and Realty Pvt Ltd,NO.A, 100 feet Road, Indiranagar, 1st Stage, Indiranagar,Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDAVELI, G 4 No.51, Champakadhama, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCCL/BL-1144/Prof/15-22

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 675/1621/161/2, survey no.1621, 161/2, Hennur Bagaluru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : 1ST BASEMENT FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY:

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR OF TOWN PLANNING
(Name & Signature)	(Name & Signature)	(Name & Signature)	(Name & Signature)

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

ALL DIMENSIONS ARE IN METERS

SCALE : 1:150

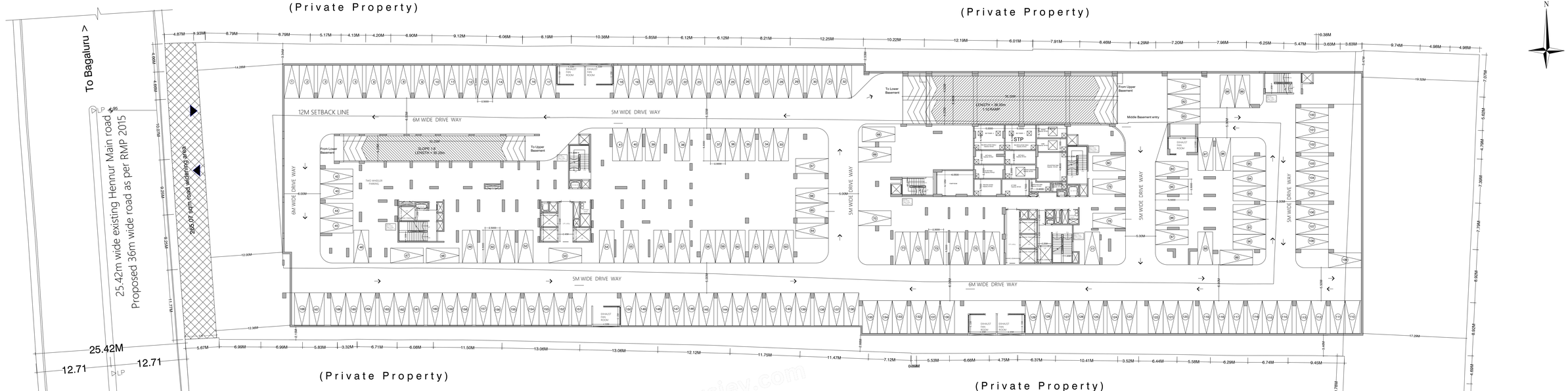
HO - NORTH

Digitally signed by Director General and Inspector General of Registration Date: 2024.03.19 15:47:17 IST Reason: SIGNED Location: BANGALORE

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 (1900.00 x 900.00MM)



Housiey.com

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 Building plan at 870/survey no 162/1 1612/2 , Hennur Bagaluru Main road, Bangalore.
2. Sanction is accorded for 2Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22998.34 area reserved for car parking shall not be converted for any other purpose.
5. 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 for inspection.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
7. 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 the completion shall apply for permission to occupy the building.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage shall be provided in the building.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. 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.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C regulations 2006 & 2014 & 2021 amendments, if required in the future.
14. 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.
15. 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.
16. The applicant shall plant at least one tree in the premises and shall ensure the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 32, 33 & 34 of Karnataka Town & Country Rules 1963.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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-laws.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the latest revised seismic zone-wise coefficient (Clause 4.2.3) of IS 1893 (Part 1) 2002 and as per Karnataka Building Bye-laws, Standards making the building resistant to earthquake.
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule III (Bye laws) of Building bye-laws 2003 and Persons with disabilities Act 1995 should be provided.
26. 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.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall be restricted between 6.00 AM and 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and night, morning hours.
28. 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).
29. The applicant shall obtain NOC from the Fire Department for fire and safety precautionary measures.
30. The Owner / Association of the high-rise building shall conduct two mock drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards. Fire station building
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 rule involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Owner / Developer shall ensure that the work 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 (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.
34. The Applicant / Owner / Developer shall obtain clearance from the Labour Department before commencing the 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 submit the revised plan for the balance FAR area, if any, before the commencement of the work.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ECBC) 2018.
38. The Applicant / Owner / Architect shall develop building construction against the sanctioned plan the action will be initiated according to KUBBMP 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. The Applicant / Owner / Developer shall abide by the conditions stipulated in the NOC issued by the Karnataka Fire & Emergency Services Department vide Lr. No. .
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 Applicant / Owner / Builder should strictly adhere to the undertaking given by the applicant. The 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 workers employed in the construction activities of the project.
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.

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.

Special Condition as per Labour Department Government of Karnataka vide ADDENDUM (Housebag Hoodike) Letter No. LD/BNS/ET/207/3, dated: 01-04-2017.
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment is mandatory as per the provisions of BOCW Act 1996 and the establishment shall not be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No./PID:PID3233-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 870/survey no 162/1 1612/2
Nature of Sanction: NEW	City Survey No.: 162/1 1612
Location: RING-III	Khata No. (As per Khata Extract): 870/survey no 162/1 1612
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagaluru Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 300-Yamalooru	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11727.67
Deduction for NetPAA Area	
Sanctioned Free of Cost	293.07
Total :	293.07
NET AREA OF PLOT	(A-Deductions) 11462.60
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5731.30
Proposed Coverage Area (24.58 %)	2792.19
Achieved Net coverage area (24.58 %)	2792.19
Balance coverage area left (0.00 %)	2939.11
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	35182.01
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	35182.01
Residential FAR (100.00%)	17251.13
Proposed FAR Area	17251.13
Achieved Net FAR Area (1.47)	17251.13
Balance FAR Area (1.53)	17931.88
BUILT UP AREA CHECK	
Proposed BuiltUp Area	46497.17
Deductions Area Up to (BUA Lacated Lift)	15.00
Achieved BuiltUp Area	46512.19

Floor Name	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
	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
		Cutout												
Terrace Floor	65.59	0.00	65.59	41.26	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	920.36	47.65	872.71	74.48	24.30	0.00	61.16	0.00	0.00	0.00	708.77	708.77	02	0.00
Ninth Floor	1008.75	0.00	1008.75	76.15	24.30	0.00	132.92	0.00	0.00	0.00	850.80	850.80	06	0.00
Eighth Floor	1053.58	0.00	1053.58	41.26	24.30	0.00	132.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Seventh Floor	1075.47	0.00	1075.47	41.26	24.30	0.00	111.83	0.00	0.00	0.00	897.86	897.86	06	0.00
Sixth Floor	1053.58	0.00	1053.58	41.26	24.30	0.00	132.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Fifth Floor	1075.47	0.00	1075.47	41.26	24.30	0.00	111.83	0.00	0.00	0.00	897.86	897.86	06	0.00
Fourth Floor	1053.58	0.00	1053.58	41.26	24.30	0.00	132.92	0.00	0.00	0.00	894.08	894.08	06	0.00
Third Floor	1075.47	0.00	1075.47	41.26	24.30	0.00	111.83	0.00	0.00	0.00	897.86	897.86	06	0.00
Second Floor	1053.58	0.00	1053.58	41.26	24.30	0.00	132.92	0.00	0.00	0.00	894.08	894.08	06	0.00
First Floor	1053.45	860.01	321.44	41.26	24.30	0.00	132.16	0.00	0.00	0.00	143.70	143.70	00	145.93
Ground Floor	1431.87	0.00	1431.87	39.66	24.30	0.00	231.97	0.00	0.00	0.00	471.40	663.92	00	669.35
Stilt Floor	7985.19	0.00	7985.19	115.56	48.60	0.00	0.00	0.00	415.05	7400.83	0.00	0.00	00	0.00
Basement First	7985.19	0.00	7985.19	115.56	48.60	0.00	0.00	0.00	1344.40	7886.28	0.00	0.00	00	0.00
Basement Second	7985.19	0.00	7985.19	115.56	48.60	0.00	0.00	0.00	288.98	7532.60	0.00	0.00	00	0.00
Total:	36077.26	929.66	35147.60	909.40	413.10	24.30	1264.26	0.00	837.53	23099.80	8602.39	8602.39	50	815.28
Total Number of Same Blocks	1													
Total:	36077.26	929.66	35147.60	909.40	413.10	24.30	1264.26	0.00	837.53	23099.80	8602.39	8602.39	50	815.28

Floor Name	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
	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Resi.			
		Cutout											
Terrace Floor	68.22	0.00	68.22	43.82	0.00	24.30	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	872.86	84.97	787.88	75.85	24.30	0.00	59.90	0.00	0.00	627.83	627.83	00	0.00
Ninth Floor	1036.38	0.00	1036.38	78.96	24.30	0.00	86.37	0.00	0.00	846.75	846.75	04	0.00
Eighth Floor	1024.86	0.00	1024.86	43.82	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Seventh Floor	1033.97	0.00	1033.97	43.82	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00
Sixth Floor	1024.86	0.00	1024.86	43.82	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Fifth Floor	1033.97	0.00	1033.97	43.82	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00
Fourth Floor	1024.86	0.00	1024.86	43.82	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Third Floor	1033.97	0.00	1033.97	43.82	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00
Second Floor	1024.86	0.00	1024.86	43.82	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
First Floor	1302.15	935.56	366.57	43.82	24.30	0.00	140.76	0.00	0.00	152.69	152.69	00	161.43
Ground Floor	1669.07	0.00	1669.07	56.14	24.30	0.00	163.16	0.00	0.00	1004.46	1004.46	00	1096.69
Stilt Floor	12255.12	1020.00	11349.57	606.23	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248.12
Total Number of Same Blocks	1												
Total:	12255.12	1020.00	11349.57	606.23	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248

Balcony Calculations Table

FLOOR	AREA	TOTAL AREA
TYPICAL 1,4,5&8TLOOR PLAN	1.65 X 0.30 X 1 F 4 = 20.68	42.56
	1.45 X 0.30 X 1 F 4 = 21.88	
TYPICAL 2,3&6T FLOOR PLAN	1.65 X 0.30 X 1 F 8 = 19.01	31.58
	1.45 X 0.30 X 1 F 3 = 10.47	
NINTH FLOOR PLAN	1.45 X 0.30 X 1 F 5 = 5.48	5.49
TENTH FLOOR PLAN	1.45 X 0.30 X 1 F 1 = 0.58	5.58
Total :	- - 43.05	

FAR &Tenement Details

Block	No. of Same Bldg	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.			
WEST (TOWER)	1	36077.26	929.66	35147.62	909.40	413.10	24.30	1264.26	0.68	837.53	23099.80	8602.39	8602.39	50	815.28
EAST (TOWER)	1	12255.12	1020.00	11349.57	606.23	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248.12
Total :	2	48447.40	1950.21	46497.19	1515.68	680.40	48.60	2466.24	0.96	1498.26	23099.80	17271.14	17271.14	82.00	2063.40

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	50 - 225	1	-	1	50	-
EAST (TOWER)	Residential	Apartment	50 - 225 / 225-325 / 325 -	1	-	1	28	-
				1	-	2	8	-
Total :			-	-	-	-	86	000
Total Number of Same Blocks			-	-	-	-	1015.40	86

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	86	1721.72	103	2575.00
Visitor's Car Parking	9	123.75	9	0.00
Total Car	95	1296.25	100	2575.00
Ramp Car	-	123.75	0	0.00
Other Parking	-	-	-	1430.00
Total :	-	1430.00	-	2,005.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.45 X 3.85 X 1 F 1	3.98	3.98
Total :	- -	-	3.98

OWNER // GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorised Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder by B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P \VDB Infra and Realty Pvt Ltd,NO.A, 100 feet Road, Indiranagar, 1st Stage, Indiranagar, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDIKAL G 4 No.51, Champakadhama, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144/2019-20

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 870/162/1,1612, survey no. 162/1, 1612 Hennur Bagaluru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : 2ND 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 license by the competent authority.

HO - NORTH

Digitally signed by BANGALORE DEVELOPMENT AUTHORITY
Date: 2024.01.19 15:47:39 IST
Reason: Approved
Location: BANGALORE DEVELOPMENT AUTHORITY

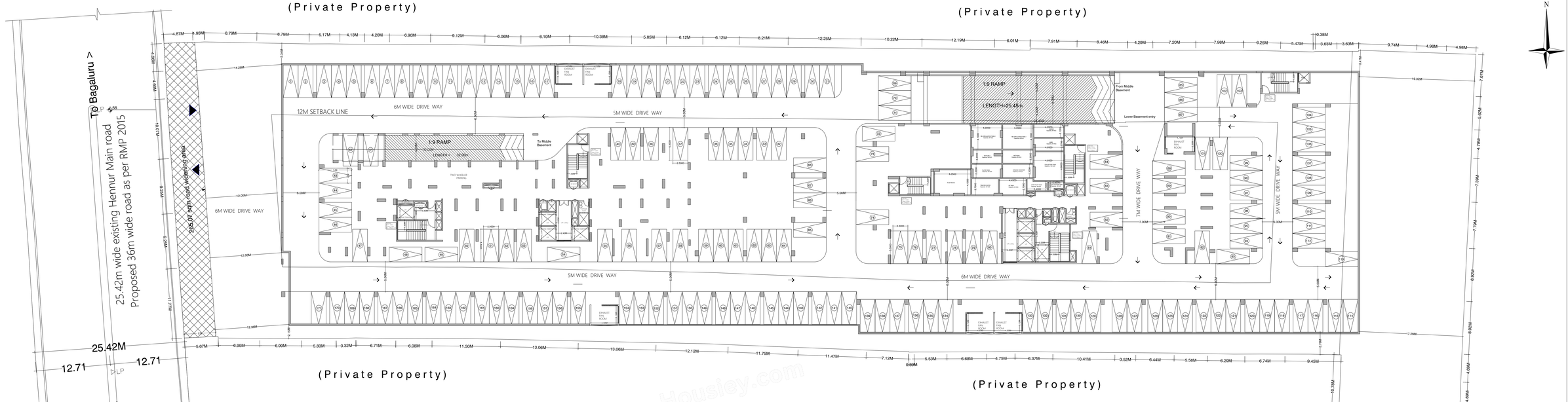
ALL DIMENSIONS ARE IN METERS

SCALE : 1:150

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 (1900.00 x 900.00MM)



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 870survey no 16/21 161/2 , Hennur Bagalaru Main road, Bangalore.
2. Sanction is accorded for 3Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 mtrs reserved for car parking shall not be converted for any other purpose.
5. 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 for inspections.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above DTI Spm
7. 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.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage bins should be provided as required.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. 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.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C regulations, if the same is felt necessary by the competent authority.
14. 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.
15. 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.
16. The applicant shall plant trees in consultation with the Tree Officer concerned before the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 32, 33 & 34 of the Karnataka Municipal Corporations Act, 2976.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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-laws.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the latest revised seismic resistant design of structures by observing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws) of Building bye-laws 2003 and as per Government Order No. UDD 117 BMM 2003.
26. 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.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activity shall be restricted to 6.00 AM to 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28. 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).
29. During the construction, the applicant shall ensure the safety and structural stability and safety to ensure for soil stabilization.
30. During the course of excavation the Assessee/owner/s with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31. Two wheeler parking shall be provided as per the building bye-law.
32. The Owner / Association of the high-rise building shall conduct two mock trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
34. The Owner / Developer undertaking the 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.
35. The Applicant should follow the instruction of BWSSB specified in the DO letter No.BWSSB/Ac/36/2019-20, Dated.
36. The Applicant / Owner / Developer shall obtain NOC from all the concerned authorities for bulk/ go ahead activities for bulk/ go ahead more than 2000 Sq.mtrs.
37. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
38. The Applicant / Owner's / Developers shall make necessary provision to charge electrical vehicles.
39. The Applicant / Owner / Developer shall make provision for 5% of the total car parking for the use of Retired Fire Officers.
40. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
41. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
42. The Applicant / Owner / Architect should also adhere to the conditions imposed in the Fire NOC issued for the premises.
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 Applicant / Owner / Builder shall provide Deviation statement to the applicant. This authority is not responsible for parking 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 men, material and machinery at the construction site.
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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Kreadasg/ Hoodike) Letter No. LD/SSS/ET/2013, dated: 01-04-2013.
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured. Also the safety measures at the building construction work should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2022	
PROJECT DETAIL		
Authority: BBMP	Plot Use: Residential	
Project No: PAA/0150/20-21	Plot Sub-Use: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Application Category: New Permission	Proposal Type: Building Permission	
Nature of Sanction: NEW	City Survey No.: 16/21 161/2	
Location: RING III	Khata No. (As per Khata Extract): 870survey no 16/21 161/2	
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalaru Main road	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 309-Tamarandre		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	11222.67
Deduction for NetPlot Area		
Road Widening Area		2600.07
Total		2600.07
NET AREA OF PLOT	(A-Deductions)	11482.60
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		6731.20
Proposed Coverage Area (57.58 %)		6760.18
Achieved Net coverage area (54.08 %)		6209.11
Balance coverage area left (5.50 %)		3011.11
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		20183.01
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (- -)		0.00
Total Perm. FAR area (3.00)		20183.01
Residential FAR (100.00%)		17271.12
Proposed FAR Area		17271.12
Achieved Net FAR Area (1.67)		17271.12
Balance FAR Area (1.33)		17911.89
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46497.17
Substructure Area Add in BUA (Layout List)		15.00
Achieved BuiltUp Area		46512.16

Block :WEST (TOWER)

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 Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	69.58	0.00	69.58	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	820.36	47.60	872.71	74.46	24.30	0.00	65.16	0.00	0.00	0.00	708.77	708.77	02	0.00
Nineth Floor	1009.76	0.00	1009.76	76.15	24.30	0.00	103.82	0.00	0.00	0.00	855.80	855.80	06	0.00
Eighth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.82	0.00	0.00	0.00	884.08	884.08	06	0.00
Seventh Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Sixth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.82	0.00	0.00	0.00	884.08	884.08	06	0.00
Fifth Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Fourth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.82	0.00	0.00	0.00	884.08	884.08	06	0.00
Third Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Second Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.82	0.00	0.00	0.00	884.08	884.08	06	0.00
First Floor	1203.45	860.01	321.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	140.93
Ground Floor	1431.97	0.00	1431.97	39.92	24.30	0.00	231.97	0.66	0.00	471.40	552.92	653.92	00	999.39
Basement First Floor	7985.16	0.00	7985.16	115.96	48.60	0.00	0.00	0.00	415.00	1420.63	0.00	0.00	00	0.00
Basement Second Floor	7985.16	0.00	7985.16	115.96	48.60	0.00	0.00	0.00	0.00	0.00	288.08	7532.92	0.00	0.00
Basement Third Floor	7985.16	0.00	7985.16	115.96	48.60	0.00	0.00	0.00	0.00	134.40	7686.28	0.00	0.00	0.00
Total:	39277.35	929.66	38347.62	809.45	413.10	24.30	1264.26	0.66	837.53	23090.90	8602.39	8602.39	00	815.26
Total Number of Same Blocks	1													
Total:	39277.35	929.66	38347.62	809.45	413.10	24.30	1264.26	0.66	837.53	23090.90	8602.39	8602.39	00	815.26

Block :EAST (TOWER)

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 Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	872.95	84.97	787.98	75.89	24.30	0.00	69.90	0.00	0.00	0.00	627.93	627.93	00	0.00
Nineth Floor	1036.38	0.00	1036.38	76.96	24.30	0.00	86.37	0.00	0.00	0.00	848.75	848.75	04	0.00
Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	0.00	848.42	848.42	04	0.00
Seventh Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	138.23	0.00	0.00	0.00	848.42	848.42	04	0.00
Sixth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	0.00	848.42	848.42	04	0.00
Fifth Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	138.23	0.00	0.00	0.00	848.42	848.42	04	0.00
Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	0.00	848.42	848.42	04	0.00
Third Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	138.23	0.00	0.00	0.00	848.42	848.42	04	0.00
Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	138.23	0.00	0.00	0.00	848.42	848.42	04	0.00
First Floor	1302.15	656.58	366.57	43.92	24.30	0.00	149.76	0.00	0.00	0.00	102.59	102.59	00	161.43
Ground Floor	1899.07	0.00	1899.07	56.14	24.30	0.00	163.16	0.28	660.73	1066.46	0.00	0.00	00	1398.69
Basement First Floor	12370.12	7220.55	11149.57	606.23	267.30	24.30	1221.98	0.28	660.73	8668.76	8668.76	32	1248.12	
Total Number of Same Blocks	1													
Total:	12370.12	7220.55	11149.57	606.23	267.30	24.30	1221.98	0.28	660.73	8668.76	8668.76	32	1248.12	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8 FLOOR PLAN	1.65 X 3.05 X 1 X 4	20.68	42.96
	1.45 X 3.05 X 1 X 4	21.98	
TYPICAL-1,3,5&7 FLOOR PLAN	1.65 X 3.05 X 1 X 3	15.51	31.98
	1.45 X 3.05 X 1 X 3	16.47	
NINTH FLOOR PLAN	1.65 X 3.05 X 1 X 1	5.49	5.49
TENTH FLOOR PLAN	1.45 X 3.05 X 1 X 1	5.08	5.08
Total:	-	-	43.05

FAR &Tanement Details

Block	No. of Same Bldg	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 Tenament
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
'WEST (TOWER)-	1	39277.28	929.66	38347.62	809.45	413.10	24.30	1264.26	0.66	837.53	23090.90	8602.39	8602.39	00	815.26
'EAST (TOWER)-	1	12370.12	7220.55	11149.57	606.23	267.30	24.30	1221.98	0.28	660.73	8668.76	8668.76	32	1248.12	
'Other Parking	2	49447.40	1950.21	49497.19	1015.68	680.40	48.60	2486.24	0.94	1498.26	23090.90	17271.14	17271.14	82.00	2063.40
Total:															

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
'WEST (TOWER)-	Residential	Apartment	81 - 225	1	-	1	50	-
'EAST (TOWER)-	Residential	Apartment	81 - 225	1	-	1	26	-
			225-300	1	-	2	8	-
			> 375	1	-	3	86	-
Total:	-	-	-	-	-	-	86	500

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	86	1182.50	500	6875.00
Visitor's Car Parking	9	123.75	0	0.00
Total Car	95	1306.25	500	6875.00
Ramp	-	123.75	0	0.00
Other Parking	-	-	0	15998.50
Total		1430.00		22873.50

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
'WEST (TOWER)-	Residential	Apartment	Highrise	R
'EAST (TOWER)-	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.00 X 1 X 1	3.99	3.99
Total:	-	-	3.99

HO - NORTH

ALL DIMENSIONS ARE IN METERS

SCALE : 1:150

OWNER '/ GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorized Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder for B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P \#108 Infra and Realty Pvt Ltd,BDA, 100 feet Road, Indiranagar, 1st Stage, Indiranagar,Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDIKVEL G 4 No.51, Champakadhama, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144/2019-20

PROJECT TITLE

PROPOSED RESIDENTAL APARTMENT BUILDING AT KATHA No. 870/16/21/161/2, survey no. 16/21, 161/2 Hennur Bagalaru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : 3RD BASEMENT FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR OF TOWN PLANNING
(EAST)	(WEST)	(EAST)	(WEST)

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

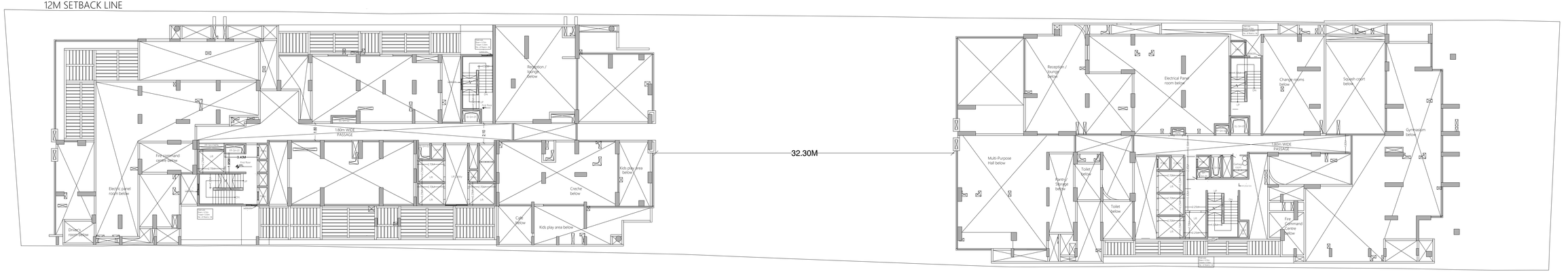
Digitally signed by Chandra Naik
Date: 2023.01.19 15:46:37 IST
Reason: Approved
Location: Bangalore
BBMP/Addl.Dir/JD/BOMMANAHALLI/0006/22-23

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 (1900.00 x 900.00MM)

12M SETBACK LINE



FIRST FLOOR PLAN

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 Building plan at 67/Survey no 162/1 161/2 , Hennur Bagalaru Main road, Bangalore
2. Development of for 2Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 area reserved for car parking shall not be converted for any other purpose.
5. 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 for inspection.
6. On completion of foundations or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
7. 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.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage bins shall be provided as required.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. 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.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C regulations, if required by BESCOM, free of all encumbrances.
14. 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.
15. 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.
16. The applicant shall display the sign board indicating the name of the licensee, address and the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 9, 32, 33 & 34 of Karnataka Town & Country Rules 1963.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the event of any conflict between provisions of National Building Code and Housing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23. 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) of Building bye-laws 2003 and Persons with Disabilities Act 1995 shall be provided.
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 steppin facility.
26. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall be restricted to the time between 6.00 AM 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 applicant shall ensure the stability of the adjoining building and structural stability and safety to ensure for solid stabilization during the use and of excavation for basements with adequate for retaining walls and super structure for the safety of the structure as well as neighboring property, safe temporary roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29 Two-wheeler parking shall be provided as per the building bye-law.
30 The Owner / Association of the high-rise building shall conduct two mock 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 inadvertely 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 Owner / Developer shall ensure that the work 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 (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 foundations. 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.
34 The Applicant / Owner / Developer shall obtain NOC from the Fire Department before the commencement of the 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 submit the revised plan for the balance FAR area of 1.75 before the commencement of the work.
37 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.
38 The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC), 2018.
39 The Applicant / Owner / Developer while building construction against the sanctioned plan the action will be initiated according to BBMP Act 2020.
39 The Applicant / Owner / Architect should also to 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 The Plan Sanction is liable for cancellation if the particulars furnished in the application are found to be false / fabricated or if any false/vital information has obtained/ presented 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 Applicant / Owner / Builder should submit the Revised plan if any deviations committed 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/ CPA holder / developer shall take all precautionary measure to ensure the safety of persons working in the site and the general public in adjoining areas.
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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoteldiag/ Hoodile) Letter No. LD/BNG/ET/2015, dated: 01-04-2015 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the start of the work and the condition should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2020
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/21/010/23-24	Plot SubUse: Apartment
Application Type: Zoning Permission	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 67/Survey no.162/1 161/2
Nature of Sanction: NEW	City Survey No.: 162/1 161/2
Location: RING-III	Khata No. (As per Khata Extract): 67/Survey no.162/1 161/2
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalaru Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 305-Fraserpete	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11737.67
Deduction for NetPA Area	
Surrender Free of Cost	293.97
Total :	293.97
NET AREA OF PLOT	(A-Deductions) 11443.69
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5731.84
Proposed Coverage Area (29.08 %)	3782.19
Achieved Net coverage area (24.08 %)	2755.19
Balance coverage area left (25.92 %)	2971.31
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.00)	26183.01
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.00)	26183.01
Residential FAR (100.00%)	17271.13
Proposed FAR Area	17271.13
Achieved Net FAR Area (1.47)	17271.13
Balance FAR Area (1.53)	17911.88
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	46497.17
Achieved BuiltUp Area	0.00
Achieved BuiltUp Area	46512.19

Block :WEST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Not 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 Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	69.58	0.00	69.58	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	920.36	47.80	872.71	74.48	24.30	0.00	60.16	0.00	0.00	0.00	738.77	738.77	02	0.00
Typical Floor	1059.75	0.00	1059.75	76.15	24.30	0.00	103.50	0.00	0.00	0.00	855.80	855.80	06	0.00
Typical Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
Typical Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Typical Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
Typical Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Typical Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
Typical Floor	1075.47	0.00	1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Typical Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
Ground Floor	1403.87	0.00	1403.87	39.90	24.30	0.00	231.97	0.00	0.00	471.40	653.92	653.92	00	668.35
First Floor	7985.18	0.00	7985.18	115.90	48.60	0.00	0.00	0.00	415.05	1403.62	0.00	0.00	00	0.00
Basement Floor	7985.18	0.00	7985.18	115.90	48.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Total :	36017.26	929.98	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23099.90	8602.39	8602.39	92	815.26
Total Number of Same Blocks	1													
Total:	36017.26	929.98	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23099.90	8602.39	8602.39	92	815.26

Block :EAST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Not 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 Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	872.69	84.97	787.68	75.95	24.30	0.00	59.90	0.00	0.00	0.00	627.53	627.53	05	0.00
Typical Floor	1036.08	0.00	1036.08	78.96	24.30	0.00	86.37	0.00	0.00	0.00	846.75	846.75	04	0.00
Typical Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
Typical Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00
Typical Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
Typical Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00
Typical Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
Typical Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00
Typical Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
Ground Floor	1502.15	935.58	566.57	43.92	24.30	0.00	145.76	0.00	0.00	0.00	152.59	152.59	00	161.43
First Floor	1889.07	0.00	1889.07	56.14	24.30	0.00	182.16	0.26	560.73	1060.46	1060.46	1060.46	00	1066.69
Total Number of Same Blocks	1													
Total:	12370.12	1020.55	11349.57	606.23	267.30	24.30	1221.98	0.26	560.73	8668.75	8668.75	52	1248.12	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8 FLOOR PLAN	1.50 X 0.23 X 1 X 4	20.88	42.06
	1.45 X 0.90 X 1 X 4	21.06	
TYPICAL-3,5&7 FLOOR PLAN	1.50 X 0.30 X 1 X 3	13.51	31.98
	1.45 X 0.90 X 1 X 3	16.47	
SIMILAR FLOOR PLAN	1.45 X 0.30 X 1 X 1	6.49	6.49
TENTH FLOOR PLAN	1.40 X 0.90 X 1 X 1	9.58	9.58
Total :	-	-	43.55

FAR &Tenement Details

Block	No. of Same Bldg	Deductions From Gross BUA(Area Not 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 Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WEST (TOWER)	1	36077.26	3256.66	35147.62	909.45	413.10	1264.26	0.68	837.53	23099.90	8602.39	8602.39	92	815.26
EAST (TOWER)	1	12370.12	1020.55	11349.57	606.23	267.30	24.30	1221.98	0.26	560.73	8668.75	8668.75	52	1248.12
Total :	2	48447.40	1950.21	46497.19	1515.68	680.40	48.60	2488.24	0.94	1598.26	23099.80	17271.14	82.00	2063.40

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	50 - 225	1	-	1	50	-
			50 - 225	1	-	1	25	-
EAST (TOWER)	Residential	Apartment	225.001 - 375	1	-	2	0	-
				-	-	-	86	590
Total :								

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	86	1182.50	590	8075.00
Visitor's Car Parking	9	123.75	0	0.00
Total Car	95	1306.25	590	8075.00
Bicycle	-	123.75	0	0.00
Other Parking	-	-	-	14915.00
Total :		1430.00		22990.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.60 X 1 X 1	5.04	5.04
Total :	-	-	5.04

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorized Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder by B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P VDB Infra and Realty Pvt Ltd,BDA, 100 feet Road, Indiranagar, 1st Stage

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

MANDOVI.B.S, 4 No.51, Champakadhama, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1/4-A-Part/19-20

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 67/SITE/51/161/2, survey no. 162/1, 161/2 Hennur Bagalaru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

ARCHITECT	ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR
Name: Mandovi B S Reg No: CA/2018/11000				

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

ALL DIMENSIONS ARE IN METERS

SCALE : 1:100

Digitally signed by BRUHAT BENGALURU MAHANAGARA PALIKE
Date: 2021.03.04 17:44:23 IST
Reason: Approved
Location: BBMP

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 (1900.00 x 900.00MM)

TYPICAL FLOOR 2ND, 4TH, 6TH & 8TH FLOOR PLAN

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 Building plan at 67/Survey no 1631 1612 , Hennur Bagalaru Main road, Bangalore .
2. Consisting of for 2Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 area reserved for car parking shall not be converted for any other purpose.
5. 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 for inspection.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
7. 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.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage bins shall be provided as directed.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. The applicant shall not stack any of the building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C Regulations, 2004 & 2006 in the premises, as directed by the BESCOM.
14. The applicant shall provide a separate room preferably 4.5 M x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
15. 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.
16. The applicant shall obtain NOC from the Karnataka Fire & Emergency Services before the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 9, 10, 11 & 12 of Karnataka Town & Country Rules, 1963.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the seismic zone appropriate to the region of structure in accordance with circular bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws) of Building bye-laws 2003 and Persons with Disabilities Act 1995 should be provided.
26. 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.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities are restricted to the time between 8.00 AM and 8.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28. 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 the re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
29. The applicant shall submit the structural stability certificate for the structural stability and safety to ensure for said stabilization during the course of excavation for basements with adequate for retaining walls and super structure for the safety of the structure as well as neighboring property, safe trades and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29 Two-wheeler parking shall be provided as per the building bye-law.
30 The Owner / Association of the high-rise building shall conduct two mock trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31 The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32 The Owner / Developer shall ensure that sufficient 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 (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 foundations. 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/36/09-20, Dated.
34 The Applicant / Owner / Developer shall obtain clearance from the competent authorities 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 make provision for Rain Water Harvesting Structure as per norms 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 The Applicant / Owner / Developer shall abide 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.The Applicant / Owner / Developer shall not encroach upon any Storm water drain, lake or Nala. If any "Encroachment" is found the plan sanction 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. The Commencement certificate should be obtained only after getting registered by the applicant. The 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. The permit be considered for claiming the ownership of the property.
46.Owner / builder/ CPA holder / developer shall take all precautionary measure to ensure the safety of adjoining properties during the period of excavation work.
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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoteldiag/ Hoodile) Letter No. LD/INS.E/7:CI(1), dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the start of the work and the condition should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15
	VERSION DATE: 19/12/2023
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/21/010/23-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: Survey no.1631 1612
Nature of Sanction: NEW	City Survey No.: 1631 1612
Location: RING-III	Khata No. (As per Khata Extract): 67/Survey no.1631 1612
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalaru Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 305-Fraserpete	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11737.67
Deduction for NetPA Area	
Sunshade Free of Cost	265.07
Total :	265.07
NET AREA OF PLOT	(A-Deductions) 11462.60
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5731.30
Proposed Coverage Area (29.28 %)	3782.19
Achieved Net coverage area (34.08 %)	3907.26
Balance coverage area left (20.92 %)	2951.31
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	34,402.81
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	34,402.81
Residential FAR (100.00%)	17211.13
Proposed FAR Area	17211.13
Achieved Net FAR Area (1.47)	17211.13
Balance FAR Area (1.53)	17191.68
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	46497.17
Achieved BuiltUp Area	0.00
Achieved BuiltUp Area	46512.19

Block :WEST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Stair) 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	68.58	0.00	68.58	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenth Floor	920.36	47.80	872.71	74.48	24.30	0.00	60.16	0.00	0.00	0.00	738.77	738.77	02	0.00
Ninth Floor	1058.75	0.00	1058.75	76.15	24.30	0.00	103.50	0.00	0.00	0.00	850.80	850.80	06	0.00
Eighth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
Seventh Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Sixth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
Fifth Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Fourth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
Third Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Second Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	0.00
First Floor	1053.45	860.01	321.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	149.93
Ground Floor	1431.87	0.00	1431.87	39.90	24.30	0.00	231.97	0.00	0.00	471.40	663.92	663.92	00	668.35
First Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	415.05	7405.63	0.00	00	0.00
Second Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	288.58	7532.60	0.00	00	0.00
Total :	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23099.30	8602.39	8602.39	52	815.28
Total Number of Same Blocks	1													
Total:	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23099.30	8602.39	8602.39	52	815.28

Block :EAST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Stair) 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	Resi.			
Terrace Floor	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenth Floor	873.99	84.97	787.98	75.95	24.30	0.00	59.90	0.00	0.00	0.00	627.83	627.83	05	0.00
Ninth Floor	1036.38	0.00	1036.38	78.96	24.30	0.00	86.37	0.00	0.00	0.00	846.75	846.75	04	0.00
Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
Seventh Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00
Sixth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
Fifth Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00
Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
Third Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00
Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00
First Floor	1302.15	935.58	366.57	43.92	24.30	0.00	145.76	0.00	0.00	0.00	152.59	152.59	00	161.43
Ground Floor	1889.07	0.00	1889.07	56.14	24.30	0.00	182.16	0.00	0.00	579.25	960.33	1260.48	00	1266.89
First Basement Floor	12370.12	1020.00	11350.12	606.23	267.30	24.30	1201.98	0.00	0.00	3139.25	9660.75	8668.75	32	1248.12
Second Basement Floor	1												
Total Number of Same Blocks	1												
Total:	12370.12	1020.00	11350.12	606.23	267.30	24.30	1201.98	0.00	0.00	3139.25	9660.75	8668.75	32	1248.12

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8TH FLOOR PLAN	1.50 X 0.35 X 1 X 4	20.68	42.56
	1.20 X 0.35 X 1 X 6	21.88	
TYPICAL - 3,5&7TH FLOOR PLAN	1.50 X 0.35 X 1 X 3	15.51	31.98
	1.20 X 0.35 X 1 X 3	16.47	
SIXTH FLOOR PLAN	1.50 X 0.35 X 1 X 1	5.49	5.49
TENTH FLOOR PLAN	1.40 X 0.90 X 1 X 1	5.08	5.08
Total :	-	-	43.05

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area Stair) 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.			
WEST (TOWER)	1	36017.26	929.86	35147.82	909.45	413.10	24.30	1264.26	0.00	837.53	23099.30	8602.39	8602.39	52	815.28
EAST (TOWER)	1	12370.12	1020.00	11348.57	606.23	267.30	24.30	1201.98	0.00	0.00	3139.25	9660.75	8668.75	32	1248.12
Total :	2	48387.42	1950.21	46497.19	1515.68	680.40	48.60	2466.24	0.00	837.53	26238.55	18263.14	17271.14	82.00	2063.40

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
			Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	
WEST (TOWER)	Residential	Apartment	361 - 225	1	-	1	50	-
EAST (TOWER)	Residential	Apartment	225 - 225	1	-	1	26	-
			225.001 - 375	1	-	2	9	-
Total :						-	86	500

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	86	1182.50	500	6875.00	
Visitor's Car Parking	9	123.75	0	0.00	
Total Car	95	1306.25	500	6875.00	
Bicycle	-	123.75	0	0.00	
Other Parking	-	-	-	15991.80	
Total :		1430.00		22991.80	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.60 X 1 X 1	3.89	3.89
Total :	-	-	3.89

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorized Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder by B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P \#108 Infra and Realty Pvt Ltd,BDA, 100 feet Road, Indiranagar, 1st Stage, Indiranagar,Bengaluru.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

MANDAVELI, G 4 No.51, Champadadhama, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144-PAR/19-20

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 67/SITE/1631/1612, survey no. 1631, 1612 Hennur Bagalaru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : TYPICAL 2ND, 4TH, 6TH & 8TH FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

Name (Block)	Designation	Signature	Date (Block)

HO - NORTH

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 BRUHAT BENGALURU MAHANAGARA PALIKE
Date: 2024.03.19 15:47:39 IST
Reason: Approved
Location: BBMP

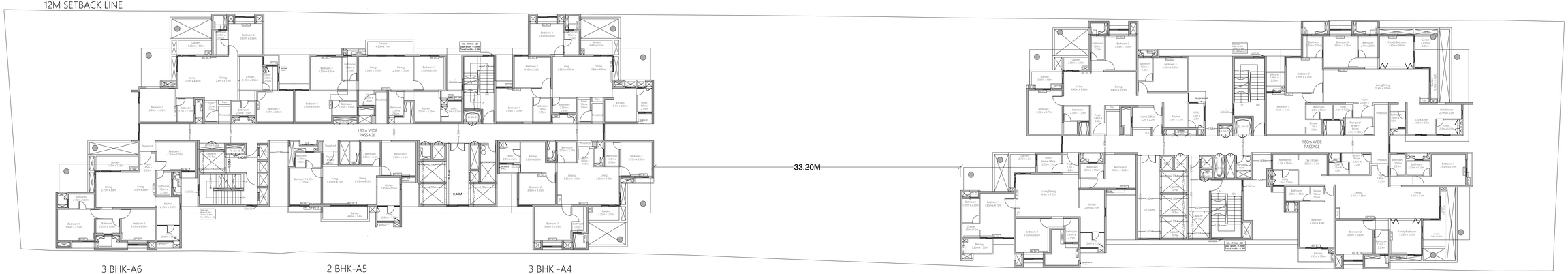
ALL DIMENSIONS ARE IN METERS

SCALE : 1:100

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.

Housiey.com



TYPICAL FLOOR 3RD, 5TH & 7TH FLOOR PLAN

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 Building plan at 67/Survey no 102/1 161/2 , Hennur Bagalura Main road, Bangalore .
2. Consisting of for 2Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 area reserved for car parking shall not be converted for any other purpose.
5. 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 for inspection.
6. On completion of foundations or footings before erection of walls on the foundations and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
7. 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.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage bins shall be provided as required.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. 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.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C Regulations, if required by the BESCOM, free of rent for the purpose.
14. The applicant shall provide a separate room preferably 4.5 M x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
15. 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.
16. The applicant shall obtain NOC from the Karnataka Fire & Emergency Services Department before the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 32, 33 & 34 of Karnataka Town & Country Planning Act 1961.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the seismic & wind resistant features adopting proper structural design.
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) of Building bye-laws 2003 and Persons with Disabilities Act 1995 should be provided.
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 steps/ramps.
26. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall be restricted to the time between 6.00 AM and 6.00 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 applicant shall ensure that the workers employed at the site are provided safety and welfare to avoid fall / debilitation during the course of excavation for basements with adequate safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, safe slopes, safe loads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29 Two-wheeler parking shall be provided as per the building bye-law.
30 The Owner / Association of the high-rise building shall conduct two mock trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31 The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32 The Owner / Developer shall ensure that the work 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 (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/36/09-29, Dated.
34 The Applicant / Owner / Developer shall obtain the occupancy certificate for the building before occupying the building or part of the building.
35 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
36 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
37 The Applicant / Owner / Developer shall make provision for Fire Escape Staircase, Lift, Lobby as per norms thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
38 The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC), 2018.
39 The Applicant / Owner / Developer shall initiate 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.If the Owner / Developer / Builder / Architect / Engineer / Supervisor has violated any of the Rules / Bye-laws / fabricated or if sanction 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 Applicant / Owner / Builder should submit the Revised plan if any deviations committed 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 persons working in the site and the safety of the adjoining properties.
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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoteldiag) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the start of the work and the condition of safety and welfare should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15
	VERSION DATE: 19/12/2023
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/3103/23-24	Plot SubUse: Apartment
Application Type: Zoning	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 67/Survey no 102/1 161/2
Nature of Sanction: NEW	City Survey No.: 1631 1632
Location: RING-III	Khata No. (As per Khata Extract): 67/Survey no 102/1 161/2
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalura Main road
Zone: Mahadevapura	
Ward: Ward-204	
Planning District: 205-Fraserpete	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11737.67
Deduction for NetPA Area	
Surrender Area of Road	265.07
Total :	265.07
NET AREA OF PLOT	(A-Deductions) 11482.60
COVERAGE CHECK :	
Permissible Coverage area (50.00 %)	5731.30
Proposed Coverage Area (29.28 %)	3782.19
Achieved Net coverage area (34.08 %)	3912.19
Balance coverage area left (20.92 %)	2401.11
FAR CHECK :	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	34,420.81
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	34,420.81
Residential FAR (100.00%)	17211.13
Proposed FAR Area	17211.13
Achieved Net FAR Area (1.47)	17211.13
Balance FAR Area (1.53)	17911.68
BUILT-UP AREA CHECK :	
Proposed BuiltUp Area	46497.17
Achieved BuiltUp Area	46497.17
Approved BuiltUp Area	46512.19

Block :WEST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Stair) 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 Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	68.08	0.00	68.08	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Tenth Floor	920.36	47.80	872.71	74.48	24.30	0.00	60.16	0.00	0.00	0.00	738.77	738.77	02	0.00
Typical Ninth Floor	1059.75	0.00	1059.75	76.15	24.30	0.00	103.50	0.00	0.00	0.00	855.80	855.80	06	0.00
Typical Eighth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.08	884.08	06	0.00
Typical Seventh Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Typical Sixth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.08	884.08	06	0.00
Typical Fifth Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Typical Fourth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.08	884.08	06	0.00
Typical Third Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Typical Second Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.08	884.08	06	0.00
Typical First Floor	1053.45	860.01	321.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	145.93
Ground Floor	1401.67	0.00	1401.67	39.90	24.30	0.00	231.97	0.00	0.00	471.40	653.92	653.92	00	668.35
First Basement Floor	7985.18	0.00	7985.18	115.90	48.60	0.00	0.00	0.00	410.05	7410.63	0.00	0.00	00	0.00
Second Basement Floor	7985.18	0.00	7985.18	115.90	48.60	0.00	0.00	0.00	0.00	7821.68	0.00	0.00	00	0.00
Total :	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23359.30	8652.39	8652.39	50	814.28
Total Number of Same Blocks	1													
Total:	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23359.30	8652.39	8652.39	50	815.28

Block :EAST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Stair) 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 Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Resi.				
Terrace Floor	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Tenth Floor	872.89	84.97	787.98	75.95	24.30	0.00	59.90	0.00	0.00	627.83	627.83	627.83	05	0.00
Typical Ninth Floor	1036.08	0.00	1036.08	76.96	24.30	0.00	86.37	0.00	0.00	848.45	848.45	848.45	04	0.00
Typical Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	848.42	04	0.00
Typical Seventh Floor	1033.07	0.00	1033.07	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	860.76	04	0.00
Typical Sixth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	848.42	04	0.00
Typical Fifth Floor	1033.07	0.00	1033.07	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	860.76	04	0.00
Typical Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	848.42	04	0.00
Typical Third Floor	1033.07	0.00	1033.07	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	860.76	04	0.00
Typical Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	848.42	04	0.00
Typical First Floor	1302.15	935.58	366.57	43.92	24.30	0.00	145.76	0.00	0.00	152.59	152.59	152.59	00	161.43
Ground Floor	1889.07	0.00	1889.07	56.14	24.30	0.00	182.16	0.00	0.26	960.13	1060.46	1060.46	00	1086.69
First Basement Floor	12370.12	1020.00	11350.12	606.23	267.30	24.30	1201.98	0.00	0.26	9850.73	9668.75	9668.75	32	1248.12
Total Number of Same Blocks	1													
Total:	12370.12	1020.00	11350.57	606.23	267.30	24.30	1201.98	0.00	0.26	9850.73	9668.75	9668.75	32	1248.12

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8 FLOOR PLAN	1.50 X 0.25 X 1 X 4	20.68	42.56
	1.40 X 0.90 X 1 X 4	21.88	
TYPICAL - 3,5&7 FLOOR PLAN	1.50 X 0.25 X 1 X 3	15.51	31.98
	1.40 X 0.90 X 1 X 3	16.41	
SIXTH FLOOR PLAN	1.40 X 0.90 X 1 X 1	5.49	5.49
TENTH FLOOR PLAN	1.40 X 0.90 X 1 X 1	5.58	5.58
Total :	-	-	43.05

FAR &Tenement Details

Block	No. of Same Blg	Deductions From Gross BUA(Area Stair) 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 Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WEST (TOWER)	1	36077.26	32918.80	30147.62	909.45	413.10	24.30	1264.26	0.00	837.53	23359.30	8652.39	50	815.28
EAST (TOWER)	1	12370.12	10220.00	11348.57	606.23	267.30	24.30	1201.98	0.26	9850.73	9668.75	9668.75	32	1248.12
Total:	2	48447.40	1950.21	45497.19	1515.68	680.40	48.60	2466.24	0.26	10688.26	33028.05	17321.14	82.00	2063.40

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
WEST (TOWER)	Residential	Apartment	30 - 225	1	-	1	50
			30 - 225	1	-	1	26
EAST (TOWER)	Residential	Apartment	225.001 - 375	1	-	2	0
				-	-	-	86
Total :							162

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	86	1182.50	162	3975.00
Visitor's Car Parking	9	123.75	0	0.00
Total Car	95	1306.25	162	3975.00
Bicycle	-	123.75	0	0.00
Other Parking	-	-	0	0.00
Total :		1430.00	-	22261.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.60 X 1 X 1	3.89	3.89
Total :	-	-	3.89

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorized Signatory for M/s VDB Infra and Realty Pvt ltd., GPA holder for B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P VDB Infra and Realty Pvt Ltd,BDA, 100 feet Road, Indiranagar, 1st Stage, [redacted] Indiranagar,Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDOVIEL G 4 No.51, Champasadhana, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144-Pro/0125

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 67/SITE/51/161/2, survey no. 102/1, 161/2 Hennur Bagalura Main road, ward no. 04, Mahadevpura, Bengaluru.

DRAWING TITLE : TYPICAL 3RD, 5TH AND 7TH FLOOR PLAN.

SHEET NO : 8

SANCTIONING AUTHORITY :

Name	Designation	Signature	Date
[illegible]	[illegible]		

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

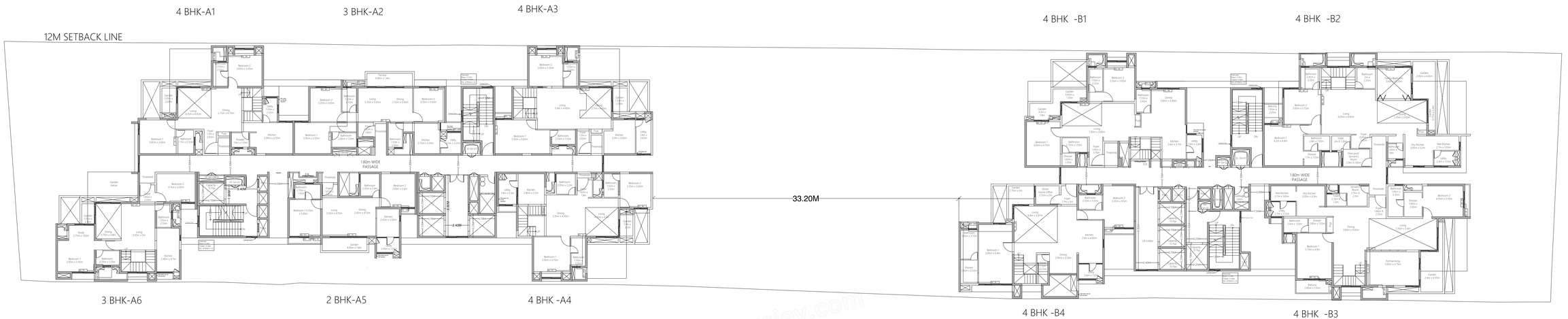
ALL DIMENSIONS ARE IN METERS

SCALE : 1:100

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 (1900.00 x 900.00MM)



9TH FLOOR PLAN

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 Building plan at 67/Survey no 162/1 161/2 , Hennur Bagalur Main road, Bangalore
2. Consisting of for 2Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 area reserved for car parking shall not be converted for any other purpose.
5. 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 for inspection.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
7. 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.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage bins shall be provided as required.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. The applicant shall not stack the building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C regulations. The space shall be handed over to the competent authority.
14. 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 their requirement.
15. 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.
16. The applicant shall inform the Bangalore Metropolitan Land Authority regarding the commencement of the work.
17. If any owner / builder contravenes the provisions of Building Byelaws 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 32, 33 & 34 of Building Rules 2003 (Part-VI).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the latest revised seismic zone condition of structural design, vide Gazette Notification vide Notification bearing No. ID.1893.DRD published by the Bureau of Indian Standards making the building resistant to earthquake.
23. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundations and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule IV (Bye laws) of Building bye-laws 2003 and Persons with Disabilities Act 1995 shall be provided.
26. 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 steps/ramp.
27. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction debris shall be removed only after the work is over. The BWSSB and BMP shall not resume the work earlier than 7.30 AM to avoid hindrance during late hours and early morning hours.
28. 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 the re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
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 trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Owner / Developer shall ensure that sale 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 (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/36/09-20, Dated.
34. The Applicant / Owner / Developer shall obtain NOC from the Fire and Emergency Services Department before the commencement of the work.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall ensure that there is no mismatch in the FAR / Density at the time of sale 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. The Applicant / Owner / Developer shall initiate 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. If the Owner / Developer / Architect / Engineer / Supervisor contravenes any of the above rules, he / she / they shall be liable for action in accordance with the provisions of the Karnataka Town and Country Planning Act, 1961.
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 Applicant / Owner / Developer shall submit the revised plan if any deviations committed 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/ CPA holder / developer shall take all precautionary measure to ensure the safety of persons working in the site and also safety of general public.
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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoteldiag/ Hoodlle) Letter No. LD/INS.E/7:CI(1), dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the start of the work and the provisions of the Act should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/21/010/23-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: Survey no.162/1 161/2
Nature of Sanction: NEW	City Survey No.: 162/1 161/2
Location: RING-III	Khata No. (As per Khata Extract): 67/Survey no.162/1 161/2
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalur Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 305-Fraserpura	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11737.67
Deduction for NetPol Area	
Surrender Final of Cost	293.07
Total :	293.07
NET AREA OF PLOT	(A-Deductions) 11482.60
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5731.30
Proposed Coverage Area (29.08 %)	3782.19
Achieved Net coverage area (34.08 %)	3912.19
Balance coverage area left (20.92 %)	2401.11
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.00)	26120.01
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.00)	26120.01
Residential FAR (100.00%)	17231.13
Proposed FAR Area	17231.13
Achieved Net FAR Area (1.47)	17231.13
Balance FAR Area (1.53)	17911.88
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	46497.17
Achieved BuiltUp Area	46512.76
Achieved BuiltUp Area	46512.76

Block :WEST (TOWER)

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	68.58	0.00	68.58	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	920.36	47.80	872.71	74.48	24.30	0.00	60.16	0.00	0.00	0.00	0.00	738.77	738.77	02	0.00
Ninth Floor	1058.75	0.00	1058.75	76.15	24.30	0.00	103.92	0.00	0.00	0.00	0.00	855.80	855.80	06	0.00
Eighth Floor	1063.58	0.00	1063.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	0.00	894.08	894.08	06	0.00
Seventh Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.83	0.00	0.00	0.00	0.00	897.86	897.86	06	0.00
Fifth Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.83	0.00	0.00	0.00	0.00	897.86	897.86	06	0.00
Fifth Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.83	0.00	0.00	0.00	0.00	897.86	897.86	06	0.00
Fourth Floor	1063.58	0.00	1063.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	0.00	894.08	894.08	06	0.00
Third Floor	1063.58	0.00	1063.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	0.00	894.08	894.08	06	0.00
Second Floor	1063.58	0.00	1063.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	0.00	894.08	894.08	06	0.00
First Floor	1063.58	0.00	1063.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	0.00	894.08	894.08	06	0.00
Ground Floor	1063.47	0.00	1063.47	39.90	24.30	0.00	231.97	0.00	0.00	471.40	653.92	563.00	563.00	05	668.35
First Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	470.05	1400.63	0.00	0.00	0.00	00	0.00
Second Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	288.08	7532.60	0.00	0.00	00	0.00
Total :	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	134.40	7696.28	0.00	0.00	00	0.00
BUILT-UP AREA CHECK	39017.26	929.86	38147.80	909.45	413.10	24.30	1264.26	0.68	837.53	23099.30	8602.39	8602.39	92	815.26	
Total Number of Same Blocks	1														
Total:	39017.26	929.86	38147.80	909.45	413.10	24.30	1264.26	0.68	837.53	23099.30	8602.39	8602.39	92	815.26	

Block :EAST (TOWER)

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	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	872.89	84.97	787.98	75.95	24.30	0.00	59.90	0.00	0.00	627.93	627.93	00	0.00		
Ninth Floor	1036.38	0.00	1036.38	78.96	24.30	0.00	86.37	0.00	0.00	846.75	846.75	04	0.00		
Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00		
Seventh Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00		
Fifth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00		
Fifth Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00		
Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00		
Third Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.76	860.76	04	0.00		
Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00		
First Floor	1302.15	935.58	366.57	43.92	24.30	0.00	145.76	0.00	0.00	152.59	152.59	00	161.43		
Ground Floor	1889.07	0.00	1889.07	56.14	24.30	0.00	182.16	0.26	560.73	1061.46	1061.46	06	1066.89		
First Basement Floor	12370.12	1020.00	11350.12	606.23	267.30	24.30	1201.98	0.26	560.73	8668.75	8668.75	32	1248.72		
Total Number of Same Blocks	1														
Total:	12370.12	1020.00	11350.12	606.23	267.30	24.30	1201.98	0.26	560.73	8668.75	8668.75	32	1248.72		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8TH FLOOR PLAN	1.50 X 0.25 X 1 X 4	20.68	42.56
	1.20 X 0.30 X 1 X 6	21.88	
TYPICAL - 3,5&7TH FLOOR PLAN	1.50 X 0.30 X 1 X 3	15.51	31.98
	1.20 X 0.30 X 1 X 3	16.47	
9&10TH FLOOR PLAN	1.50 X 0.30 X 1 X 1	5.49	5.49
TENTH FLOOR PLAN	1.40 X 0.90 X 1 X 1	9.58	9.58
Total :	-	-	43.05

FAR &Tenement Details

Block	No. of Same Blg	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.			
WEST (TOWER)	1	39077.26	929.86	38147.82	909.45	413.10	24.30	1264.26	0.68	837.53	23099.30	8602.39	8602.39	92	815.26
EAST (TOWER)	1	12370.12	1020.00	11348.57	606.23	267.30	24.30	1201.98	0.26	560.73	8668.75	8668.75	32	1248.72	
Total:	2	49447.42	1950.21	49497.77	1515.68	680.40	48.60	2466.24	0.94	1398.26	23099.30	17271.14	92.00	2063.40	

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	301 - 225	1	-	1	50	-
EAST (TOWER)	Residential	Apartment	301 - 225 225.001 - 375	1	-	1	26	-
				1	-	2	0	-
Total :				-	-	-	86	000

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	86	1182.50	000	0675.00
Visitor's Car Parking	9	123.75	0	0.00
Total Car	95	1306.25	000	0675.00
Bicycle	-	123.75	0	0.00
Other Parking	-	-	-	0.00
Total :	-	1430.00	-	22261.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.60 X 1 X 1	3.99	3.99
Total :	-	-	3.99

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorised Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder for B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P VDB Infra and Realty Pvt Ltd,BLR,A, 100 feet Road, Indiranagar, 1st Stage, Indiranagar,Bengaluru.

ARCHITECT /ENGINEER /SUPERVISOR'S SIGNATURE

MANDOVI.S, C-4,No.51, Champasbathena, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1/4-A-Part/12-13

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 67/SITE/51/16/12, survey no. 162/1, 161/2 Hennur Bagalur Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : 9TH FLOOR PLAN

SHEET NO : 9

SANCTIONING AUTHORITY :

Name	Designation	Signature	Date

HO - NORTH

ALL DIMENSIONS ARE IN METERS

SCALE : 1:100

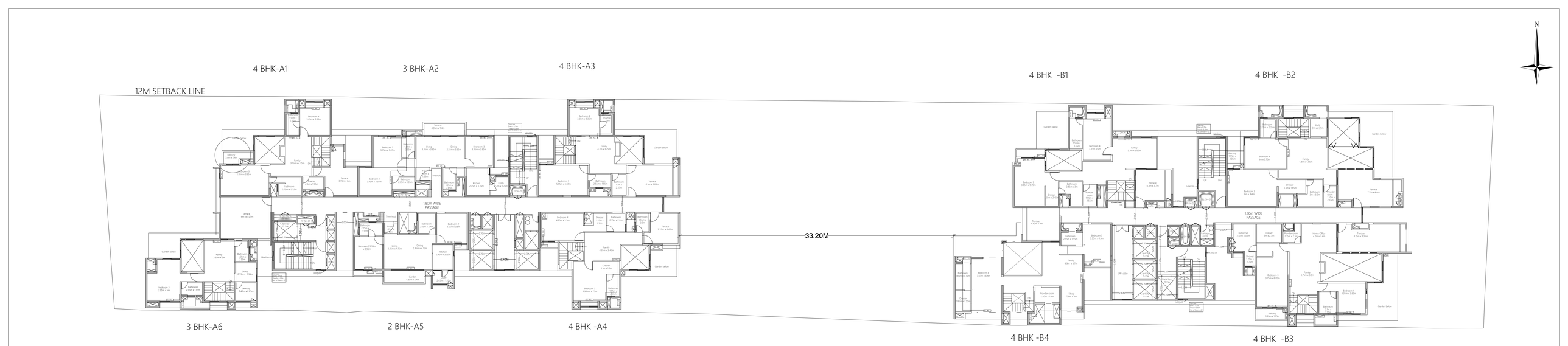
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Secretary Bruhat Bangalore Mahanagara Palike Date: 2024.03.19 15:49:39 IST Reason: Approved Location: Bruhat Bangalore Mahanagara Palike

Validate this document with QR Code/UPI Transaction ID/Visit https://bbmpeaasthi.karnataka.gov.in

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 (1900.00 x 900.00MM)



10TH FLOOR PLAN

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 Building plan at 67/Survey no 162/1 161/2 , Hennur Bagalaru Main road, Bangalore .
2. Approval of for 2Basement + 1Ground + 10 only
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. 22995.34 area reserved for car parking shall not be converted for any other purpose.
5. 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.
6. On completion of foundation or footings before erection of walls on the foundations and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
7. 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.
8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage shall be provided as required.
9. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
10. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
11. 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.
12. 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.
13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C regulations. Space shall be free of all encumbrances at all times.
14. The applicant shall provide a separate room preferably 4.5 M x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
15. 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.
16. The applicant shall display the sanction plan, specifications and the letter of permission at the commencement of the work.
17. 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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Rule 32, 33 & 34 of Karnataka Town & Country Rules, 1963.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the seismic zone wise factors given in relevant structural norms / bearing No. IS:1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23. 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.
24. 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) of Building bye-laws 2003 and Persons with Disabilities Act 1995 shall be provided.
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 steps/ lift.
26. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall be restricted to the time between 7.00 AM 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 applicant shall ensure that the safety of the workers and structural stability and safety to ensure for soil stabilization during the excavation and excavation for basements with adequate for retaining walls and super structure for the safety of the structure as well as neighboring property, safe loads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29 Two-wheeler parking shall be provided as per the building bye-law.
30 The Owner / Association of the high-rise building shall conduct two mock 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 applicant shall ensure that excavation 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 (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/ACM/2019-20, Dated.
34 The Applicant shall obtain Occupancy certificate before occupying the building which is 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 submit the revised plan for the Block / Tower / Villa wise as per the format in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
39 The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC), 2018.
40 The Applicant / Owner / Architect should abide 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 If the Owner / Developer / Builder / Architect / Structural Engineer / Supervisor found guilty of fabrication / false statement / misrepresentation 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 Commencement certificate has been issued based on the details 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/ CPA holder / developer shall take all precautionary measure to ensure the safety of adjoining properties during the period of excavation and construction.
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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoadalagi Hoodile) Letter No. LD/BNS/ET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the start of the work and the condition mentioned therein should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/1010/23-24	Plot SubUse: Apartment
Application Type: Zoning	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 67/Survey no 162/1 161/2
Nature of Sanction: NEW	City Survey No.: 162/1 161/2
Location: RING-III	Khata No. (As per Khata Extract): 67/Survey no 162/1 161/2
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalaru Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 205-Fraserpete	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11737.67
Deduction for NetPA Area	
Surrender Final sft Cost	293.07
Total :	293.07
NET AREA OF PLOT	(A-Deductions) 11482.60
COVERAGE CHECK :	
Permissible Coverage area (50.00 %)	5731.30
Proposed Coverage Area (29.28 %)	3782.19
Achieved Net coverage area (34.58 %)	3970.19
Balance coverage area left (20.42 %)	2811.11
FAR CHECK :	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	34,420.81
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	34,420.81
Residential FAR (100.00%)	17271.13
Proposed FAR Area	17271.13
Achieved Net FAR Area (1.47)	17271.13
Balance FAR Area (1.53)	17151.68
BUILT-UP AREA CHECK :	
Proposed BuiltUp Area	46497.17
Achieved BuiltUp Area	0.00
Achieved BuiltUp Area	46512.19

Block :WEST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Stair, Lift, 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	68.08	0.00	68.08	41.28	3.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	920.38	47.80	872.71	74.48	24.30	3.00	60.16	0.00	0.00	0.00	708.77	708.77	02	02	0.00
Ninth Floor	1059.75	0.00	1059.75	76.15	24.30	0.00	103.50	0.00	0.00	0.00	855.80	855.80	06	06	0.00
Eighth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	06	0.00
Seventh Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	06	0.00
Sixth Floor	1059.75	0.00	1059.75	76.15	24.30	0.00	103.50	0.00	0.00	0.00	855.80	855.80	06	06	0.00
Fifth Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	06	0.00
Fourth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	06	0.00
Third Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	06	0.00
Second Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.50	0.00	0.00	0.00	884.09	884.09	06	06	0.00
First Floor	1053.45	860.01	321.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	145.93	
Ground Floor	1401.67	0.00	1401.67	39.90	24.30	0.00	231.97	0.00	0.00	471.40	653.92	653.92	00	668.35	
Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	415.05	7405.63	0.00	0.00	00	0.00
Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	288.58	7532.00	0.00	0.00	00	0.00
Total :	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	2300.30	8652.39	8652.39	50	815.28	
Total Number of Same Blocks	1														
Total:	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	2300.30	8652.39	8652.39	50	815	

Block :EAST (TOWER)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Stair, Lift, 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	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	872.89	84.97	787.98	75.95	24.30	0.00	59.90	0.00	0.00	0.00	627.83	627.83	00	0.00	
Ninth Floor	1036.58	0.00	1036.58	78.96	24.30	0.00	86.37	0.00	0.00	0.00	846.75	846.75	04	0.00	
Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00	
Seventh Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00	
Sixth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00	
Fifth Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00	
Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00	
Third Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	0.00	
Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	0.00	
First Floor	1302.15	935.58	366.57	43.92	24.30	0.00	149.76	0.00	0.00	0.00	152.59	152.59	00	161.43	
Ground Floor	1889.07	0.00	1889.07	56.14	24.30	0.00	182.16	0.26	560.73	1061.46	1060.46	00	1086.89		
Basement Floor	12370.12	1020.00	11350.12	606.23	267.30	24.30	1201.98	0.26	560.73	8668.75	8668.75	32	1248.12		
Total Number of Same Blocks	1														
Total:	12370.12	1020.00	11350.57	606.23	267.30	24.30	1201.98	0.26	560.73	8668.75	8668.75	32	1248		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8 FLOOR PLAN	1.50 X 3.35 X 1 X 4	20.88	42.66
	1.45 X 3.90 X 1 X 6	21.86	
TYPICAL - 3,5&7 FLOOR PLAN	1.50 X 3.35 X 1 X 3	15.51	31.98
	1.45 X 3.90 X 1 X 3	16.47	
SIXTH FLOOR PLAN	1.45 X 3.90 X 1 X 1	5.49	5.49
TENTH FLOOR PLAN	1.45 X 3.90 X 1 X 1	5.58	5.58
Total :	-	-	43.05

FAR &Tenement Details

Block	No. of Same Blg	Gross BuiltUp Area (Sq.mt.)	Deductions From Gross BUA(Area Stair, Lift, 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.			
WEST (TOWER)	1	36017.26	929.86	35147.82	909.45	413.10	24.30	1264.26	0.68	837.53	23095.90	8652.39	8652.39	50	815.28
EAST (TOWER)	1	12370.12	1020.00	11349.57	606.23	267.30	24.30	1201.98	0.26	560.73	8668.75	8668.75	32	1248.12	
Total :	2	48447.42	1950.21	46497.77	1515.68	680.40	48.60	2466.24	0.94	1398.26	23095.90	17321.14	82.00	2063.40	

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	301 - 225	1	-	1	50	-
EAST (TOWER)	Residential	Apartment	301 - 225 225.001 - 375	1	-	2	36	-
Total :							86	000

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	86	1182.50	000	4875.00
Visitor's Car Parking	9	123.75	0	0.00
Total Car	95	1306.25	000	4875.00
Bicycle	-	123.75	0	0.00
Other Parking	-	-	-	0.00
Total :		1430.00		23261.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.90 X 1 X 1	5.46	5.46
Total :	-	-	5.46

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorised Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder by B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P VDB Infra and Realty Pvt Ltd,No.9, LALBAGH, 100 feet Road, Indiranagar, 1st Stage, Indiranagar,Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDKHOLE G.4 No.51, Champasadahana, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144-PAYP/15-20

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 67/SITE/51/162/2, survey no. 162/1, 161/2 Hennur Bagalaru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : 10TH FLOOR PLAN

SHEET NO : 10

SANCTIONING AUTHORITY :

Name (Sri)	Designation	Jurisdiction	Valid upto	Signature
Asst. Director of Town Planning	Asst. Director of Town Planning	Mahadevapura		

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

ALL DIMENSIONS ARE IN METERS

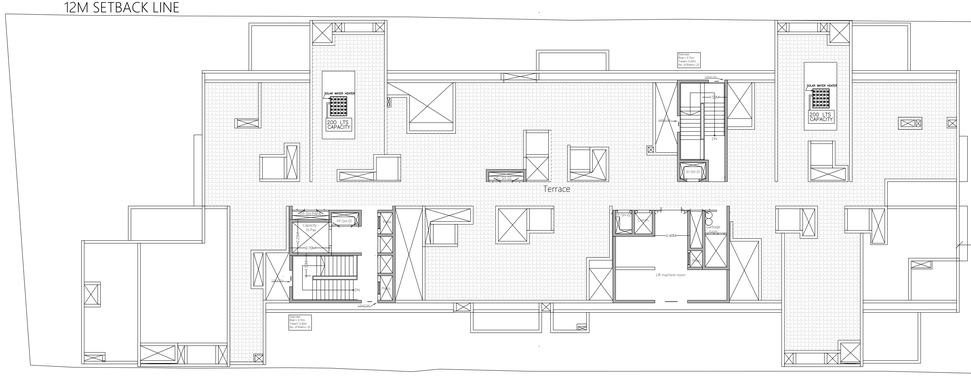
SCALE : 1:100

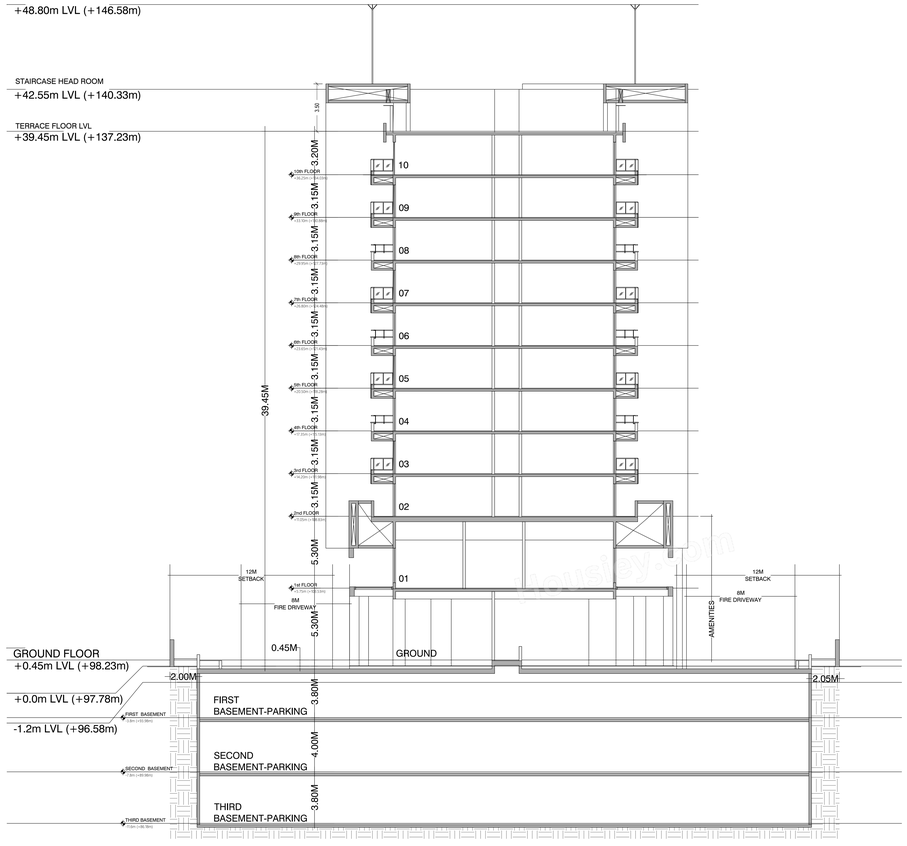
This is system generated report and does not require any signature.

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 (1900.00 x 900.00MM)

12M SETBACK LINE


Terrace
LIFT MACHINE ROOM
OHT
2000 LTS CAPACITY
Rain water harvesting pit
Sump
Ramp
Ramp
Ramp



SECTION-1

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 67/Sturvey no 16/21 1612 , Hennur Bagalaru Main road, Bangalore.
Consisting of for 2Basement + 1Ground + 10 only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 22985.34 areas 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 for inspection.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm.
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 at each floor 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 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 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 regulations 2004 & 2006 & 2011 as amended from time to time.
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. The applicant shall plant trees in the premises/open spaces as per Bye-laws 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 as per Section 4, 5 & 6 of KTCP Act 1961 and Bye-laws 2003 Part VII.
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 event of any hazardous material is stored in the premises, obtain clearance from Fire & Emergency No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws) of building bye-laws 2003 and Persons with disabilities Act 1995 should be provided.
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 neighbors in the vicinity of construction and that the construction debris shall be removed from the site at the time 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 applicant shall ensure structural safety of the building and shall be responsible for the structural stability and safety to ensure for safe habitation during the course of execution for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, temporary sheds and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29 Twin-wheeler parking shall be provided as per the building bye-law.
30 The Owner / Association of the high-rise building shall conduct two mock trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31 The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32 The Owner / Developer shall ensure that the 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/36/07/9-20, Dated.
34 The Applicant shall obtain clearance from BWSSB before commencement of 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 submit the "Soil Investigation" report for the site to the Authority before the commencement of the work.
37 The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38 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 The Applicant / Owner / Architect should abide by the special conditions imposed in the Building Licence.
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 Commencement certificate should be obtained 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 the adjacent properties during the excavation/ construction.
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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM- (Insadaag/ Hoodike) Letter No. LD/BNG/ET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be obtained before commencement of the work. Work should not be carried out in the site strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Property No: PID:3151023-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy.No.67/Sy.No.16/21 1612	
Nature of Sanction: NEW	City Survey No.: 16/21 1612	
Location: RING-III	Khata No. (As per Khata Extract): 67/Sy.no no. 16/21 1612	
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalaru Main road	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 305-Tarahanthe		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11232.62
Deduction for NetPot Area		
Balcony/Bay Area of Cost		260.07
Total:		260.07
NET AREA OF PLOT	(A-Deductions)	11462.80
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5731.30
Proposed Coverage Area (24.58 %)		2765.19
Achieved Net coverage area (24.58 %)		2765.19
Balance coverage area left (25.42 %)		2911.11
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		30183.01
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 (2.60)		30183.01
Residential FAR (100.00%)		17211.13
Proposed FAR Area		17211.13
Achieved Net FAR Area (1.47)		17211.13
Balance FAR Area (1.02)		17911.88
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46497.17
Achieved BuiltUp Area		46497.17
Achieved BuiltUp Area		4613.16

Block :WEST (TOWER)

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	65.68	0.00		65.68	41.28	0.00	24.39	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	930.36	47.80		872.71	74.48	24.30	0.00	65.16	0.00	0.00	0.00	708.77	708.77	02	0.00
Ninth Floor	1099.75	0.00		1099.75	76.15	24.30	0.00	103.93	0.00	0.00	0.00	895.80	895.80	06	0.00
Eighth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	0.00
Seventh Floor	1075.47	0.00		1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Sixth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	0.00
Fifth Floor	1075.47	0.00		1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Fourth Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	0.00
Third Floor	1075.47	0.00		1075.47	41.28	24.30	0.00	111.93	0.00	0.00	0.00	897.96	897.96	06	0.00
Second Floor	1053.58	0.00		1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	0.00
First Floor	1053.48	882.01		321.44	41.28	24.30	0.00	112.16	0.00	0.00	143.70	143.70	00	149.93
Ground Floor	1431.87	0.00		1431.87	39.66	24.30	0.00	237.97	0.00	0.00	471.43	663.92	993.00	00	669.95
Basement Floor	7980.19	0.00		7980.19	115.90	48.60	0.00	0.00	0.00	415.26	7400.63	0.00	0.00	00	0.00
Basement Floor	7980.19	0.00		7980.19	115.90	48.60	0.00	0.00	0.00	288.08	7532.60	0.00	0.00	00	0.00
Third Floor	7980.19	0.00		7980.19	115.90	48.60	0.00	0.00	0.00	134.40	7606.29	0.00	0.00	00	0.00
Total:	39077.26	929.80		31147.50	909.45	413.10	24.39	1264.26	0.68	837.53	23095.90	8602.39	8602.39	50	819.28
Total Number of Same Blocks	1														

Block :EAST (TOWER)

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	Resi.			
Terrace Floor	68.22	0.00		68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	872.95	84.97		787.98	79.95	24.30	0.00	69.96	0.00	0.00	627.83	627.83	00	0.00
Ninth Floor	1036.38	0.00		1036.38	78.96	24.30	0.00	86.37	0.00	0.00	846.75	846.75	04	0.00
Eighth Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Seventh Floor	1033.97	0.00		1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.78	860.78	04	0.00
Sixth Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Fifth Floor	1033.97	0.00		1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.78	860.78	04	0.00
Fourth Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
Third Floor	1033.97	0.00		1033.97	43.92	24.30	0.00	104.97	0.00	0.00	860.78	860.78	04	0.00
Second Floor	1024.86	0.00		1024.86	43.92	24.30	0.00	108.22	0.00	0.00	848.42	848.42	04	0.00
First Floor	1302.15	935.58		366.57	43.92	24.30	0.00	140.76	0.00	0.00	152.59	152.59	00	161.43
Ground Floor	1899.07	0.00		1899.07	56.14	24.30	0.00	182.16	0.00	0.00	1060.46	1060.46	00	1096.69
Basement Floor	12370.12	1020.00		11349.57	606.20	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248.72
Total Number of Same Blocks	1													
Total:	12370.12	1020.00		11349.57	606.20	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -2,4,6&8FLOOR PLAN	1.65 X 0.30 X 1 X 4	20.68	42.56
	1.45 X 0.30 X 1 X 4	21.88	
TYPICAL -1,3&7FLOOR PLAN	1.65 X 0.30 X 1 X 3	15.51	31.68
	1.45 X 0.30 X 1 X 3	16.17	
NINTH FLOOR PLAN	1.45 X 0.30 X 1 X 1	5.48	5.48
TENTH FLOOR PLAN	1.45 X 0.30 X 1 X 1	5.08	5.08
Total :			43.25

FAR &Tenement Details

Block	No. of Same Blks	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	Resi.			
WEST (TOWER)	1	39077.26	929.80	31147.50	909.45	413.10	24.39	1264.26	0.68	837.53	23095.90	8602.39	8602.39	50	819.28
EAST (TOWER)	1	12370.12	1020.00	11349.57	606.20	267.30	24.30	1201.98	0.28	660.73	8668.75	8668.75	32	1248.72
Total:	2	85447.40	1950.21	45497.19	1515.68	680.40	48.69	2466.24	0.96	1498.26	23095.90	17271.14	17271.14	82.00	2063.40

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./ Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	30 - 225	1	-	1	50	-
EAST (TOWER)	Residential	Apartment	30 - 225	1	-	1	26	-
			225.001 - 375	1	-	2	8	-
Total :				-	-	-	84	592

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	84	1764.00	592	8875.00
Visitor's Car Parking	9	123.75	0	0.00
Total Car	93	1306.25	592	8875.00
Motor Bike	-	123.75	0	0.00
Other Parking	-	-	-	0.00
Total :	-	1430.00	-	8281.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TENTH FLOOR PLAN	1.40 X 3.60 X 1 X 1	5.04	5.04
Total :			5.04

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorised Signatory for M/s VDB Infra and Realty Pvt ltd., GPA holder for B.R.Srinivas S/o Late B.M.Ashwathaiya @Ramaswamy and Pramodh Anand S/o Anand Rao P \OSB Infra and Realty Pvt Ltd,NO.6, 100 feet Road, Indiranagar, 1st Stage, [redacted]

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

MANDIKVEL G K No.51, Champakadhama, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1144/2015-22

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 67/16/21 1612, Survey no. 16/21, 16/21 Hennur Bagalaru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : SECTION

SHEET NO : 12

SANCTIONING AUTHORITY :

Name (Block)	Designation (Block)	Name (Flat)	Designation (Flat)	Signature
Authorised Signatory	Town Planning Member	Secretary	Chief Town Planner	

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 Secretary BBMP Mahadevapura
Date: 2024.03.19 15:48:17 IST
Reason: Approved
Location: BBMP

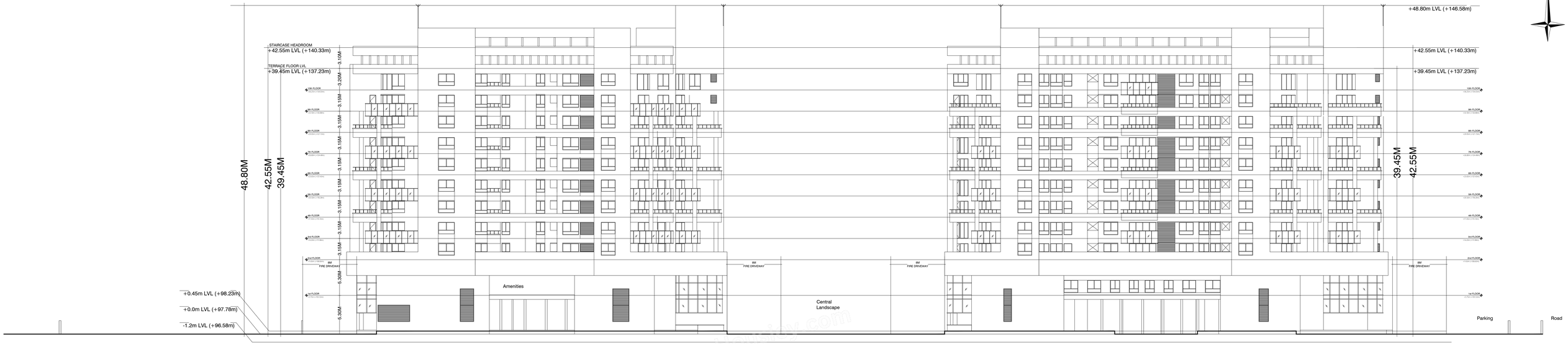
ALL DIMENSIONS ARE IN METERS

SCALE : 1:100

HO - NORTH

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 (1900.00 x 900.00MM)



ELEVATION

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 Building plan at 67/Survey no 162/1 161/2 , Hennur Bagalaru Main road, Bangalore .
Consisting of for 2Basement + 1Ground + 10 only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 22995.34 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 for inspection.
5. On completion of foundations or footings before erection of walls on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage shall be provided as required.
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 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 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 Regulations 2004 & 2006 at suitable location in 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. The applicant shall inform the Assistant Director of Town Planning (East) regarding 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 mentioned in Rule 32, 33 & 34 of Karnataka Town & Country Rules, 1963.
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 event of any conflict between the provisions of National Building Code and Indian Standards, the provisions 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) of Building bye-laws 2003 and Persons with Disabilities Act 1995 should be provided.
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 steps/ramps.
26. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall be restricted to the time between 7.00 AM 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 applicant shall obtain clearance from the Fire Department for structural stability and safety to ensure for safe stabilization during the use and of evacuation for basements with adequate for retaining walls and super structure for the safety of the structure as well as neighboring property, temporary sheds and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Owner / Developer shall ensure that the work 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 (Bandarubeg 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.
34.The Applicant shall provide adequate drinking water facilities to the 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 submit the revised plan for the balance FAR area, if any, before the commencement thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC), 2018.
40.The Applicant / Owner / Architect should abide 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.If the Owner / Developer / Builder / Architect / Structural Engineer / Supervisor is found guilty of the plan fabricated or if the work/structure 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 Sanction is issued based on the documents submitted by the applicant. The 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. The cannot be considered for claiming the ownership of the property.
46.Owner / builder/ CPA holder / developer shall take all precautionary measure to ensure the safety of persons working in the premises and general public.
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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoteldiagi Hoodlie) Letter No. LD/95/LET/2015, dated: 01-04-2015 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the start of the work and the condition should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/21/010023-24	Plot SubUse: Apartment
Application Type: Zoning Permission	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 67/Survey no 162/1 161/2
Nature of Sanction: NEW	City Survey No.: 162/1 161/2
Location: RING-III	Khata No. (As per Khata Extract): 67/Survey no 162/1 161/2
Building Line Specified as per Z.R. NA	Locality / Street of the property: Hennur Bagalaru Main road
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 305-Fraserpete	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 11737.67
Deduction for NetPol Area	
Surrender Final sft Cost	293.07
Total :	293.07
NET AREA OF PLOT	(A-Deductions) 11482.60
COVERAGE CHECK :	
Permissible Coverage area (50.00 %)	5731.30
Proposed Coverage Area (29.08 %)	3782.19
Achieved Net coverage area (24.58 %)	2822.79
Balance coverage area left (25.42 %)	2951.11
FAR CHECK :	
Permissible F.A.R. as per zoning regulation 2015 (2.00)	26120.57
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.00)	26120.57
Residential FAR (100.00%)	17231.13
Proposed FAR Area	17231.13
Achieved Net FAR Area (1.47)	17231.13
Balance FAR Area (1.53)	17911.88
BUILT-UP AREA CHECK :	
Proposed BuiltUp Area	46497.17
Achieved BuiltUp Area	46497.17
Achieved BuiltUp Area	46512.19

Block :WEST (TOWER)

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	68.58	0.00	68.58	41.28	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	920.36	47.80	872.71	74.48	24.30	0.00	60.16	0.00	0.00	0.00	708.77	708.77	02	02	0.00
Ninth Floor	1009.75	0.00	1009.75	76.15	24.30	0.00	103.93	0.00	0.00	0.00	855.80	855.80	06	06	0.00
Eighth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	06	0.00
Seventh Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.83	0.00	0.00	0.00	897.86	897.86	06	06	0.00
Sixth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	06	0.00
Fifth Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.83	0.00	0.00	0.00	897.86	897.86	06	06	0.00
Fourth Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	06	0.00
Third Floor	1070.47	0.00	1070.47	41.28	24.30	0.00	111.83	0.00	0.00	0.00	897.86	897.86	06	06	0.00
Second Floor	1053.58	0.00	1053.58	41.28	24.30	0.00	103.92	0.00	0.00	0.00	884.08	884.08	06	06	0.00
First Floor	1053.45	860.01	321.44	41.28	24.30	0.00	112.16	0.00	0.00	0.00	143.70	143.70	00	00	145.93
Ground Floor	1431.87	0.00	1431.87	39.90	24.30	0.00	231.97	0.00	0.00	471.40	663.92	663.92	00	00	668.35
First Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	415.05	7405.63	0.00	0.00	00	0.00
Second Basement Floor	7985.16	0.00	7985.16	115.90	48.60	0.00	0.00	0.00	0.00	288.58	7532.08	0.00	0.00	00	0.00
Total :	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23359.30	8602.39	8602.39	50	50	815.28
Total Number of Same Blocks	1														
Total:	36017.26	929.86	35147.80	909.45	413.10	24.30	1264.26	0.00	837.53	23359.30	8602.39	8602.39	50	815.28	

Block :EAST (TOWER)

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	Resi.				
Terrace Floor	68.22	0.00	68.22	43.92	0.00	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	872.69	84.97	787.68	75.95	24.30	0.00	59.90	0.00	0.00	0.00	627.53	627.53	05	05	0.00
Ninth Floor	1036.58	0.00	1036.58	78.96	24.30	0.00	86.37	0.00	0.00	0.00	846.75	846.75	04	04	0.00
Eighth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	04	0.00
Seventh Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	04	0.00
Sixth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	04	0.00
Fifth Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	04	0.00
Fourth Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	04	0.00
Third Floor	1033.97	0.00	1033.97	43.92	24.30	0.00	104.97	0.00	0.00	0.00	860.76	860.76	04	04	0.00
Second Floor	1024.86	0.00	1024.86	43.92	24.30	0.00	108.22	0.00	0.00	0.00	848.42	848.42	04	04	0.00
First Floor	1302.15	935.58	366.57	43.92	24.30	0.00	145.76	0.00	0.00	0.00	152.59	152.59	00	00	161.43
Ground Floor	1889.07	0.00	1889.07	56.14	24.30	0.00	182.16	0.00	0.00	1063.46	1560.46	1560.46	00	00	1586.89
First Basement Floor	12370.12	1020.00	11350.12	896.23	267.30	24.30	1251.98	0.00	0.00	3.28	9860.73	9868.75	68	32	1248.12
Total Number of Same Blocks	1														
Total:	12370.12	1020.00	11350.12	896.23	267.30	24.30	1251.98	0.00	0.00	3.28	9860.73	9868.75	68	32	1248

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-2,4,6&8TH FLOOR PLAN	1.50 X 0.35 X 1 X 4	20.68	42.66
	1.45 X 0.90 X 1 X 4	21.98	
TYPICAL-1,3,5&7TH FLOOR PLAN	1.50 X 0.35 X 1 X 3	15.51	31.98
	1.45 X 0.90 X 1 X 3	16.47	
9&10TH FLOOR PLAN	1.45 X 0.90 X 1 X 1	5.49	5.49
7&9TH FLOOR PLAN	1.40 X 0.90 X 1 X 1	5.08	5.08
Total :	-	-	43.05

FAR &Tenement Details

Block	No. of Same Blg.	Gross BuiltUp 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.			
WEST (TOWER)	1	36017.26	929.86	35147.82	909.45	413.10	24.30	1264.26	0.00	837.53	23359.30	8602.39	8602.39	50	815.28
EAST (TOWER)	1	12370.12	1020.00	11348.57	896.23	267.30	24.30	1251.98	0.28	560.73	8868.75	8868.75	32	1248.12	
Total :	2	48387.42	1950.21	46497.77	1015.68	680.40	48.60	2516.24	0.28	1398.26	23359.30	17471.14	82.00	2063.40	

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WEST (TOWER)	Residential	Apartment	301 - 225	1	-	1	50	-
			301 - 225	1	-	1	26	-
EAST (TOWER)	Residential	Apartment	225-301	1	-	2	8	-
			375	1	-	-	66	500
Total :							150	500

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	85	1182.50	500	6975.00	
Visitor's Car Parking	9	123.75	0	0.00	
Total Car	94	1306.25	500	6975.00	
Bicycle	-	123.75	0	0.00	
Other Parking			0	0.00	
Total :		1430.00		23261.80	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WEST (TOWER)	Residential	Apartment	Highrise	R
EAST (TOWER)	Residential	Apartment	Highrise	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
10&8TH FLOOR PLAN	1.40 X 3.60 X 1 X 1	3.89	3.89
Total :	-	-	3.89

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. Srinivas A, Authorized Signatory for M/s VDB Infra and Realty Pvt ltd , GPA holder by B.R.Srinivas S/o Late B.M.Kempanna @Ramaswamy and Pramodh Anand S/o Anand Rao P \VDB Infra and Realty Pvt Ltd,NO.A, 100 feet Road, Indiranagar, 1st Stage, Indiranagar,Bengaluru.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

MANDAVELI, G 4 No.51, Champakadhama, 2nd Floor, 10th Cross, 1st Block, RT Nagar, Bengaluru BCC/BL-1/4-A-Part/K/120

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No. 67/SY.NO.162/1, survey no. 162/1, 161/2 Hennur Bagalaru Main road, ward no. 84, Mahadevpura, Bengaluru.

DRAWING TITLE : ELEVATION

SHEET NO : 13

SANCTIONING AUTHORITY :

ARCHITECT	ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR
Name : Mandaveli G Reg No : CA/2018/112	Name :	Name :	Name :

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

ALL DIMENSIONS ARE IN METERS

SCALE : 1:125

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 (1900.00 x 900.00MM)