

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 2796/008, Nataraiah Village, K.R. Puram Hobli, Bangalore, Bangalore.

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

3. 25% of 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 in the basement premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

6. Construction or reconstruction of the building should be completed before the expiry of 5 years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

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

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

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

12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&D) code having 300 MVA. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for the installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

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

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

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

17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 4E (iv) under sub-section 14A to 14V.

18. The building shall be constructed under the supervision of a registered structural engineer. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

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

20. 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.

21. 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.

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

23. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 2E 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

24. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

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

28. The structures with basements shall be designed for structural stability and safety to ensure soil 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workers 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 2E 31 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. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

32. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

33. Employment of child labour in the construction activities strictly prohibited.

34. Clearance NOC from the Labour Department before commencing the construction work is a must.

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

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

37. The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/06/2015-20. Dated: 25-09-2015 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqm.

38. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015.

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

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

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

42. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to B&M.P Act 2020.

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

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

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

46. 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.

47. 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.

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

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

50. Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.

51. Due to non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, B&M.P 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.

52. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosabagal Hoodies) Letter No. LDI/SLET/2013, dated: 01-04-2013.

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

54. 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 work place.

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

56. 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".

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKA (RESIDENTIAL)	D1	0.75	2.10	725
BLOCKA (RESIDENTIAL)	D	0.90	2.10	796
BLOCKA (RESIDENTIAL)	MD	1.05	2.10	171

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKA (RESIDENTIAL)	V	1.00	1.00	383
BLOCKA (RESIDENTIAL)	KW	1.17	2.10	01
BLOCKA (RESIDENTIAL)	W2	1.20	2.10	366
BLOCKA (RESIDENTIAL)	KW	1.20	2.10	198
BLOCKA (RESIDENTIAL)	W1	1.50	2.10	462
BLOCKA (RESIDENTIAL)	W	1.80	2.10	311

Block BLOCKB (CLUB HOUSE)

Floor Name	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area After Tenement
Basement	22.73	0.00	22.73	18.12	0.00	4.61	0.00
First Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45
Ground Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKB (CLUB HOUSE)	D1	1.20	2.15	02
BLOCKB (CLUB HOUSE)	GO	1.80	2.15	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKB (CLUB HOUSE)	GL	3.00	2.15	17

Block BLOCKA (RESIDENTIAL)

Floor Name	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area After Tenement
Basement	22.73	0.00	22.73	18.12	0.00	4.61	0.00
First Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45
Ground Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85

Block BLOCKB (RESIDENTIAL)

Floor Name	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area After Tenement
Basement	22.73	0.00	22.73	18.12	0.00	4.61	0.00
First Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45
Ground Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.2796/008, SY. NO. 431/441 & 2, NALLURAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.84, BANGALORE.

Color Index

AREA STATEMENT (B&M.P)

Version No.	1.0-14
Version No.	04/05/2023

PROJECT DETAIL

Authority: B&M.P
 Project No: PH/15/25/22-23
 Application Type: General
 Proposed Work: Residential (Apartment)
 Land Use Zone: Residential (M2)
 Proposal Type: Building Permission
 Plot/Sub Plot No.: 2796/008
 Name of Sanction: NEW
 Location: BK&H
 City Survey No.: 431/441/442
 Locality / Street of the property: Nataraiah Village, K.R. Puram Hobli, Bangalore

Zone: Mahadevapura
Ward: Ward 84
Planning District: 315/Whitefield

AREA DETAILS:

Area	(Sq.Mt)
AREA OF PLOT (Minimum)	837.61
Deduction for Setback Area	231.65
Surround Free of Cost	54.58
Natural Area	177.11
Net Area of Plot	458.89
(A-Deductions)	113.92

COVERAGE CHECK

Item	Value
Permissible Coverage area (50.00 %)	4293.96
Proposed Coverage Area (19.05 %)	1555.76
Achieved Net coverage area (19.05 %)	1555.76
Balance coverage area (30.95 %)	2738.20

FAR CHECK

Item	Value
Permissible F.A.R. as per zoning regulation 2015 (2.25)	1032.43
Additional F.A.R. with Reg. (a) (i) for unregulated plot (2.25)	1843.63
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	1843.63
Residential FAR (100.00%)	1843.97
Proposed FAR Area (2.25)	1843.97
Achieved Net FAR Area (2.25)	1843.97
Balance FAR Area (0.00)	29.66

BUILT UP AREA CHECK

Item	Value
Proposed Builtup Area	2853.85
Substructure Area Add in BUA (Layout Use)	15.00
Achieved Builtup Area	2868.85

Block USE/USE/USE Details

Block Name	Residential	Block Subtype	Block Structure	Block Land Use Category
BLOCKA (RESIDENTIAL)	Residential	Apartment	Highrise	R
BLOCKB (CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	Subtype	Area (Sq.Mt)	Units	Prop.	Reqd.	Uptd.	Car	Reqd.	Prop.
BLOCKA (RESIDENTIAL)	Residential	Apartment	80-225	1	-	-	1	171	-	-
Total	-	-	-	-	-	-	-	171	-	191

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Area (Sq.Mt)	No.	Achieved	Area (Sq.Mt)
Car	171	231.25	191	171	2626.25	
Visitor / Car Parking	18	241.50	0	0.00	0.00	
Total Car	189	255.75	191	171	2626.25	
TwoWheeler	-	247.50	0	0.00	0.00	
Other Parking	-	-	-	-	2861.54	
Total	-	2466.25	-	-	5293.79	

FAR & Tenement Details

Block	No. of Same Bldg	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area After Tenement
BLOCKA (RESIDENTIAL)	1	2458.35	675.62	2458.35	655.21	326.08	26.05	11.85
BLOCKB (CLUB HOUSE)	1	415.18	44.06	371.12	41.82	6.84	4.61	0.00
Grand Total	2	2873.53	719.68	2833.85	697.03	332.92	30.66	11.85



Approval Condition :

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

- Sanction is accorded for the Residential Building plan at 2796/008, Narahalli Village, K.R. Puram Hobli, Bangalore, Bangalore.
- Sanction is accorded for 1 UF only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3293.79 area reserved for car parking shall not be converted for any other purpose.
- License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- On completion of foundation or 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.
- Construction or reconstruction of the building should be completed before the expiry of 5 years from the date of issue of license & within one month after its completion shall apply for extension to occupy the building.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on top of or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C (E&D) code having 3.00 mt. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 18.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the first time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 4th (IV) Bye-law No. 319 under sub-section (A) to (D).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
- The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Design of earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- Building here to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8E 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The applicant shall ensure that no incineration is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at the site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure soil 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 workers and general public by erecting safe barricades. 29 Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the higher-rise building shall conduct two mock fire trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- 21 of children of workers shall be funded by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- The Builder / Contractor / Professional responsible for supervision of work shall not materially and substantially deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standards Orders and Policy Orders of the B&M.P.
- The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to B&M.P. (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
- The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/05/2019-20, dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqms.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 240 Sqm of FAR areas as part thereof in case of Apartment / group housing / multi dwelling / undevelopment plan and at least Two Trees for single unit.
- The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KBC) 2018.
- The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KBC) 2018.
- The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
- B&M.P will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
- The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 units and more.
- The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
- The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnel involved in the construction activities.
- Due to non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, B&M.P is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadside) Hooke/Letter No. LD/55/LET/2013, dated: 01-04-2013 :

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	D1	0.75	2.10	725
BLOCK A (RESIDENTIAL)	D	0.90	2.10	796
BLOCK A (RESIDENTIAL)	MD	1.05	2.10	171

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	V	1.00	1.00	383
BLOCK A (RESIDENTIAL)	KW	1.17	2.10	01
BLOCK A (RESIDENTIAL)	W2	1.20	2.10	366
BLOCK A (RESIDENTIAL)	KW	1.20	2.10	168
BLOCK A (RESIDENTIAL)	W1	1.50	2.10	462
BLOCK A (RESIDENTIAL)	W	1.80	2.10	311

Block BLOCK (CLUB HOUSE)

Floor Name	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area other than Tenement
Basement	22.73	0.00	22.73	18.12	0.00	0.00	0.00
First Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45
Ground Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	D1	1.20	2.15	02
BLOCK A (RESIDENTIAL)	GO	1.80	2.15	02

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	GL	3.00	2.15	17

Block USE/SUBUSE Details

Block Name	Residential	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise	R
BLOCK B (CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

BLOCK A (RESIDENTIAL)	Residential	Apartment	Area (Sq.Mt)	Units	Reqd.	Prop.	Reqd./Unit	Car	Reqd.	Prop.
205	1	1	1	1	1	1	1	1	1	1
Total	-	-	-	-	-	-	-	-	-	-

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Car	171	231.25	231.25	171	231.25
Visitor Car Parking	18	247.50	247.50	18	247.50
Total Car	189	255.75	255.75	189	255.75
TwoWheeler	0	0.00	0.00	0	0.00
Other Parking	0	0.00	0.00	0	0.00
Total	2466.25	2466.25	2466.25	2466.25	2466.25

FAR & Tenement Details

Block	No. of Same Bldg	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area (Sq.Mt)	Tent (No)
BLOCK A (RESIDENTIAL)	1	24858.35	675.62	24182.73	655.21	326.08	26.05	11.85	109.58
BLOCK B (CLUB HOUSE)	1	415.18	44.06	371.12	41.82	6.84	4.61	0.00	0.00
Grand Total	2	25273.53	719.68	24553.85	697.03	332.92	30.66	11.85	109.58

Block BLOCK A (RESIDENTIAL)

Floor Name	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area (Sq.Mt)	Tent (No)
Basement	22.73	0.00	22.73	18.12	0.00	0.00	0.00	0.00
First Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45	171
Ground Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40	171
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85	342

Block BLOCK A (RESIDENTIAL)

Floor Name	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area (Sq.Mt)	Tent (No)
Basement	22.73	0.00	22.73	18.12	0.00	0.00	0.00	0.00
First Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45	171
Ground Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40	171
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85	342

Block BLOCK A (RESIDENTIAL)

Floor Name	Gross Builtup Area (Sq.Mt)	Deductions From Gross BUA/Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Carpet Area (Sq.Mt)	Tent (No)
Basement	22.73	0.00	22.73	18.12	0.00	0.00	0.00	0.00
First Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45	171
Ground Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40	171
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85	342

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.2796/008, SY. NO. 431/441 & 2, NALLURAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.84, BANGALORE.

SCALE : 1:150

COLOR INDEX

Color Notes

AREA STATEMENT (B&M.P)

PROJECT DETAIL

Authority B&M.P

Project No. PU/103/2022-23

Application Type: General

Land Use Zone: Residential (Mn)

Proposed Type: Building Permission

Project No. 2796/008

Location: Block A

Locality / Street of the property: Narahalli Village, K.R. Puram Hobli, Bangalore

Zone: Mahadevapura

Ward: Ward 04

Planning Director: S.V. Wishalath

AREA DETAILS:

AREA OF PLOT (Minimum) 837.81

Deduction for Terrace Area 231.50

Surround Free of Cost 54.58

Wharstrand Area 177.11

Total 231.50

NET AREA OF PLOT 606.31

COVERAGE CHECK

Permissible Coverage area (50.00 %) 403.16

Proposed Coverage Area (19.05 %) 155.76

Achieved Net coverage area (19.05 %) 155.76

Balance coverage area (30.95 %) 250.35

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25) 1363.63

Achieved F.A.R. within Reg. limit (for unamalgamated plot 2.25) 1363.63

Allowable TDR Area (50% of Perm.FAR) 0.00

Premium FAR for Plot within Impact Zone (-) 0.00

Total Perm. FAR Area (2.25) 1363.63

Residential FAR (100.00%) 1363.63

Proposed FAR Area (2.25) 1363.63

Achieved Net FAR Area (2.25) 1363.63

Balance FAR Area (0.00) 29.86

BUILT UP AREA CHECK

Proposed Builtup Area 24553.85

Substructure Area Add in BUA (Layout Up) 15.00

Achieved Builtup Area 24568.85

Block USE/SUBUSE Details

Block Name Residential Block SubUse Block Structure Block Land Use Category

BLOCK A (RESIDENTIAL) Residential Apartment Highrise R

BLOCK B (CLUB HOUSE) Residential Apartment Highrise R

Required Parking (Table 7a)

Block BLOCK A (RESIDENTIAL)

Block Name Residential Apartment Area (Sq.Mt) Units Reqd. Prop. Reqd./Unit Car Reqd. Prop.

205 **1** **1** **1** **1** **1** **1** **1** **1** **1** **1**

Total **-** **-** **-** **-** **-** **-** **-** **-** **-** **-**

Parking Check (Table 7b)

Vehicle Type **No.** **Reqd.** **Area (Sq.Mt)** **No.** **Area (Sq.Mt)**

Car **171** **231.25** **231.25** **171** **231.25**

Visitor Car Parking **18** **247.50** **247.50** **18** **247.50**

Total Car **189** **255.75** **255.75** **189** **255.75**

TwoWheeler **0** **0.00** **0.00** **0** **0.00**

Other Parking **0** **0.00** **0.00** **0** **0.00**

Total **2466.25** **2466.25** **2466.25** **2466.25** **2466.25**

FAR & Tenement Details

Block **No. of Same Bldg** **Gross Builtup Area (Sq.Mt)** **Deductions From Gross BUA/Area (Sq.Mt)** **Total Built Up Area (Sq.Mt)** **Deductions (Area in Sq.mt)** **Proposed FAR Area (Sq.Mt)** **Total FAR Area (Sq.Mt)** **Carpet Area (Sq.Mt)** **Tent (No)**

BLOCK A (RESIDENTIAL) **1** **24858.35** **675.62** **24182.73** **655.21** **326.08** **26.05** **11.85** **109.58** **4963.78** **18090.17** **18090.17** **171** **0.00**

BLOCK B (CLUB HOUSE) **1** **415.18** **44.06** **371.12** **41.82** **6.84** **4.61** **0.00** **0.00** **0.00** **317.85** **317.85** **00** **341.55**

Grand Total **2** **25273.53** **719.68** **24553.85** **697.03** **332.92** **30.66** **11.85** **109.58** **4963.78** **18090.02** **18090.02** **171** **00** **341.55**

Block BLOCK A (RESIDENTIAL)

Floor Name **Gross Builtup Area (Sq.Mt)** **Deductions From Gross BUA/Area (Sq.Mt)** **Total Built Up Area (Sq.Mt)** **Deductions (Area in Sq.mt)** **Proposed FAR Area (Sq.Mt)** **Total FAR Area (Sq.Mt)** **Carpet Area (Sq.Mt)** **Tent (No)**

Basement **22.73** **0.00** **22.73** **18.12** **0.00** **0.00** **0.00** **0.00** **0.00**

First Floor **168.78** **44.06** **124.72** **11.85** **3.42** **0.00** **109.45** **171** **0.00**

Ground Floor **223.67** **0.00** **223.67** **11.85** **3.42** **0.00** **208.40** **171** **0.00**

Total **415.18** **44.06** **371.12** **41.82** **6.84** **4.61** **317.85** **342** **0.00**

Block BLOCK A (RESIDENTIAL)

Floor Name **Gross Builtup Area (Sq.Mt)** **Deductions From Gross BUA/Area (Sq.Mt)** **Total Built Up Area (Sq.Mt)** **Deductions (Area in Sq.mt)** **Proposed FAR Area (Sq.Mt)** **Total FAR Area (Sq.Mt)** **Carpet Area (Sq.Mt)** **Tent (No)**

Basement **22.73** **0.00** **22.73** **18.12** **0.00** **0.00** **0.00** **0.00** **0.00**

First Floor **168.78** **44.06** **124.72** **11.85** **3.42** **0.00** **109.45** **171** **0.00**

Ground Floor **223.67** **0.00** **223.67** **11.85** **3.42** **0.00** **208.40** **171** **0.00**

Total **415.18** **44.06** **371.12** **41.82** **6.84** **4.61** **317.85** **342** **0.00**

Block BLOCK A (RESIDENTIAL)

Floor Name **Gross Builtup Area (Sq.Mt)** **Deductions From Gross BUA/Area (Sq.Mt)** **Total Built Up Area (Sq.Mt)** **Deductions (Area in Sq.mt)** **Proposed FAR Area (Sq.Mt)** **Total FAR Area (Sq.Mt)** **Carpet Area (Sq.Mt)** **Tent (No)**

Basement **22.73** **0.00** **22.73** **18.12** **0.00** **0.00** **0.00** **0.00** **0.00**

First Floor **168.78** **44.06** **124.72** **11.85** **3.42** **0.00** **109.45** **171** **0.00**

Ground Floor **223.67** **0.00** **223.67** **11.85** **3.42** **0.00** **208.40** **171** **0.00**

Total **415.18** **44.06** **371.12** **41.82** **6.84** **4.61** **317.85** **342** **0.00**

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S DESAI DEVELOPERS REP BY MANAGING PARTNER DESAI THIRUPA REDDY (One Sub. Beva. wharstrand) Group school, Spring valley layout, Chennarayana main road, Whitefield, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Geetha K 4029, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E:028117-18

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.2796/008, SY. NO. 431/441 & 2, NALLURAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.84, BANGALORE.

DRAWING TITLE : BLOCK A 12TH TO 14TH FLOOR PLAN & ELEVATION

SHEET NO. : 04 OF 05

SANCTIONING AUTHORITY :

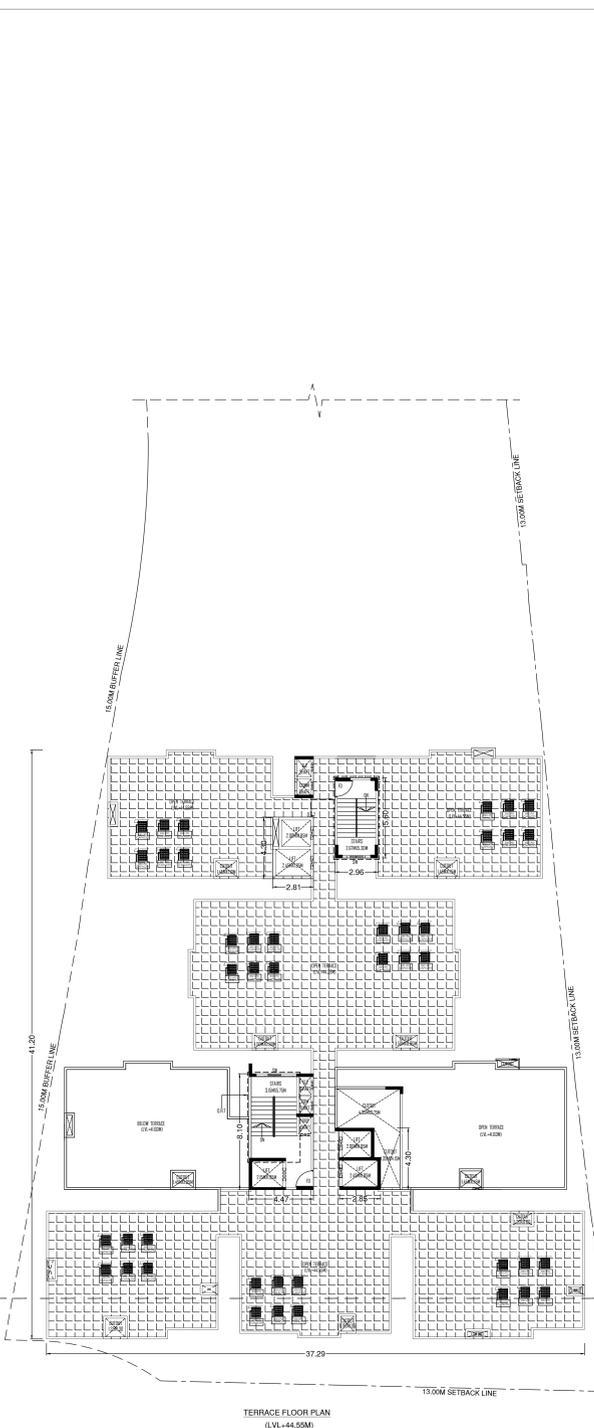
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

North

UserDefinedMetric (1500.00 x 900.00MM)_1

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

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



SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKA (RESIDENTIAL)	D1	0.75	2.10	725
BLOCKA (RESIDENTIAL)	D	0.90	2.10	796
BLOCKA (RESIDENTIAL)	MD	1.05	2.10	171

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKA (RESIDENTIAL)	V	1.00	1.00	383
BLOCKA (RESIDENTIAL)	KW	1.17	2.10	01
BLOCKA (RESIDENTIAL)	W2	1.20	2.10	366
BLOCKA (RESIDENTIAL)	KW	1.20	2.10	198
BLOCKA (RESIDENTIAL)	W1	1.50	2.10	462
BLOCKA (RESIDENTIAL)	W	1.80	2.10	311

Block BLOCKS (CLUB HOUSE)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Carpet Area after Tenement
				StairCase	LR	LR Machine	Ramp	Substructure	Parking			
Terrace Floor	22.73	0.00	22.73	18.12	0.00	4.61	0.00	0.00	0.00	0.00	0.00	
Fourteenth Floor	168.78	44.06	124.72	11.85	3.42	0.00	109.45	109.45	121.30	121.30		
Fifteenth Floor	223.67	0.00	223.67	11.85	3.42	0.00	208.40	208.40	220.25	220.25		
Total	415.18	44.06	371.12	41.82	6.84	4.61	317.85	317.85	341.55	341.55		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKA (CLUB HOUSE)	D1	1.20	2.15	02
BLOCKA (CLUB HOUSE)	GD	1.80	2.15	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCKA (CLUB HOUSE)	CL	3.00	2.15	17

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.2796/008, SY. NO. 431/441 & 2, NALLURAHALLI VILLAGE, K.R. PURAM HUBLI, BANGALORE EAST TALUK, WARD NO.84, BANGALORE.

SCALE: 1:150

COLOR INDEX

AREA STATEMENT (BBMP)

Authority BBMP	Version No. 1.0-14
Project No. PU/15/2022-23	Version Date: 04/05/2023
Application Type: General	Plot Use: Residential
Proposed Type: Building Permission	Plot Sub Use: Apartment
Location: BK-II	Land Use Zone: Residential (M2)
Building Line Specified as per Z.R. NA	City Survey No.: 431/441/442
	Locality / Street of the property: Nallurhalli Village, K.R. Puram Hubli, Bangalore

Block USE/SUBUSE Details

Block Name	Residential	Block Sub Use	Block Structure	Block Land Use Category
BLOCKA (RESIDENTIAL)	Residential	Apartment	Highrise	R
BLOCKB (CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

BLOCKA (RESIDENTIAL)	Residential	Apartment	00-225	1	1	171	171
Total	-	-	-	-	-	171	191

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Area (Sq.m)	No.	Achieved	Area (Sq.m)
Car	171	171	2351.25	191	2626.25	2626.25
Visitor Car Parking	18	18	241.50	191	2626.25	2626.25
Total Car	189	189	2592.75	191	2626.25	2626.25
TwoWheeler	-	247.50	0.00	0.00	0.00	0.00
Other Parking	-	-	-	-	2646.25	2646.25
Total	-	-	-	-	2646.25	2646.25

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No)	Carpet Area after Tenement
					StairCase	LR	LR Machine	Substructure	Ramp	Parking				
BLOCKA (RESIDENTIAL)	1	24858.35	675.62	24182.73	655.21	326.08	26.05	11.85	109.58	4963.78	18090.17	18090.17	171	0.00
BLOCKB (CLUB HOUSE)	1	415.18	44.06	371.12	41.82	6.84	4.61	0.00	0.00	317.85	317.85	00	341.55	
Grand Total	2	25273.53	719.68	24553.85	697.03	332.92	30.66	11.85	109.58	4963.78	18408.02	18408.02	171	341.55

Block BLOCKA (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No)
				StairCase	LR	LR Machine	Substructure	Ramp	Parking			
Terrace Floor	69.40	0.00	69.40	43.35	0.00	26.05	0.00	0.00	0.00	0.00	0.00	
Fourteenth Floor	857.02	39.04	817.98	38.52	20.38	0.00	0.79	0.00	0.00	759.29	759.29	
Fifteenth Floor	1069.40	42.80	1026.60	38.52	20.38	0.00	0.79	0.00	0.00	966.91	966.91	
Sixteenth Floor	1261.24	45.50	1215.74	38.52	20.38	0.00	0.79	0.00	0.00	1156.05	1156.05	
Seventeenth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Eighteenth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Nineteenth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twentieth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-first Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-second Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-third Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-fourth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-fifth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-sixth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-seventh Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-eighth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Twenty-ninth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Thirtieth Floor	1372.79	45.69	1327.10	38.52	20.38	0.00	0.79	0.00	0.00	1267.41	1267.41	
Total	24858.35	675.62	24182.73	655.21	326.08	26.05	11.85	109.58	4963.78	18090.17	18090.17	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: M/S DESAI DEVELOPERS REP BY MANAGING PARTNER DESAI THIRUPA REDDY Dns Sales, Bevels whistler Grand school, Spring valley layout, Chennasandra main road, Whitefield, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE: Geeshk A 420, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560074, E:428917-18

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATHA NO.2796/008, SY. NO. 431/441 & 2, NALLURAHALLI VILLAGE, K.R. PURAM HUBLI, BANGALORE EAST TALUK, WARD NO.84, BANGALORE.

DRAWING TITLE: BLOCKA TERRACE FLOOR PLAN & SECTION BLOCKB SECTION ELEVATION

SHEET NO.: 06 OF 05

SANCTIONING AUTHORITY:

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