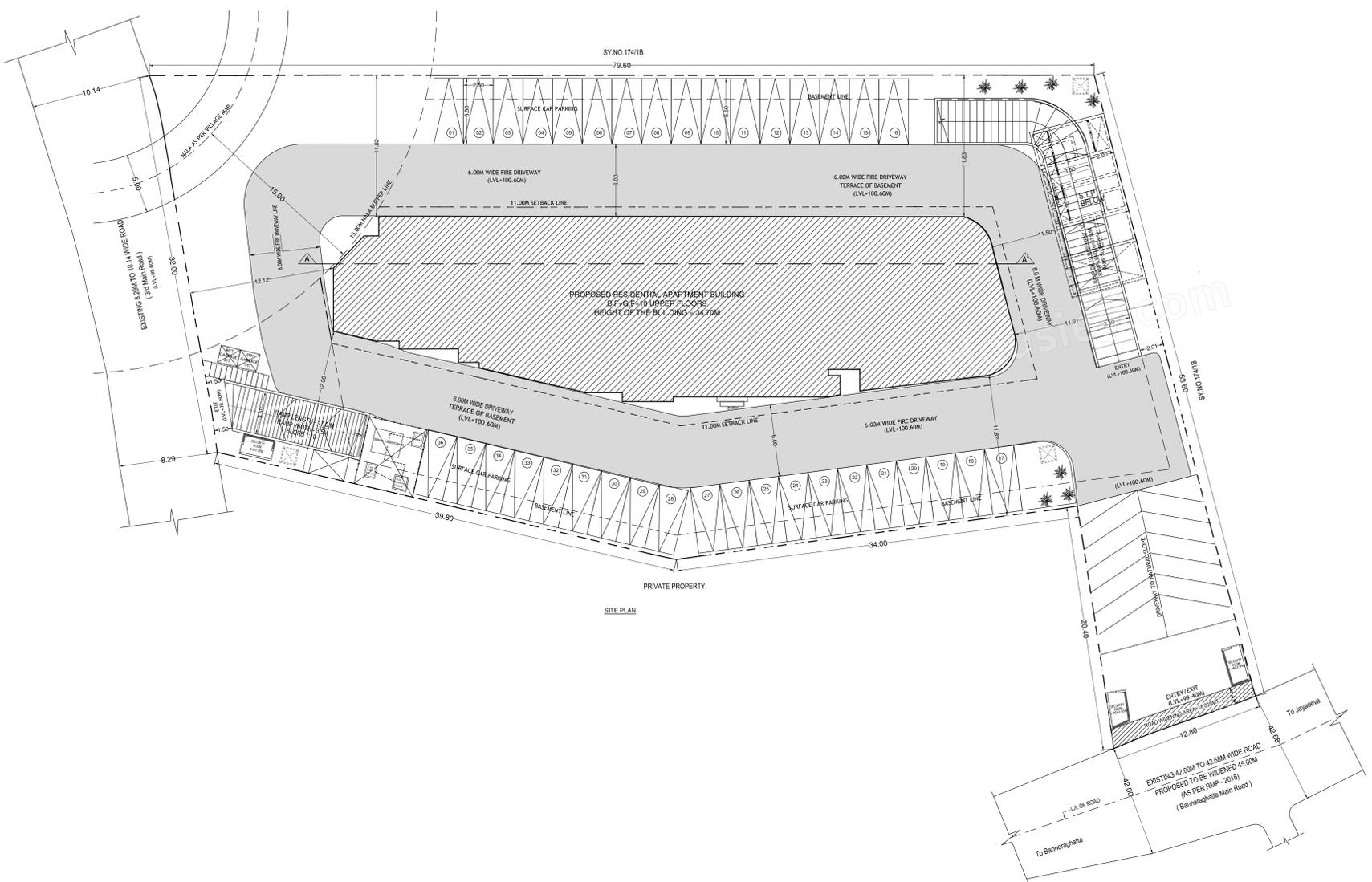
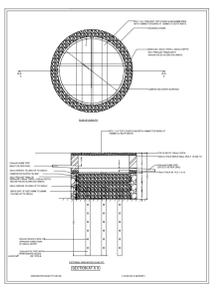


LOCATION MAP



SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.15	121
A (RESIDENTIAL)	D2	0.50	2.15	33
A (RESIDENTIAL)	D1	1.20	2.15	43

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V1	1.00	1.20	123
A (RESIDENTIAL)	SD1	2.91	2.15	02
A (RESIDENTIAL)	SD1	3.00	2.15	38
A (RESIDENTIAL)	SD1	3.50	2.15	150

Balcony Calculations Table

FLOOR	TYPICAL	SIZE	AREA	TOTAL AREA
2 - 10 FLOOR	1.62 X 1.98 X 1 X 9		28.35	1356.93
	1.75 X 5.90 X 1 X 9		88.63	
	1.75 X 8.71 X 1 X 9		137.25	
	1.75 X 7.05 X 1 X 9		111.85	
	1.75 X 4.00 X 1 X 9		63.00	
	1.75 X 4.70 X 1 X 9		74.07	
	1.75 X 3.54 X 1 X 9		55.71	
	1.75 X 4.36 X 1 X 9		68.67	
	1.75 X 4.40 X 1 X 9		69.30	
	1.70 X 5.32 X 1 X 9		81.18	
	1.69 X 7.44 X 1 X 9		112.41	
	1.74 X 4.27 X 1 X 9		65.88	
	1.74 X 4.24 X 1 X 9		65.43	
	1.73 X 7.55 X 1 X 9		114.48	
	1.73 X 2.85 X 1 X 9		44.19	
	1.73 X 4.21 X 1 X 9		65.61	
	1.69 X 4.00 X 1 X 9		58.41	
Total				1356.93

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 425 Bleekhall Village, Begur Hobli, Bangalore South Taluk, Bangalore.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 2485.93 area reserved for car parking shall not be converted for any other purpose.
4. Terms and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footing before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building shall be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cables 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 / unforeseen incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per I.E.R.C. (Ear-Off) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 1953-2002 published by the Bureau of Indian Standards.
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 86' IV (Bye-law No. 3.8) under section 14 (b) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards.
22. Buildings have to be designed by a registered structural engineer. Based on SSC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law 86' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 10.00 AM on week holidays during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
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 providing 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 rock 86' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:

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

31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of 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 BWSBS specified in the DD No. letter No. BWSBS/2018/20, Dated: 02-09-2018 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 2015.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act 86' 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions proposed in the Building Licence.
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder /GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder /GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosasaag hookee) Letter No. LD/SLE/2013, dated: 01-04-2013.

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

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.425, SY.NO.17414 OF BLEEKHALL VILLAGE, BEGUR HOBLI WARD NO-187, BANGALORE SOUTH TALUK, BANGALORE.

SCALE : 1:150

COLOR INDEX

FLAT BOUNDARY	—————
ALLEYWAY ROAD	—————
PROPOSED WORK (COVERAGE AREA)	—————
EXISTING (To be retained)	—————
EXISTING (To be demolished)	—————

AREA STATEMENT (BBMP)

PROJECT DETAIL:	VERSION NO. 1.0.15
Authority: BBMP	VERSION DATE: 19/12/2023
Project No: PR/PT/36423-24	Plot Use: Residential
Application Type: General	Plot Sub-Use: Apartment
Proposed Type: Building Permission	Land Use Zone: Commercial (Mutation/Corridor)
Nature of Section: New	Plot Sub Plot No.: 425
Location: RVNG-II	City Survey No.: 17414
Building Line Specified as per Z.R. NA	Khata No. /As per Khata Extract: 425
Zone: Bommarahalli	Locality / Sheet of the property: Bleekhall Village, Begur Hobli, Bangalore South Taluk
Ward: Ward-187	
Planning District: S21-Ajrapura	
AREA DETAILS:	SCQ.MT.
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	Sumner Free of Cost
Total	17.99
NET AREA OF PLOT	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	1598.98
Proposed Coverage area (23.49 %)	746.51
Achieved Net coverage area (23.49 %)	746.51
Balance coverage area left (26.51 %)	842.47
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	10386.86
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TOR Area (85% of Perm.FAR)	0.00
Premium FAR for PLOT within Impact Zone (-)	0.00
Total Perm. FAR area (3.25)	10386.86
Residential FAR (100.00%)	10043.97
Proposed FAR Area	10043.97
Achieved Net FAR Area (3.14)	10043.98
Balance FAR Area (0.11)	342.88
BUILT UP AREA CHECK	
Proposed Builtup Area	12696.26
Substructure Area AS per BUA (Layout L4)	19.00
Achieved Builtup Area	12715.26

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Block Structure	R

Required Parking (Table 7a)

Block Name	Type	Sub-Use	Area (Sq.mt.)	Units	Car
				Reqd.	Prop.
SY-225	Residential	Apartment	225.00	1	1
225-001	Residential	Apartment	375	1	2
Total				2	3

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Achieved
	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	60	82.50	93
Visitor's Car Parking	6	82.50	0
Total Car	66	90.50	93
Two Wheeler	0	82.50	0
Other Parking	-	-	-
Total	66	90.00	248.90

FAR & Tenement Details

Block	No. of Same Block	Gross Built Up 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.)	Trm (No.)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking				
A (RESIDENTIAL)	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98
Grand Total	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42.00	312.98

Block - A (RESIDENTIAL)

Floor Name	Gross Builtup Area	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.)	Trm (No.)	Carpet Area other than Tenement	
				StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking					Resi.
Terrace Floor	41.32	0.00	41.32	30.05	0.00	11.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fifth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Ninth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Eleventh Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Seventh Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Sixth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Fifth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Fourth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Third Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Second Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
First Floor	754.66	27.09	727.57	31.78	9.03	0.00	0.00	0.58	0.00	0.00	686.20	686.20	04	0.00	
Ground Floor	753.91	7.30	746.51	31.78	9.03	0.00	6.20	0.58	0.00	0.00	699.94	699.94	02	312.98	
Basement Floor	2151.72	0.00	2151.72	15.11	9.03	0.00	0.00	0.00	136.68	1990.90	0.00	0.00	0.00	0.00	
Total	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98	

OWNER / GPA HOLDER'S SIGNATURE:

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
NEW HOUSING AND PROPERTIES PVT LTD REP BY DIRECTOR VISHVAITH KUMAR
(GPA HOLDER FORM)
SATHANARAYANA REDDY & OTHERS
802 AND 804, Anna Sala, Nandam, Chennai

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE:
NEELU SHANKAR KESHAVARAJ, 11th A Man, 38th A Cross, Shalin Ground, Jayanagar 4th Block, 600038, S.B.H.265914-15

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.425, SY.NO.17414 OF BLEEKHALL VILLAGE, BEGUR HOBLI WARD NO-187, BANGALORE SOUTH TALUK, BANGALORE.

DRAWING TITLE :
SITE PLAN

SHEET NO. : 01 OF 05

SANCTIONING AUTHORITY :

The 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.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.15	121
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SCHEDULE OF JOINERY:

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	1.73 X 4.21 X 1 X 9	65.61	
	1.69 X 4.00 X 1 X 9	58.41	
Total			1356.93

- 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 425, Blesahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore.
 - Consent of Neighbourhood - 10' only.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 24x5.90 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 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.
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 - The Applicant should follow the instruction of BYSSB specified in the DO letter No. BYSSB/A/30/2019-20, Dated: 25.09.2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.m.
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 - 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 NDC issued from various departments wherever applicable.
 - BBMP 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 if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangali Hookke) Letter No. LD/95/LET/2013, dated: 01-04-2013:
- 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.
 - 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.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - 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"

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.425, SY NO.1741A OF BLESASHALLI VILLAGE, BEGUR HOBLI, WARD NO-187, BANGALORE SOUTH TALUK, BANGALORE.

SCALE: 1:150

COLOR INDEX

FLAT BOUNDARY	—
ALLOTTEE ROAD	—
PROPOSED WORK (COVERAGE AREA)	—
EXISTING (To be retained)	—
EXISTING (To be demolished)	—

AREA STATEMENT (BBMP)

VERSION NO. 1.0.15
VERSION DATE: 19/12/2023

PROJECT DETAIL:

Authority: BBMP	Plot Use: Residential
Project No: PRU756423-24	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Communal (Mutation/Condot)
Proposed Type: Building Permission	Plot Sub-Plot No.: 425
Nature of Sanction: New	City Survey No.: 1741A
Location: RVG-II	Khata No.: (As per Khata Extract): 425
Building Line Specified as per Z.R. NA	Locality / Street of the property: Blesahalli Village, Begur Hobli, Bangalore South Taluk
Zone: Bommarahalli	
Ward: Ward-187	
Planning District: S21-Ajappa	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	
Summery Free of Cost	17.99
Total	17.99
NET AREA OF PLOT (A-Deductions)	3177.96
COVERAGE CHECK:	
Permissible Coverage area (50.00%)	1588.98
Proposed Coverage Area (23.49%)	746.51
Achieved Net coverage area (23.49%)	746.51
Balance coverage area left (26.51%)	842.47
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	10386.86
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TOR Area (85% of Perm.FAR)	0.00
Permissible FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.25)	10386.86
Residential FAR (100.00%)	10043.97
Proposed FAR Area	10043.97
Achieved Net FAR Area (3.14)	10043.98
Balance FAR Area (0.11)	342.88
BUILT UP AREA CHECK:	
Proposed Builtup Area	12696.26
Substructure Area in BUA (Layout Ld)	19.00
Achieved Builtup Area	12715.26

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	Sub-Use	Area (Sq.Mt.)	Units	Car
				Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	10043.97	1	24
			375	1	36
Total					60

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.Mt.)	Reqd.	Achieved
Car	60	825.00	93	1278.75
Visitor's Car Parking	6	82.50	0	0.00
Total Car	66	907.50	93	1278.75
Two-wheeler	0	0.00	0	0.00
Other Parking	-	-	-	1207.15
Total		990.00		2485.90

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built BUA/Area in 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.)	Trmt (No.)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
A (RESIDENTIAL)	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98
Grand Total	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42.00	312.98

Block - A (RESIDENTIAL)

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.)	Trmt (No.)	Carpet Area other than Tenement	
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking					Resi.
Terrace Floor	41.32	0.00	41.32	30.05	0.00	11.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
9th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
8th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
7th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
6th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
5th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
4th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
3rd Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
2nd Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
1st Floor	754.66	27.09	727.57	31.78	9.03	0.00	0.00	0.58	0.00	0.00	686.20	686.20	04	0.00	
Ground Floor	793.81	7.30	746.51	31.78	9.03	0.00	6.20	0.58	0.00	0.00	698.94	698.94	02	312.98	
Basement Floor	2151.72	0.00	2151.72	15.11	9.03	0.00	0.00	0.00	136.68	1990.90	0.00	0.00	00	0.00	
Total	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98	
Total	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	313	

OWNER / GPA HOLDER'S SIGNATURE:

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
MAIN HOUSING AND PROPERTIES PVT LTD REP BY DIRECTOR VISHAATHI KUMAR (GPA HOLDER FORM SATHYANARAYANA REDDY & OTHERS 802 AND 804, Anna Sala, Nandaram, Chennai)

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE:
NEELAKT SHANMUKH KEMBARAJ REDY, 11th A Man, 38th A Cross, Shalin Ground, Jayanagar 4th T Block, 600035, S.R.N.26514-15

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.425, SY NO.1741A OF BLESASHALLI VILLAGE, BEGUR HOBLI, WARD NO-187, BANGALORE SOUTH TALUK, BANGALORE.

DRAWING TITLE:
BASEMENT FLOOR PLAN

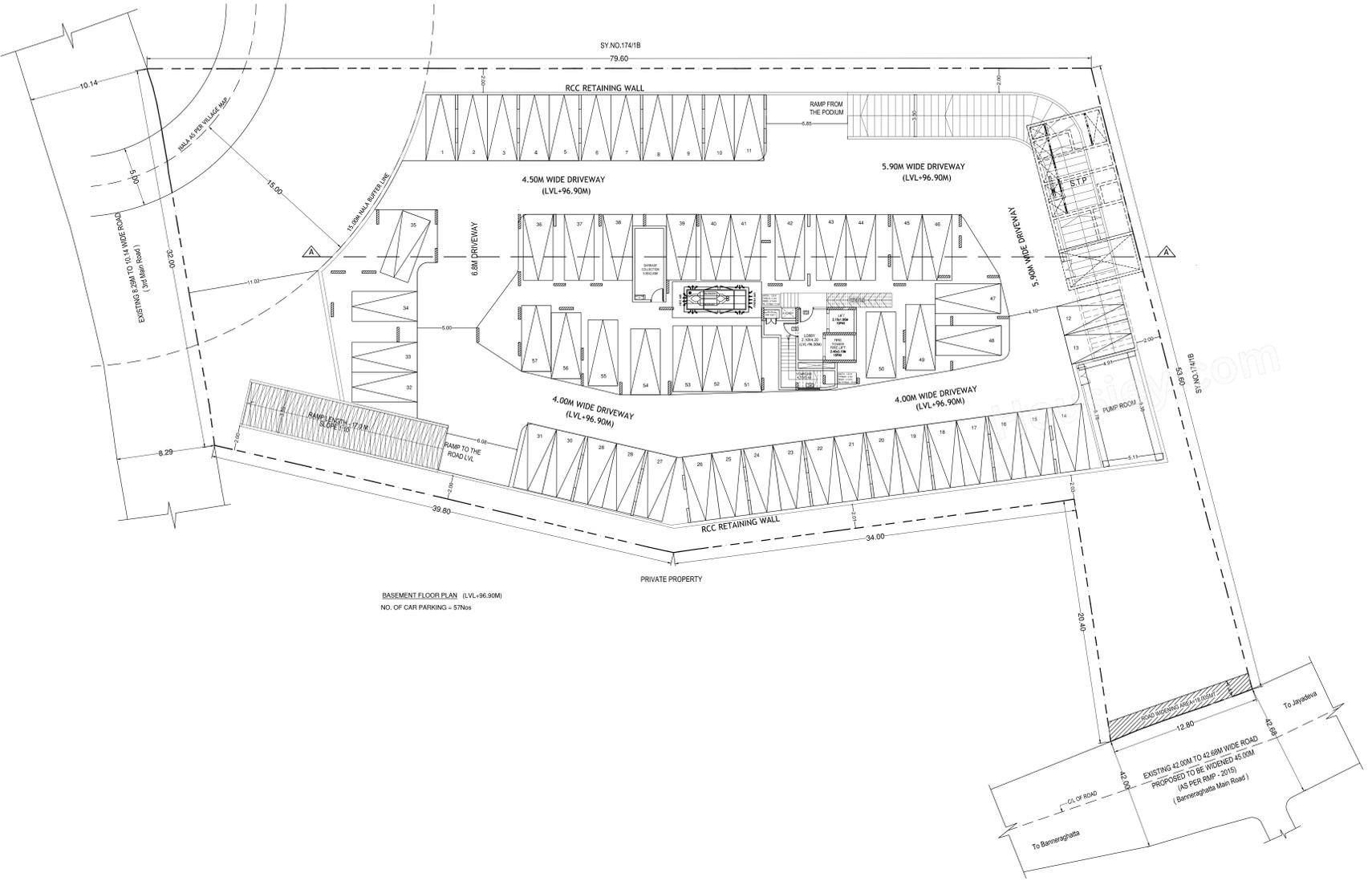
SHEET NO: 02 OF 05

SANCTIONING AUTHORITY:

DDP	DDO	DDA	DDC

The 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 - SOUTH



SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.15	121
A (RESIDENTIAL)	D2	0.90	2.15	33
A (RESIDENTIAL)	D1	1.00	2.15	138
A (RESIDENTIAL)	MD	1.20	2.15	43

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V1	1.00	1.20	123
A (RESIDENTIAL)	SD1	2.91	2.15	32
A (RESIDENTIAL)	SD1	3.00	2.15	38
A (RESIDENTIAL)	SD1	3.50	2.15	150

Balcony Calculations Table

FLOOR	TYPICAL	SIZE	AREA	TOTAL AREA
-2/-10 FLOOR PLAN		1.62 X 1.98 X 1 X 9	28.35	1366.93
		1.75 X 5.90 X 1 X 9	88.83	
		1.75 X 8.71 X 1 X 9	137.29	
		1.75 X 7.05 X 1 X 9	111.06	
		1.75 X 4.00 X 1 X 9	63.00	
		1.75 X 4.70 X 1 X 9	74.07	
		1.75 X 3.37 X 1 X 9	55.10	
		1.75 X 3.64 X 1 X 9	65.71	
		1.75 X 4.36 X 1 X 9	68.67	
		1.75 X 4.40 X 1 X 9	69.30	
		1.70 X 5.32 X 1 X 9	81.18	
		1.69 X 7.44 X 1 X 9	112.41	
		1.74 X 4.27 X 1 X 9	65.88	
		1.74 X 4.24 X 1 X 9	65.43	
		1.73 X 7.55 X 1 X 9	114.48	
		1.72 X 2.85 X 1 X 9	44.19	
		1.73 X 4.21 X 1 X 9	65.61	
		1.69 X 4.00 X 1 X 9	68.41	
Total				1366.93

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 425, Bleekahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore.
- Consent of Neighbourhood + Ground = 10 LF only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 24x5.90 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 footings before erection of walls on the foundation and in the case of column 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 five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- Necessary ducts for running telephone cables, cables of 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 workmen 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 the plot or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- The applicant is prohibited from neatly the setback area / open spaces and the common 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.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
- 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 14.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust & other materials endangering the safety of people / structures etc. & 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 third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8F IV (Bye-law No. 3.6) under sub-section IV (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should 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 adopting the norms prescribed in National Building Code and in the "Codes for earthquake resistant design of structures" bearing No. S 1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquakes.
- 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.
- 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-law 8F 31) of Building bye-laws 2003 and Government orders time to time shall be provided.
- 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 of the building.
- 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.
- 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 reuse / disposal (Applicable for Residential units of 2B and above and 2000 Sqm and above built-up area for Commercial buildings).
- The structures with basement's 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 structures for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the high-rise building shall conduct two mock 6F 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.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities is 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 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.
- The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (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 / footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
- The Applicant should follow the instruction of BYSSB specified in the DO letter No. BWSB/A/3620/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.m.
- 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 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.
- The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
- If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 8F 2020.
- 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.
- BBMP 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 if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoosagaagi Hookke) Letter No. LD/95/LET/013, Dated: 01-04-2013:

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

PROJECT TITLE:

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.425, SY NO-1741A OF BLEEKAHALLI VILLAGE, BEGUR HOBLI, WARD NO-187, BANGALORE SOUTH TALUK, BANGALORE.

Color Notes

COLOR INDEX	DESCRIPTION
1	EXISTING TO BE MAINTAINED
2	EXISTING TO BE DEMOLISHED
3	PROPOSED WORK (COVER AREA)
4	ALIBETH ROAD
5	FLOT BOUNDARY

AREA STATEMENT (BBMP)

Authority: BBMP	Project No: PRU756423-24	Plot Use: Residential
Project No: PRU756423-24	Plot Sub-Use: Apartment	Plot Use Zone: Commercial (Mutation/Condo)
Application Type: General	Land Use Zone: Commercial (Mutation/Condo)	Proposed Type: Building Permission
Proposed Type: Building Permission	Plot Sub-Use: 425	Nature of Sanction: New
City Survey No: 1741A	Khata No. /As per Khata Extract: 425	Location: RVNG-II
Building Line Specified as per Z.R. NA	Locality / Sheet of the property: Bleekahalli Village, Begur Hobli, Bangalore South Taluk	Zone: Bommarahalli
Ward: Ward-187	Planning District: SBT-Ajappa	Area Details:
Area of Plot (Minimum)	(A)	SQ.MT.
Deduction for NetPlot Area	Summery Free of Cost	17.99
Total		17.99
NET AREA OF PLOT	(A-Deductions)	3177.96
COVERAGE CHECK		
Permissible Coverage area (50.00%)		1588.98
Proposed Coverage Area (23.49%)		746.51
Achieved Net coverage area (23.49%)		746.51
Balance coverage area left (26.51%)		842.47
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		10386.96
Additional F.A.R. within Ring I and II (for amalgamated plot -)		0.00
Allowable TOR Area (85% of Perm.FAR)		0.00
Permissible FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.25)		10386.96
Residential FAR (100.00%)		10043.97
Proposed FAR Area		10043.97
Achieved Net FAR Area (3.14)		10043.98
Balance FAR Area (0.11)		342.88
BUILD UP AREA CHECK		
Proposed Buildup Area		12696.26
Permissible Buildup Area in BUA (Layout Ld)		191.00
Achieved Buildup Area		12712.26

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	Area (Sq.Mt.)	Units	Car
A (RESIDENTIAL)	Residential	Apartment	375	1
			2	36
				80
				93

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved
Car	60	93
Visitor's Car Parking	6	0
Total Car	66	93
Two Wheeler	0	0
Other Parking	0	0
Total	99.00	248.90

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.Mt.)	Deductions From Gross BUA/Area in Sq.Mt.	Total Built Up Area (Sq.Mt.)	StarCase	Lift	Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnm (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98	
Grand Total	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42.00	312.98	

Block - A (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.Mt.)	Deductions From Gross BUA/Area in Sq.Mt.	Total Built Up Area (Sq.Mt.)	StarCase	Lift	Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnm (No.)	Carpet Area other than Tenement
Terrace Floor	41.32	0.00	41.32	30.05	0.00	11.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fifth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Ninth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Eleventh Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Seventh Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Sixth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Fifth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Fourth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Third Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Second Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
First Floor	754.66	27.09	727.57	31.78	9.03	0.00	0.00	0.58	0.00	0.00	686.20	686.20	04	0.00	
Ground Floor	753.81	7.30	746.51	31.78	9.03	0.00	6.20	0.58	0.00	0.00	698.94	698.94	02	312.98	
Total	2151.72	0.00	2151.72	15.11	9.03	0.00	0.00	0.00	136.68	1990.90	10043.95	10043.95	42	312.98	
Total	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	313	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 MAIN HOUSING AND PROPERTIES PVT LTD REP BY DIRECTOR
 VISHAALITHA KUMAR
 (GPA)HOLDER FROM
 SATHYANARAYANA REDDY & OTHERS
 802 AND 804, Anna Sala, Nandamur,
 Chennai

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

INDRANATH SHANKAR KEMBAVAHARI, 11th A Man. 38th A Cross,
 Shalin Ground, Jayanagar 4th Block
 600038, S.B.R.26514-15

PROJECT TITLE:

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.425, SY NO-1741A OF BLEEKAHALLI VILLAGE, BEGUR HOBLI, WARD NO-187, BANGALORE SOUTH TALUK, BANGALORE.

DRAWING TITLE:

GROUND FLOOR PLAN

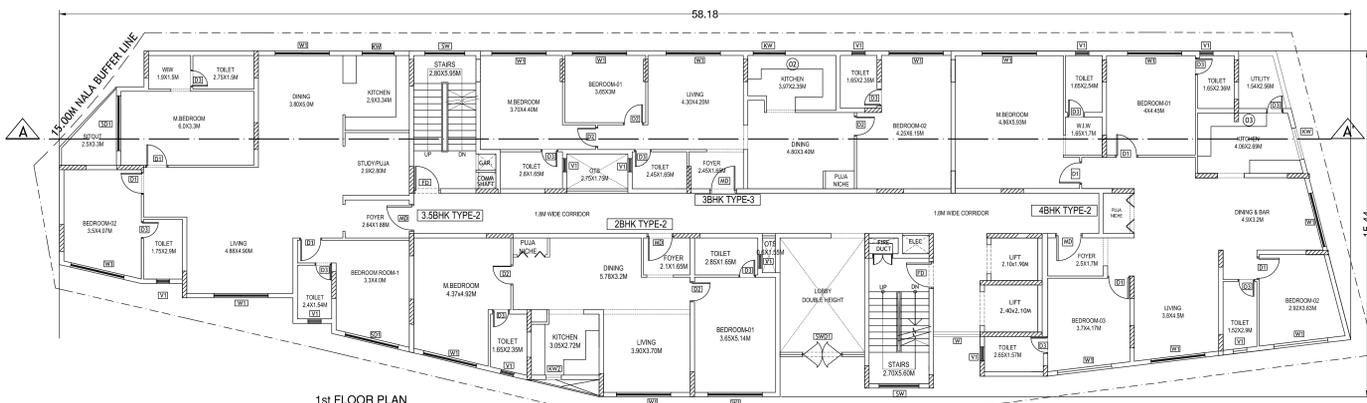
SHEET NO:

03 OF 05

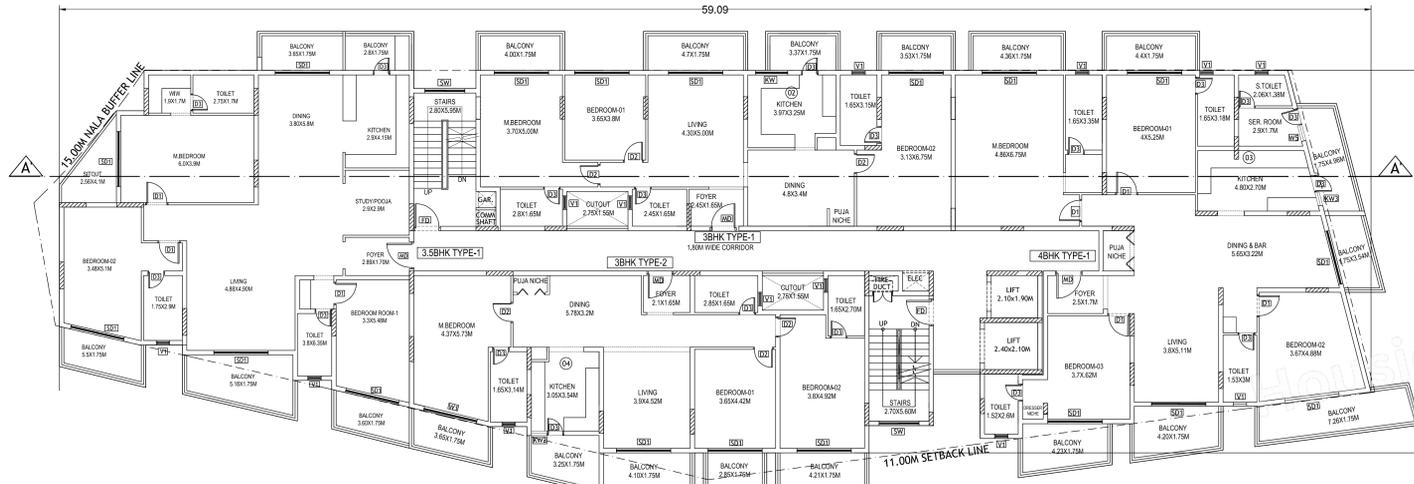
SANCTIONING AUTHORITY:

The 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.

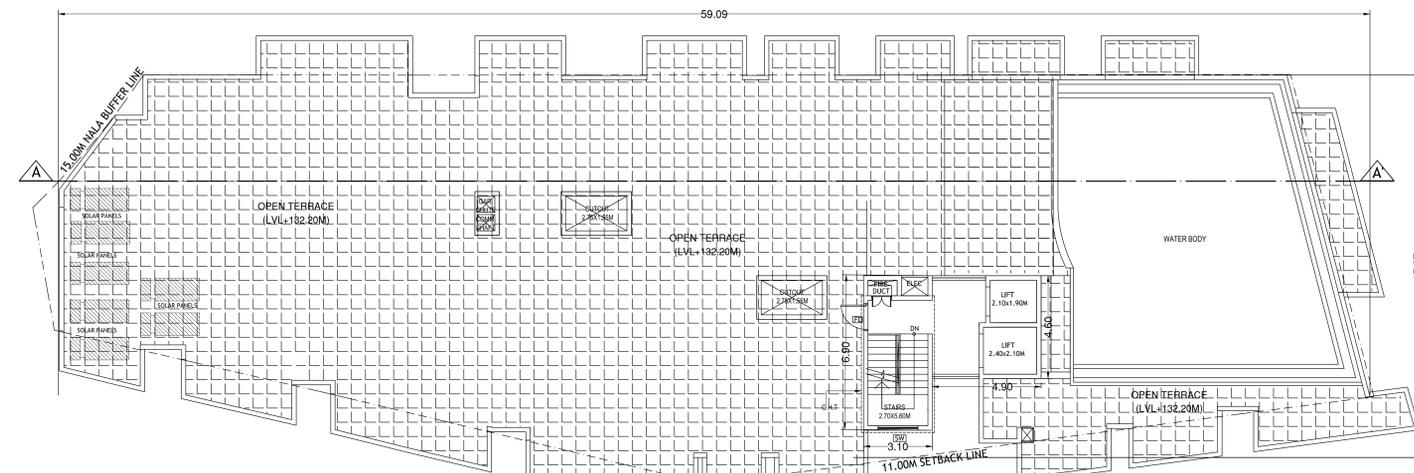
HO - SOUTH



1st FLOOR PLAN
NO. OF UNITS = 04Nos



2nd to 10th FLOOR PLAN (LVL+107.40M) TO (LVL+131.60M)
NO. OF UNITS = 04x09-36Nos



TERRACE FLOOR PLAN
(LVL+132.20M)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.15	121
A (RESIDENTIAL)	D2	0.90	2.15	33
A (RESIDENTIAL)	D1	1.00	2.15	138
A (RESIDENTIAL)	MD	1.20	2.15	43

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V1	1.00	1.20	123
A (RESIDENTIAL)	SD1	2.91	2.15	62
A (RESIDENTIAL)	SD2	3.00	2.15	38
A (RESIDENTIAL)	SD1	3.50	2.15	150

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 2-10 FLOOR PLAN	1.62 X 1.98 X 1.9	28.35	1356.93
	1.75 X 5.90 X 1.9	88.23	
	1.75 X 8.71 X 1.9	137.25	
	1.75 X 7.05 X 1.9	111.06	
	1.75 X 4.00 X 1.9	63.00	
	1.75 X 4.70 X 1.9	74.07	
	1.75 X 3.37 X 1.9	53.10	
	1.75 X 3.54 X 1.9	55.71	
	1.75 X 3.21 X 1.9	52.89	
	1.75 X 4.40 X 1.9	69.30	
	1.70 X 5.32 X 1.9	81.18	
	1.62 X 7.44 X 1.9	112.41	
	1.75 X 4.27 X 1.9	65.88	
	1.74 X 4.24 X 1.9	65.43	
	1.73 X 7.55 X 1.9	114.48	
	1.72 X 2.85 X 1.9	44.19	
	1.73 X 2.21 X 1.9	65.61	
	1.69 X 4.00 X 1.9	59.41	
Total			1356.93

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 425, Bleekhall Village, Begur Hobli, Bangalore South Taluk, Bangalore.
- Consent of Neighbourhood + 10m U/L only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 24x7x24 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 inspection.
- On completion of foundation or loadings before erection of walls on the foundation and in the case of column structure before the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
- Construction or reconstruction of the building shall 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.
- Necessary ducts for running telephone cables, cables of ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary hoists for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen 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 balconies or on roads or on drains. The debris shall be removed and transported to nearby dumping area.
- The applicant / builder is prohibited from leaving the setback area / open spaces and the common 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.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
- 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 20.
- The applicant shall maintain during construction such barricading as considered necessary to prevent debris & other materials endangering the safety of people / structures etc. & 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 then, 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.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8F IV (Bye-law No. 3.8) under sub section IV (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should 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 portable 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 adopting the norms prescribed in National Building Code and in the "Codes for earthquake resistant design of structures" bearing No. S 1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquakes.
- 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.
- 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 X (Bye laws 8F 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 / servants / drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the steps by the builder / contractor.
- 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.
- 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 reuse / disposal (Applicable for Residential units of 2B and above and 2000 Sqm and above built-up area for Commercial buildings).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structures for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the high-rise building shall construct two macc 6" thick in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.

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 is prohibited.

4. Obtaining NCO from the Labour Department before commencing the construction work is a must.

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

32. The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Developer / Contractor 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 BYSSB specified in the DO letter No. BWSB/SA/3620/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqm.

34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi-dwelling/undevelopment 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 (ECBC) 2018.

38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 8F 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 NDC issued from various departments wherever applicable.

41. BBMP will not be responsible for any dispute that may arise in respect of property in question.

42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 5 Units and more.

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

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

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

47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangga Hooka) Letter No. LD/95/LET/013, dated: 01-04-2013:

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KATHA NO.425, 87 NO.1747A OF BLEEKHALL VILLAGE,
BEGUR HOBLI WARD NO.187, BANGALORE SOUTH TALUK,
BANGALORE.

COLOR INDEX

FLAT BOUNDARY	ALLOTMENT ROAD	PROPOSED WORK (COVERED AREA)	EXISTING (To be retained)	EXISTING (To be demolished)
[Color swatch]	[Color swatch]	[Color swatch]	[Color swatch]	[Color swatch]

AREA STATEMENT (BBMP)

PROJECT DETAIL:	Plat Use:	Residential
Authority: BBMP	Plat Sub-Use: Apartment	
Project No: PRU756423-24	Land Use Zone: Commercial (Mutation/Conductor)	
Proposed Title: Building Permission	Plat Sub-Use: 425	
Nature of Structure: New	City Survey No.: 1747A	
Location: RVG-II	Khata No.: (As per Khata Extract): 425	
Building Line Specified as per Z.R. NA	Locality / Street of the property: Bleekhall Village, Begur Hobli, Bangalore South Taluk	
Zone: Bommarahalli	Ward: Ward-187	
Planning District: SBT-Angasipura	Area Details:	
Area of Plot (Minimum)	(A)	3195.99
Deduction for Non-Plot Area		
Total		17.99
NET AREA OF PLOT	(A-Deductions)	3177.96
COVERED AREA CHECK:		
Permissible Coverage area (50.00%)		1588.98
Proposed Coverage area (23.49%)		746.51
Achieved Net coverage area (23.49%)		746.51
Balance coverage area left (26.51%)		842.47
FAR CHECK:		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		10386.96
Additional F.A.R. within Ring II (for amalgamated plot -)		0.00
Allowable TOR Area (85% of Perm.FAR)		0.00
Premium FAR for PLOT within Impact Zone (-)		0.00
Total Perm. FAR area (3.25)		10386.96
Residential FAR (100.00%)		10043.97
Proposed FAR Area		10043.97
Achieved Net FAR Area (3.14)		10043.98
Balance FAR Area (0.11)		342.88
BUILT UP AREA CHECK:		
Proposed Builtup Area		12696.26
Substructure Area in BUA (Layout Lvl)		15.00
Achieved Builtup Area		12712.26

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	Sub-Use	Area (Sq.Mt.)	Units	Prop.	Regt./Lift	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50-225	1	-	1	24	-
			225-501	1	-	2	36	-
			375	-	-	-	80	93
Total			-	-	-	-	1207.15	-
Total							990.00	2485.90

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	60	825.00	93	1278.75
Visitor's Car Parking	6	82.50	0	0.00
Taxi Car	66	907.50	93	1278.75
Two-wheeler	-	82.50	0	0.00
Other Parking	-	-	-	1207.15
Total		990.00		2485.90

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.Mt.)	Deductions From Gross BUA/Area in Sq.Mt.	Total Built Up Area (Sq.Mt.)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnm (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98	
Grand Total	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98	

Block - A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.Mt.	Total Built Up Area (Sq.Mt.)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnm (No.)	Carpet Area other than Tenement
Terrace Floor	41.32	0.00	41.32	30.05	0.00	11.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
9th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
8th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
7th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
6th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
5th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
4th Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
3rd Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	0.00	962.09	962.09	04	0.00
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Basement Floor	2151.72	0.00	2151.72	15.11	9.03	0.00	0.00	0.00	0.00	0.00	0.00	136.68	1990.90	0.00	0.00
Total	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98	
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VISHVAHITHI KUMAR
GPA HOLDER FORM
SATHYANARAYANA REDDY & OTHERS
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DRAWING TITLE :
1ST TO 10TH FLOOR PLAN & TERRACE FLOOR PLAN

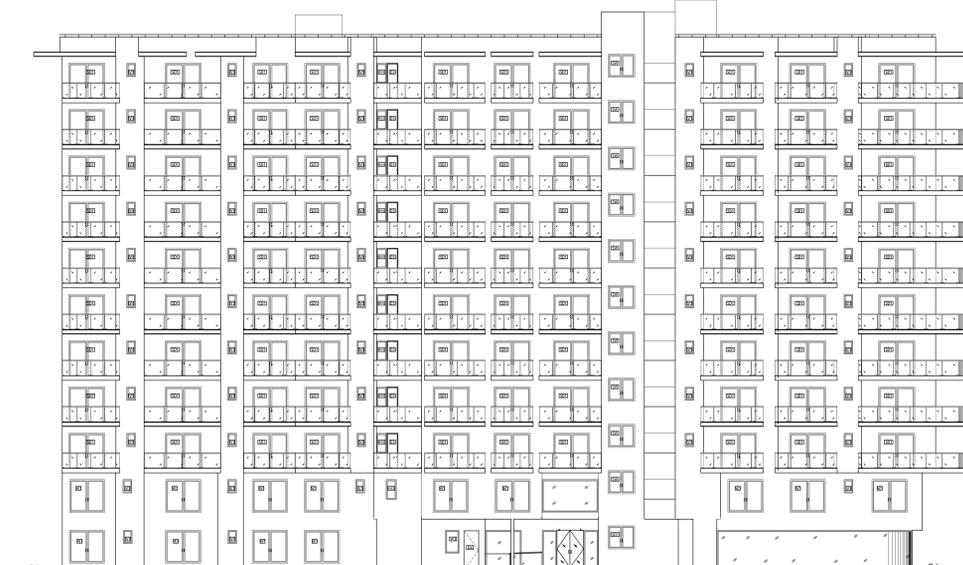
SHEET NO : 04 OF 05

SANCTIONING AUTHORITY :

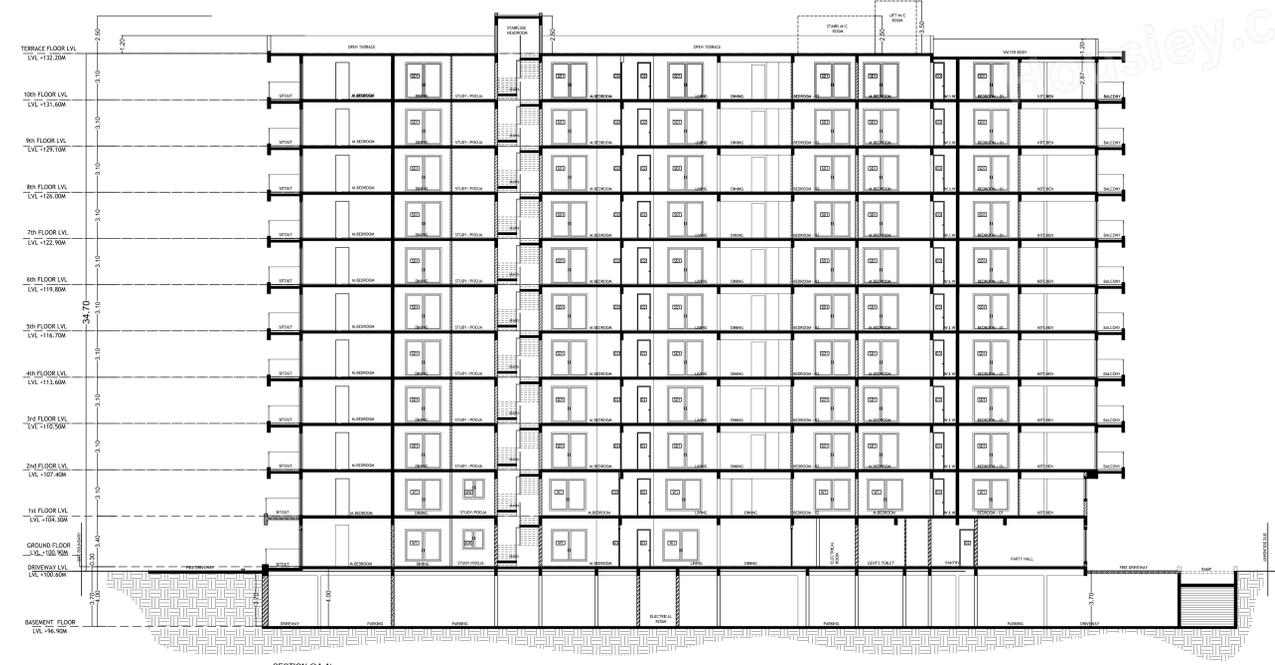
Authority	Name	Signature	Date

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HO - SOUTH



ELEVATION



SECTION @A-A

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	1.75 X 3.37 X 1 X 9	53.10	
	1.75 X 3.54 X 1 X 9	55.71	
	1.75 X 4.38 X 1 X 9	68.67	
	1.75 X 4.40 X 1 X 9	69.30	
	1.70 X 5.32 X 1 X 9	81.18	
	1.69 X 7.44 X 1 X 9	112.41	
	1.74 X 2.27 X 1 X 9	65.88	
	1.74 X 4.24 X 1 X 9	65.43	
	1.73 X 5.55 X 1 X 9	114.48	
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- The applicant shall not stock any building materials / debris on balconies or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- The applicant / builder is prohibited from erecting 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.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
- 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 take service for telecom services as per Bye-law.
- The applicant shall maintain during construction such barricading as considered necessary to prevent debris & other materials endangering the safety of people & structures etc. & 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 third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8F IV (Bye-law No. 3.6) under sub-section IV (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should 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 "Codes for earthquake resistant design of structures" bearing No. S 1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquakes.
- 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.
- 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 8F 31) of Building bye-laws 2003 and Government orders to time shall be ensured.
- 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 disabled entry.
- 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.
- 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 reuse / disposal (Applicable for Residential units of 2B and above and 2000 Sqm and above built-up area for Commercial buildings).
- The structures with basement shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the high-rise building shall conduct two mock fire drills in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.

1 Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labor camps / construction sites.

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 is strictly prohibited.

4 Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32 The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of 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 BYSSB specified in the DO letter No. BYSSB/A/3620/19-20, Dated: 25.09.2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.m.

34 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36 The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi-dwelling/underdevelopment 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 (ECBC) 2018.

38 If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 8F 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 NDC issued from various departments wherever applicable.

41 BBMP will not be responsible for any dispute that may arise in respect of property in question.

42 In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43 The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47 Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing/Hookie) Letter No. LD/95/LET/2013, Dated: 01-04-2013 :

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.425, SY NO.1741A OF BILEKAHALI VILLAGE, BEGUR HOBLI, WARD NO-187, BANGALORE SOUTH TALUK, BANGALORE.

SCALE : 1:150

Color Notes

COLOR INDEX

FLAT BOUNDARY
ALLEY/THRU ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

VERSION NO. 1.0.15
VERSION DATE: 19/12/2023

AREA STATEMENT (BBMP)

PROJECT DETAIL:	Plot Use: Residential
Authority: BBMP	Plot Sub-Use: Apartment
Project No: PRU756423-24	Land Use Zone: Commercial (Mutation/Condom)
Application Type: General	Plot Sub-Use: 425
Proposed Type: Building Permission	City Survey No: 1741A
Nature of Structure: New	Khata No. (As per Khata Extract): 425
Location: RVG-II	Locality / Street of the property: Bilekahalli Village, Begur Hobli, Bangalore South Taluk
Building Line Specified as per Z.R. NA	
Zone: Bommarahalli	
Ward: Ward-187	
Planning District: SBT-Ajajapura	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	3195.98
Total	17.99
Net Area of Plot (A-Deductions)	3178.96
COVERAGE CHECK	
Permissible Coverage area (50.00%)	1589.48
Proposed Coverage Area (23.49%)	746.51
Achieved Net coverage area (23.49%)	746.51
Balance coverage area left (26.51%)	842.47
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	10386.98
Additional F.A.R. within Ring Land II (for amalgamated plot -)	0.00
Allowable TOR Area (85% of Perm.FAR)	0.00
Permissible FAR for PLOT within Impact Zone (-)	0.00
Total Perm. FAR Area (3.25)	10386.98
Residential FAR (100.00%)	10043.97
Proposed FAR Area	10043.97
Achieved Net FAR Area (3.14)	10043.98
Balance FAR Area (0.11)	342.88
BUILT UP AREA CHECK	
Proposed Builtup Area	12696.26
Submissible Builtup Area in BUA (Layout Ld)	151.00
Achieved Builtup Area	12712.26

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	Area (Sq.m.)	Units	Prop.	Regd./Unit	Car	Prop.
A (RESIDENTIAL)	Residential	302-225	1	-	1	24	-
	Apartment	224-001	1	-	2	36	-
	Residential	-375	1	-	-	80	93
Total							

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.m.)	No.	Area (Sq.m.)
Car	60	825.00	93	1278.75
Visitor's Car Parking	6	82.50	0	0.00
Total Car	66	907.50	93	1278.75
Two Wheeler	-	82.50	0	0.00
Other Parking	-	-	-	1207.15
Total		990.00		2485.90

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Trmt (No.)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
A (RESIDENTIAL)	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98
Grand Total	1	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42.00	312.98

Block - A (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Trmt (No.)	Carpet Area other than Tenement	
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking					Resi.
Terrace Floor	41.32	0.00	41.32	30.05	0.00	11.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fifth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Ninth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Eleventh Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Seventh Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Sixth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Fifth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Fourth Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Third Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
Second Floor	1014.48	11.02	1003.46	31.78	9.03	0.00	0.00	0.58	0.00	0.00	962.09	962.09	04	0.00	
First Floor	754.66	27.09	727.57	31.78	9.03	0.00	0.00	0.58	0.00	0.00	686.20	686.20	04	0.00	
Ground Floor	793.81	7.30	746.51	31.78	9.03	0.00	6.20	0.58	0.00	0.00	698.94	698.94	02	312.98	
Basement Floor	2151.72	0.00	2151.72	15.11	9.03	0.00	0.00	0.00	136.68	1990.90	0.00	0.00	0.00	0.00	
Total	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	312.98	
Total	12831.83	133.57	12698.26	394.52	108.36	11.27	6.20	6.38	136.68	1990.90	10043.95	10043.95	42	313	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MAIN HOUSING AND PROPERTIES PVT LTD REP BY DIRECTOR VISHVAHITHI KUMAR (GPA)HOLDER FROM SATHYANARAYANA REDDY & OTHERS 802 AND 804, Anna Sala, Nandaram, Chennai

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
NEELAKANTH SHANMUKH KEMBAVARAJU, 1Th A Man, 38th A Cross, Shalin Ground, Jayanagar 4th Block, 600038, S.B.R.26514-15

PROJECT TITLE :
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DRAWING TITLE :
SECTION & ELEVATION

SHEET NO. : 05 OF 05

SANCTIONING AUTHORITY :

The 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.