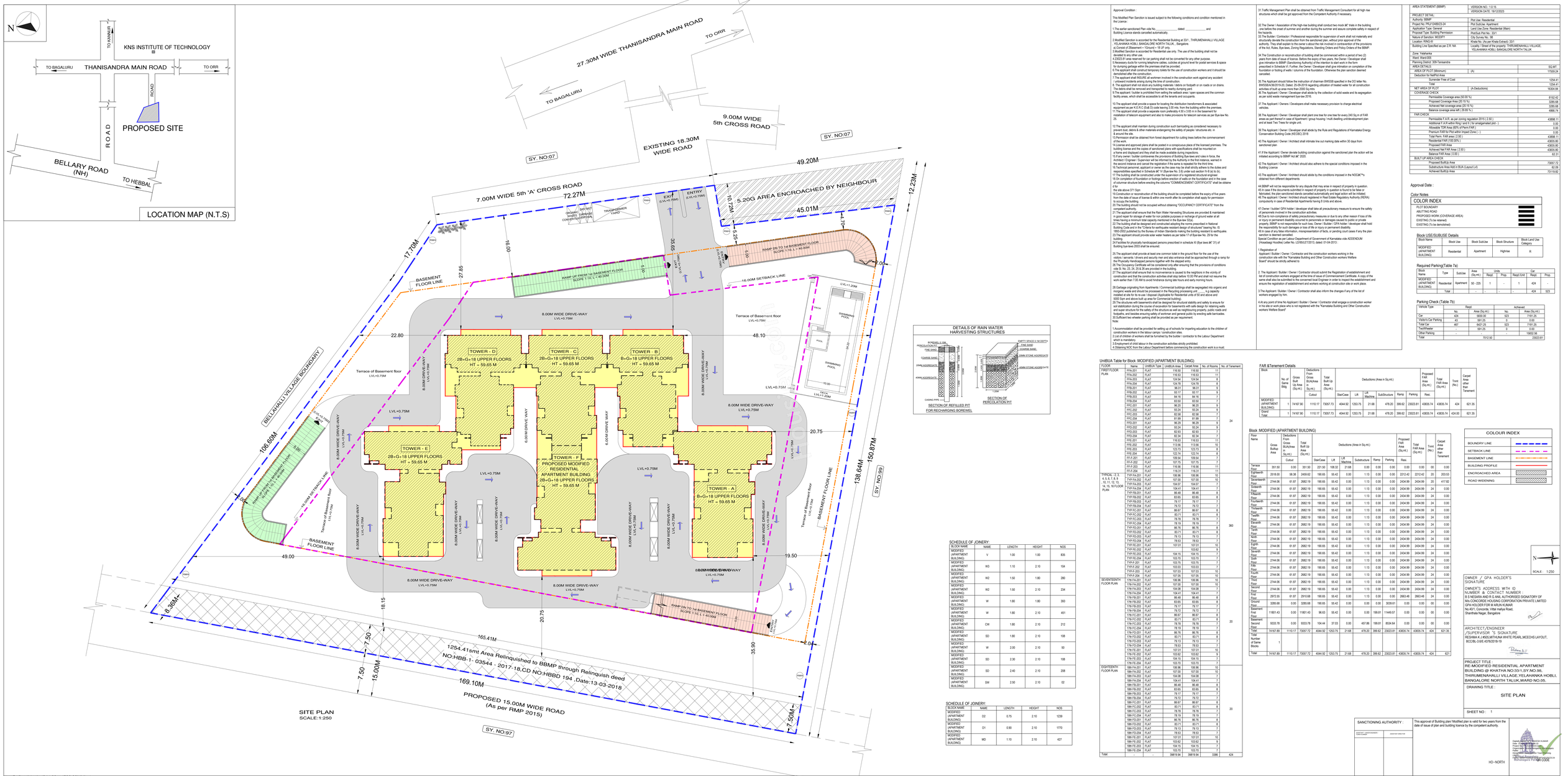


DETAILS OF RAIN WATER HARVESTING STRUCTURES

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	V	1.00	1.00	835
MODIFIED (APARTMENT BUILDING)	W3	1.10	2.10	104
MODIFIED (APARTMENT BUILDING)	W2	1.50	1.80	280
MODIFIED (APARTMENT BUILDING)	W2	1.50	2.10	234
MODIFIED (APARTMENT BUILDING)	W	1.80	1.80	393
MODIFIED (APARTMENT BUILDING)	W	1.80	2.10	451
MODIFIED (APARTMENT BUILDING)	CW	1.80	2.10	212
MODIFIED (APARTMENT BUILDING)	SD	1.80	2.10	108
MODIFIED (APARTMENT BUILDING)	W	2.00	2.10	50
MODIFIED (APARTMENT BUILDING)	SD	2.30	2.10	108
MODIFIED (APARTMENT BUILDING)	SD	2.40	2.10	208
MODIFIED (APARTMENT BUILDING)	SW	2.50	2.10	02

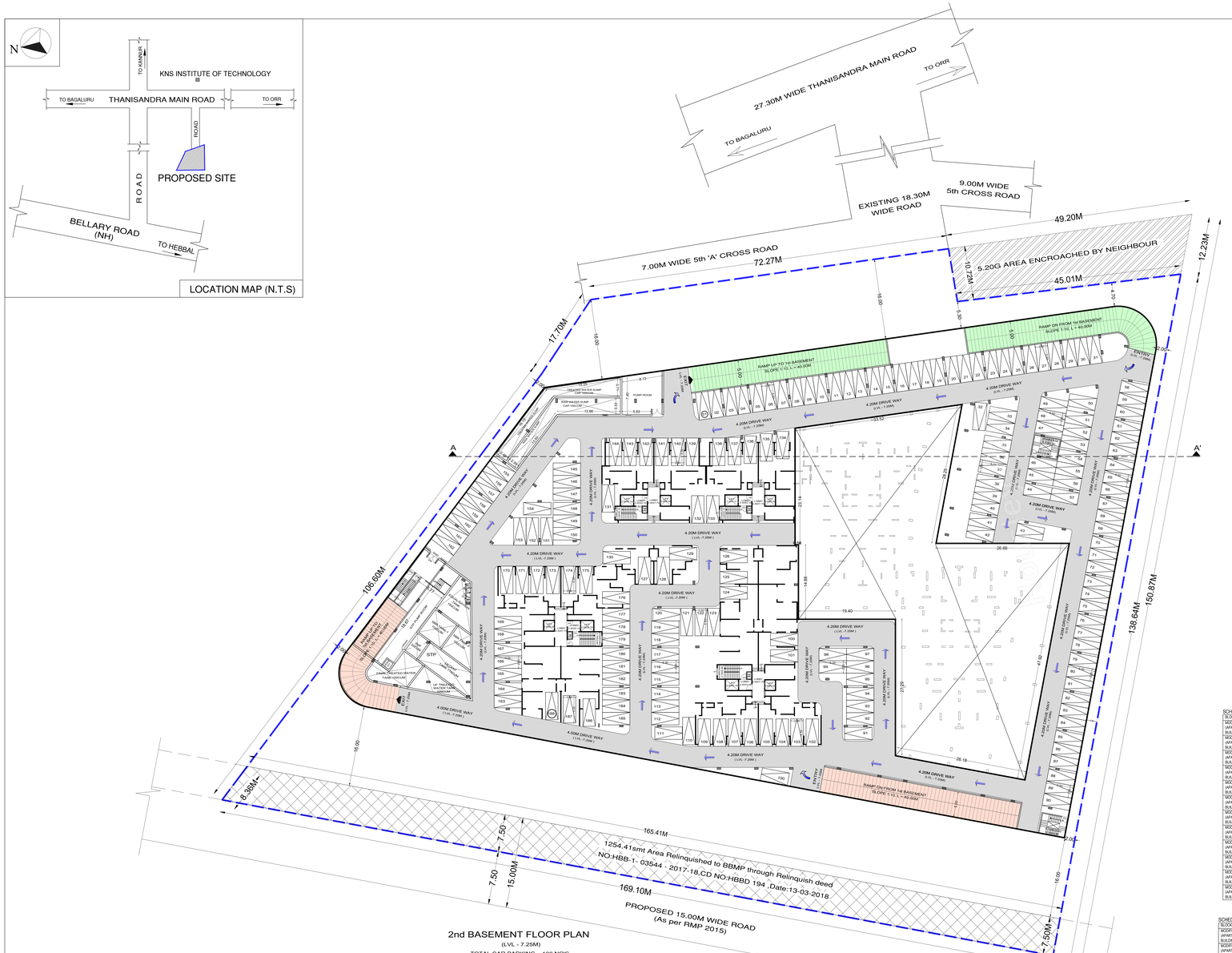
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	D2	0.75	2.10	1239
MODIFIED (APARTMENT BUILDING)	D1	0.90	2.10	1770
MODIFIED (APARTMENT BUILDING)	MD	1.10	2.10	427

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.,,,



Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence

1.The earlier sanctioned Plan vide No.,,,

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.,_____ dated: _____ and
Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 33/1 , THIRUMENAHALLI VILLAGE YELAHANKA HOBLI, BANGALORE NORTH TALUK , Bangalore.
a).Consist of 2Basement + 1Ground + 18 UF only.
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.2303.01 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for improving garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned daily and maintained properly.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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.
9.The applicant / builder is prohibited from setting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 X 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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 at the site and shall be made available during inspection.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX" IV (Bye-law No. 3.6) under sub section IV-B (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.Occupancy certificate, isolation or footings before erection of walls on the foundation and in the case of columnar structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for
the site above 371 Sqm.
19.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.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair 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 323(a).
22.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 published by the Bureau of Indian Standards keeping in view the seismic zone of the Bangalore.
23.The applicant should provide solar water heaters as per bylaw 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons and shall ensure that the toilet shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience 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.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ Kg capacity installed at site for its re-use / disposal.(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.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 structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades. The applicant has wheelie bins to be provided as per requirement.

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.

21.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

22.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
23.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 is 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.

24.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-F rules, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

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

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

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

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

40. The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan .

41.If the Applicant / Owner devate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA).

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headead Hoodike) Letter No. LD/55/LET/2013, dated: 01-04-2013 :

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

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

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

4.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".

UnitBUA Table for Block :MODIFIED (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FFA-201	FLAT	116.53	116.02	11	
	FFA-202	FLAT	124.54	124.54	8	
	FFA-204	FLAT	124.78	124.78	8	
	FFB-201	FLAT	90.01	90.01	9	
	FFB-202	FLAT	93.17	93.17	9	
	FFB-203	FLAT	84.18	84.18	7	
	FFB-204	FLAT	83.50	83.50	7	
	FFC-201	FLAT	90.20	90.20	9	
	FFC-202	FLAT	93.24	93.24	9	
	FFC-203	FLAT	82.08	82.08	7	
	FFC-204	FLAT	81.99	81.99	7	
	FFD-201	FLAT	90.29	90.29	9	
	FFD-202	FLAT	93.24	93.24	9	
	FFD-203	FLAT	82.93	82.93	7	
	FFD-204	FLAT	82.34	82.34	7	
	FFE-201	FLAT	114.53	114.53	11	
	FFE-202	FLAT	113.98	113.98	10	
	FFE-203	FLAT	123.73	123.73	8	
	FFE-204	FLAT	122.74	122.74	8	
	FF-A-201	FLAT	109.54	109.54	7	
	FF-A-202	FLAT	107.75	107.75	7	
	FF-A-203	FLAT	116.56	116.56	11	
	FF-A-204	FLAT	116.31	116.31	11	
TYPICAL- 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 FLOOR PLAN	TYP-FA-201	FLAT	106.96	106.96	10	24
	TYP-FA-202	FLAT	107.00	107.00	10	
	TYP-FA-203	FLAT	104.07	104.07	7	
	TYP-FA-204	FLAT	104.41	104.41	7	
	TYP-FB-201	FLAT	84.48	84.48	8	
	TYP-FB-202	FLAT	83.93	83.93	8	
	TYP-FB-203	FLAT	79.17	79.17	7	
	TYP-FB-204	FLAT	79.72	79.72	7	
	TYP-FC-201	FLAT	86.67	86.67	8	
	TYP-FC-202	FLAT	83.71	83.71	8	
	TYP-FC-203	FLAT	78.78	78.78	7	
	TYP-FC-204	FLAT	78.19	78.19	7	
	TYP-FD-201	FLAT	86.76	86.76	8	360
	TYP-FD-202	FLAT	83.71	83.71	8	
	TYP-FD-203	FLAT	79.13	79.13	7	
	TYP-FD-204	FLAT	78.53	78.53	7	
	TYP-FE-201	FLAT	107.01	107.01	10	
	TYP-FE-202	FLAT	103.62	103.62	9	
	TYP-FE-203	FLAT	104.15	104.15	7	
	TYP-FE-204	FLAT	103.70	103.70	7	
	TYP-FF-201	FLAT	89.67	89.67	8	
	TYP-FF-202	FLAT	83.71	83.71	8	
	TYP-FF-203	FLAT	78.78	78.78	7	
	TYP-FF-204	FLAT	78.19	78.19	7	
	TYP-FF-205	FLAT	86.76	86.76	8	
	TYP-FF-206	FLAT	83.71	83.71	8	
	TYP-FF-207	FLAT	79.13	79.13	7	
	TYP-FF-208	FLAT	78.53	78.53	7	
SEVENTEENTH FLOOR PLAN	17th-FA-201	FLAT	106.96	106.96	10	
	17th-FA-202	FLAT	107.00	107.00	10	
	17th-FA-203	FLAT	104.08	104.08	7	
	17th-FA-204	FLAT	104.41	104.41	7	
	17th-FB-201	FLAT	84.48	84.48	8	
	17th-FB-202	FLAT	83.93	83.93	8	
	17th-FB-203	FLAT	79.17	79.17	7	
	17th-FB-204	FLAT	79.72	79.72	7	
	17th-FC-201	FLAT	86.67	86.67	8	
	17th-FC-202	FLAT	83.71	83.71	8	20
	17th-FC-203	FLAT	78.78	78.78	7	
	17th-FC-204	FLAT	78.19	78.19	7	
	17th-FD-201	FLAT	86.76	86.76	8	
	17th-FD-202	FLAT	83.71	83.71	8	
	17th-FD-203	FLAT	79.13	79.13	7	
	17th-FD-204	FLAT	78.53	78.53	7	
	17th-FE-201	FLAT	107.01	107.01	10	
	17th-FE-202	FLAT	103.62	103.62	9	
	17th-FE-203	FLAT	104.15	104.15	7	
	17th-FE-204	FLAT	103.70	103.70	7	
EIGHTEENTH FLOOR PLAN	18th-FA-201	FLAT	106.96	106.96	10	
	18th-FA-202	FLAT	107.00	107.00	10	
	18th-FA-203	FLAT	104.08	104.08	7	
	18th-FA-204	FLAT	104.41	104.41	7	
	18th-FB-201	FLAT	84.48	84.48	8	
	18th-FB-202	FLAT	83.93	83.93	8	
	18th-FB-203	FLAT	79.17	79.17	7	
	18th-FB-204	FLAT	79.72	79.72	7	
	18th-FC-201	FLAT	86.67	86.67	8	
	18th-FC-202	FLAT	83.71	83.71	8	20
	18th-FC-203	FLAT	78.78	78.78	7	
	18th-FC-204	FLAT	78.19	78.19	7	
	18th-FD-201	FLAT	86.76	86.76	8	
	18th-FD-202	FLAT	83.71	83.71	8	
	18th-FD-203	FLAT	79.13	79.13	7	
	18th-FD-204	FLAT	78.53	78.53	7	
	18th-FE-201	FLAT	107.01	107.01	10	
	18th-FE-202	FLAT	103.62	103.62	9	
	18th-FE-203	FLAT	104.15	104.15	7	
	18th-FE-204	FLAT	103.70	103.70	7	
Total:	-	-	39819.94	39819.94	3360	424

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	V	1.00	1.00	835
MODIFIED (APARTMENT BUILDING)	W3	1.10	2.10	104
MODIFIED (APARTMENT BUILDING)	W2	1.50	1.80	280
MODIFIED (APARTMENT BUILDING)	W2	1.50	2.10	234
MODIFIED (APARTMENT BUILDING)	W	1.80	1.80	360
MODIFIED (APARTMENT BUILDING)	W	1.80	2.10	451
MODIFIED (APARTMENT BUILDING)	CW	1.80	2.10	212
MODIFIED (APARTMENT BUILDING)	SD	1.80	2.10	108
MODIFIED (APARTMENT BUILDING)	W	2.00	2.10	50
MODIFIED (APARTMENT BUILDING)	SD	2.30	2.10	108
MODIFIED (APARTMENT BUILDING)	SD	2.40	2.10	208
MODIFIED (APARTMENT BUILDING)	SW	2.50	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	D2	0.75	2.10	1239
MODIFIED (APARTMENT BUILDING)	D1	0.90	2.10	1770
MODIFIED (APARTMENT BUILDING)	MD	1.10	2.10	427

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
MODIFIED (APARTMENT BUILDING)	1	74167.90	1110.17	73057.73	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621.35
Grand Total:	1	74167.90	1110.17	73057.73	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424.00	621.35

Block :MODIFIED (APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenement
		Cutout		StairCase	Lift	Lift Machin.	Substructure	Ramp	Parking	Resi.			
Terrace Floor	351.50	0.00	351.50	221.50	108.32	21.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	2518.00	58.38	2459.62	190.65	55.42	0.00	1.13	0.00	0.00	2212.42	2212.42	20	203.55
Seventeenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	20	417.82
Sixteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Thirteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Twelfth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eleventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Tenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Ninth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eighth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Seventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Sixth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Third Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
First Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Ground Floor	2972.55	61.87	2910.68	190.65	55.42	0.00	1.13	0.00	0.00	2663.48	2663.48	24	0.00
Basement First	3289.68	0.00	3289.68	190.65	55.42	0.00	0.00	0.00	0.00	3039.61	0.00	00	0.00
Basement Second	11801.43	0.00	11801.43	96.63	55.42	0.00	0.00	199.81	0.00	11449.57	0.00	00	0.00
Basement Third	9333.78	0.00	9333.78	104.44	37.03	0.00	457.86	199.81	8534.64	0.00	0.00	00	0.00
Total:	74167.89	1110.17	73057.72	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621.
Total Number of Same Blocks	1												
Total:	74167.89	1110.17	73057.72	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.15
		VERSION DATE: 19/12/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/210/BBQ/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 33/1
Nature of Sanction: MODIFY		City Survey No.: 98
Location: RING-III		Khata No. (As per Khata Extract): 33/1
Building Line Specified as per Z.R. NA		Locality / Street of the property: THIRUMENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK,
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 309-Tumkaranka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17959.24
Deduction for leePod Area		
Surrender Free of Cost		1254.41
Total :		1254.41
NET AREA OF PLOT	(A-Deductions)	16304.84
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8152.42
Proposed Coverage Area (50.15 %)		8295.66
Achieved Net coverage area (50.15 %)		8295.66
Balance coverage area left (0.00 %)		4856.74
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		43898.11
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		43898.11
Residential FAR (100.00%)		43835.80
Proposed FAR Area		43835.80
Achieved Net FAR Area (2.50)		43835.80
Balance FAR Area (0.00)		62.31
BUILT UP AREA CHECK		
Proposed BuiltUp Area		73057.72
Substructure Area Add in BUA (Lepord Lvl)		62.05
Achieved BuiltUp Area		73119.82

Approval Date :

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	424	-
Total :			-	-	-	-	424	523

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	424	9830.00	523	7191.25
Visitor's Car Parking	43	991.25	0	0.00
Total Car	467	6401.25	523	7191.25
Two/Wheeler	-	991.25	0	0.00
Other Parking	-	-	-	15853.96
Total	-	73112.50	-	23023.81

COLOUR INDEX

BOUNDRY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING PYROFILE	
ENCROACHED AREA	
ROAD WIDENING	

SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
B S NISHAN AND R G KAIL AUTHORISED SIGNATORY OF SAI CONCORD HOUSING CORPORATION PRIVATE LIMITED
GPA HOLDER FOR MAHALAXMI
No.401, Concorde, Inbai maliya Road,
Shanthala Nagar, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA K J #905,MITHUNA WHITE PEARL,MCECHS LAYOUT, BCC/BL-3.6/E-4378/2016-19

PROJECT TITLE :
RE-MODIFIED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO.:33/1,SY.NO.:98, THIRUMENAHALLI VILLAGE,YELAHANKA HOBLI, BANGALORE NORTH TALUK,WARD NO.:05.

DRAWING TITLE :

1st BASEMENT FLOOR PLAN

SHEET NO : 3

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.

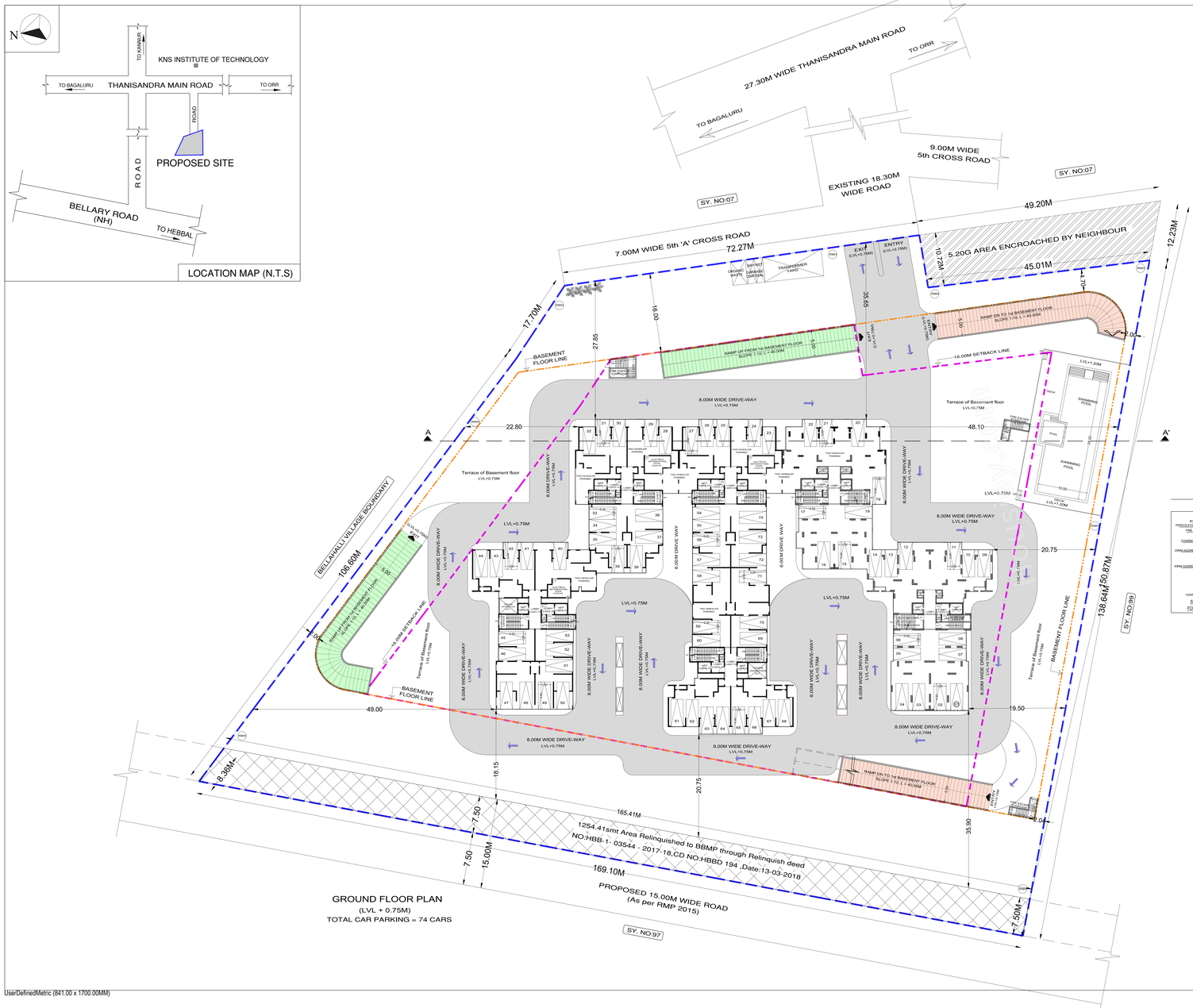
AUTHORISED SIGNATORY

DEVELOPMENT AUTHORITY

HO--NORTH

Digitally signed by BANGALORE MAHANAGARA PALIKE
Date: 2024.01.03 12:03:31 IST
Reason: Approved
Location: Bangalore

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



Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.,_____ dated:_____ and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 33/1 , THIRUMENAHALLI VILLAGE YELAHANKA HOBLI, BANGALORE NORTH TALUK , Bangalore.
a) Consist of 2Basement + 1Ground + 18 UF only.
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.2303.01 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned periodically.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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.
9.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.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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 shall be displayed at the work site and shall be made available during inspection.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX" IV (Bye-law No. 3.6), under sub section IV-A (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.Drawings showing the 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 Sqmt.
19.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.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair 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 32(a).
22.The building shall be constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-1984 published by the Bureau of Indian Standards, keeping in view the seismic zone of the locality.
23.The applicant should provide solar water heaters as per bylaw 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule W (Bye laws 4F 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons and the entrance to the same shall be approached through a ramp for the Physically Handicapped persons together with the common entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience 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.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.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 structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30.Adequate two wheeler parking shall be provided as per requirement.

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.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner o about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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

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

38.The Applicant / Owner / Developer shall plant one tree for 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.

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner develop building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different agencies.

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA), compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible to do so, Owner / Builder / GPA holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.The Applicant / Owner / Developer, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headead Hoodike) Letter No. LD/65/LET/2013, dated: 01-04-2013 :

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

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

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

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.10
		VERSION DATE: 19/12/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/210/BBMP/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 33/1
Nature of Sanction: MODIFY		City Survey No.: 98
Location: RING-III		Khata No. (As per Khata Extract): 33/1
Building Line Specified as per Z.R. NA		Locality / Street of the property: THIRUMENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK,
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 309-Tumkaruru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17959.24
Deduction for leePod Area		
Surrender Free of Cost		1294.41
Total :		1294.41
NET AREA OF PLOT	(A-Deductions)	16304.84
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8152.42
Proposed Coverage Area (50.15 %)		3295.66
Achieved Net coverage area (20.15 %)		3295.66
Balance coverage area left (29.85 %)		4856.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		43898.11
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		43898.11
Residential FAR (100.00%)		43835.80
Proposed FAR Area		43835.80
Achieved Net FAR Area (2.50)		43835.80
Balance FAR Area (0.00)		62.31
BUILT UP AREA CHECK		
Proposed BuiltUp Area		73057.72
Substructure Area Add in BUA (Layout Lvl)		82.09
Achieved BuiltUp Area		73139.82

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	424	-
Total :			-	-	-	-	424	523

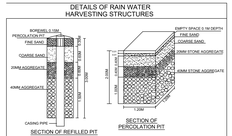
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	424	5830.00	523	7191.25
Visitor's Car Parking	43	591.25	0	0.00
Total Car	467	6421.25	523	7191.25
Two/Wheeler	-	591.25	0	0.00
Other Parking	-	-	-	15853.96
Total :		7012.50		23023.81

UnitBUA Table for Block :MODIFIED (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FFA-201	1	116.53	116.02	11	24
	FFA-202	1	116.53	116.53	11	
	FFA-203	1	124.64	124.64	8	
	FFA-204	1	124.78	124.78	8	
	FFB-201	1	90.01	90.01	9	
	FFB-202	1	93.17	93.17	9	
	FFB-203	1	84.18	84.18	7	
	FFB-204	1	83.50	83.50	7	
	FFC-201	1	90.20	90.20	8	
	FFC-202	1	93.24	93.24	9	
	FFC-203	1	82.68	82.68	7	
	FFC-204	1	81.99	81.99	7	
	FFD-201	1	90.29	90.29	8	
	FFD-202	1	93.24	93.24	9	
	FFD-203	1	82.93	82.93	7	
	FFD-204	1	82.34	82.34	7	
	FFE-201	1	114.53	114.53	11	
	FFE-202	1	113.98	113.98	10	
	FFE-203	1	123.73	123.73	8	
	FFE-204	1	122.74	122.74	8	
	FF-A-201	1	109.54	109.54	7	
	FF-A-202	1	107.75	107.75	7	
	FF-A-203	1	116.56	116.56	11	
	FF-A-204	1	116.31	116.31	11	
TYPICAL- 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 FLOOR PLAN	TYP-FA-201	1	106.96	106.96	10	360
	TYP-FA-202	1	107.00	107.00	10	
	TYP-FA-203	1	104.07	104.07	7	
	TYP-FA-204	1	104.41	104.41	7	
	TYP-FB-201	1	84.48	84.48	8	
	TYP-FB-202	1	83.65	83.65	8	
	TYP-FB-203	1	79.17	79.17	7	
	TYP-FB-204	1	79.72	79.72	7	
	TYP-FC-201	1	84.67	84.67	8	
	TYP-FC-202	1	83.71	83.71	8	
	TYP-FC-203	1	78.78	78.78	7	
	TYP-FC-204	1	78.19	78.19	7	
	TYP-FD-201	1	84.76	84.76	8	
	TYP-FD-202	1	83.71	83.71	8	
	TYP-FD-203	1	79.13	79.13	7	
	TYP-FD-204	1	78.53	78.53	7	
	TYP-FE-201	1	107.01	107.01	10	
	TYP-FE-202	1	103.62	103.62	9	
	TYP-FE-203	1	104.15	104.15	7	
	TYP-FE-204	1	103.70	103.70	7	
	TYP-FA-201	1	106.96	106.96	10	
	TYP-FA-202	1	107.00	107.00	10	
	TYP-FA-203	1	104.08	104.08	7	
	TYP-FA-204	1	104.41	104.41	7	
	TYP-FB-201	1	84.48	84.48	8	
	TYP-FB-202	1	83.65	83.65	8	
	TYP-FB-203	1	79.17	79.17	7	
	TYP-FB-204	1	79.72	79.72	7	
	TYP-FC-201	1	84.67	84.67	8	
	TYP-FC-202	1	83.71	83.71	8	
	TYP-FC-203	1	78.78	78.78	7	
	TYP-FC-204	1	78.19	78.19	7	
	TYP-FD-201	1	84.76	84.76	8	
	TYP-FD-202	1	83.71	83.71	8	
	TYP-FD-203	1	79.13	79.13	7	
	TYP-FD-204	1	78.53	78.53	7	
	TYP-FE-201	1	107.01	107.01	10	
	TYP-FE-202	1	103.62	103.62	9	
	TYP-FE-203	1	104.15	104.15	7	
	TYP-FE-204	1	103.70	103.70	7	
SEVENTEENTH FLOOR PLAN	17th-FA-201	1	106.96	106.96	10	20
	17th-FA-202	1	107.00	107.00	10	
	17th-FA-203	1	104.08	104.08	7	
	17th-FA-204	1	104.41	104.41	7	
	17th-FB-201	1	84.48	84.48	8	
	17th-FB-202	1	83.65	83.65	8	
	17th-FB-203	1	79.17	79.17	7	
	17th-FB-204	1	79.72	79.72	7	
	17th-FC-201	1	84.67	84.67	8	
	17th-FC-202	1	83.71	83.71	8	
	17th-FC-203	1	78.78	78.78	7	
	17th-FC-204	1	78.19	78.19	7	
	17th-FD-201	1	84.76	84.76	8	
	17th-FD-202	1	83.71	83.71	8	
	17th-FD-203	1	79.13	79.13	7	
	17th-FD-204	1	78.53	78.53	7	
	17th-FE-201	1	107.01	107.01	10	
	17th-FE-202	1	103.62	103.62	9	
	17th-FE-203	1	104.15	104.15	7	
	17th-FE-204	1	103.70	103.70	7	
EIGHTEENTH FLOOR PLAN	18th-FA-201	1	106.96	106.96	10	20
	18th-FA-202	1	107.00	107.00	10	
	18th-FA-203	1	104.08	104.08	7	
	18th-FA-204	1	104.41	104.41	7	
	18th-FB-201	1	84.48	84.48	8	
	18th-FB-202	1	83.65	83.65	8	
	18th-FB-203	1	79.17	79.17	7	
	18th-FB-204	1	79.72	79.72	7	
	18th-FC-201	1	84.67	84.67	8	
	18th-FC-202	1	83.71	83.71	8	
	18th-FC-203	1	78.78	78.78	7	
	18th-FC-204	1	78.19	78.19	7	
	18th-FD-201	1	84.76	84.76	8	
	18th-FD-202	1	83.71	83.71	8	
	18th-FD-203	1	79.13	79.13	7	
	18th-FD-204	1	78.53	78.53	7	
	18th-FE-201	1	107.01	107.01	10	
	18th-FE-202	1	103.62	103.62	9	
	18th-FE-203	1	104.15	104.15	7	
	18th-FE-204	1	103.70	103.70	7	
Total:	-	-	39819.94	39819.94	3360	424

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	V	1.00	1.00	835
MODIFIED (APARTMENT BUILDING)	W3	1.10	2.10	104
MODIFIED (APARTMENT BUILDING)	W2	1.50	1.80	280
MODIFIED (APARTMENT BUILDING)	W2	1.50	2.10	234
MODIFIED (APARTMENT BUILDING)	W	1.80	1.80	393
MODIFIED (APARTMENT BUILDING)	W	1.80	2.10	451
MODIFIED (APARTMENT BUILDING)	CW	1.80	2.10	212
MODIFIED (APARTMENT BUILDING)	SD	1.80	2.10	108
MODIFIED (APARTMENT BUILDING)	W	2.00	2.10	50
MODIFIED (APARTMENT BUILDING)	SD	2.30	2.10	108
MODIFIED (APARTMENT BUILDING)	SD	2.40	2.10	208
MODIFIED (APARTMENT BUILDING)	SW	2.50	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	D2	0.75	2.10	1239
MODIFIED (APARTMENT BUILDING)	D1	0.90	2.10	1770
MODIFIED (APARTMENT BUILDING)	MD	1.10	2.10	427

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.				
MODIFIED (APARTMENT BUILDING)	1	74167.90	1110.17	73057.73	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621.35
Grand Total :	1	74167.90	1110.17	73057.73	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424.00	621.35

Block :MODIFIED (APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	351.50	0.00	351.50	221.50	108.32	21.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	2518.00	58.38	2459.62	190.65	93.42	0.00	1.13	0.00	0.00	2212.42	2212.42	20	203.53
Seventeenth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	20	417.82
Sixteenth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifteenth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourteenth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Thirteenth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Twelfth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eleventh Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Tenth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Ninth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eighth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Seventh Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Sixth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourth Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Third Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Second Floor	2744.06	61.87	2682.19	190.65	93.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
First Floor	2972.55	61.87	2910.68	190.65	93.42	0.00	1.13	0.00	0.00	2663.48	2663.48	24	0.00
Ground Floor	3289.68	0.00	3289.68	190.65	93.42	0.00	0.00	0.00	0.00	3039.61	0.00	00	0.00
Stilt Floor	11801.43	0.00	11801.43	96.63	55.42	0.00	0.00	199.81	0.00	11449.57	0.00	00	0.00
Basement Second Floor	9333.78	0.00	9333.78	104.44	37.03	0.00	457.86	199.81	8534.64	0.00	0.00	00	0.00
Total :	74167.89	1110.17	73057.72	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621.35
Total Number of Same Blocks	1												

COLOUR INDEX

COLOUR INDEX	
BOUNDRY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING PINORLE	
ENCROACHED AREA	
ROAD WIDENING	

SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
B S NESARAJ AND R G ANIL AUTHORISED SIGNATORY OF SAI CONCORDE HOUSING CORPORATION PRIVATE LIMITED GPA HOLDER FOR KHATHA NUMBER No.401, Concorde, Inbai mallya Road, Shanthala Nagar, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA K J #905,MITHUNA WHITE PEARL,MCECHS LAYOUT, BCC/BL-3.6/E-4378/2016-19

PROJECT TITLE :
RE-MODIFIED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO.:33/1,SY.NO.98, THIRUMENAHALLI VILLAGE,YELAHANKA HOBLI, BANGALORE NORTH TALUK,WARD NO.05.

DRAWING TITLE :

GROUND FLOOR PLAN

SHEET NO : 4

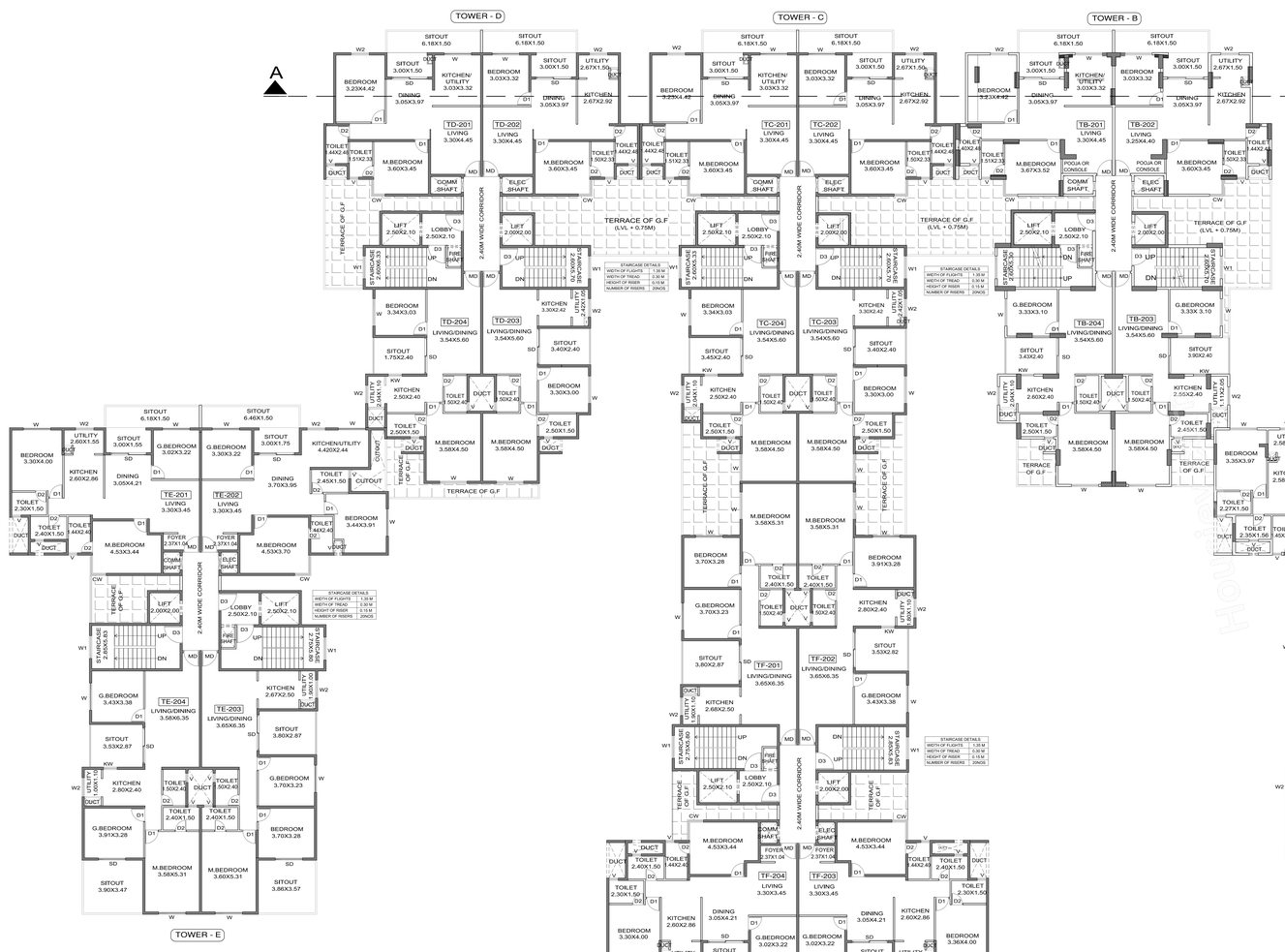
SANCTIONING AUTHORITY :

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

HO--NORTH

Digitally signed by BRUHAT BENGALURU MAHANAGARA PALIKE
Date: 2024.01.03 12:08:05 IST
Reason: Approved
Location: Bangalore

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



FIRST FLOOR PLAN (LVL +3.85M)

NO OF UNITS = 24 UNITS

TOWERS	UNITS
TOWER - A	04
TOWER - B	04
TOWER - C	04
TOWER - D	04
TOWER - E	04
TOWER - F	04
TOTAL	24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	V	1.00	1.00	835
MODIFIED (APARTMENT BUILDING)	W3	1.10	2.10	104
MODIFIED (APARTMENT BUILDING)	W2	1.50	1.80	280
MODIFIED (APARTMENT BUILDING)	W2	1.50	2.10	234
MODIFIED (APARTMENT BUILDING)	W	1.80	1.80	393
MODIFIED (APARTMENT BUILDING)	W	1.80	2.10	451
MODIFIED (APARTMENT BUILDING)	CW	1.80	2.10	212
MODIFIED (APARTMENT BUILDING)	SD	1.80	2.10	108
MODIFIED (APARTMENT BUILDING)	W	2.00	2.10	50
MODIFIED (APARTMENT BUILDING)	SD	2.30	2.10	108
MODIFIED (APARTMENT BUILDING)	SD	2.40	2.10	208
MODIFIED (APARTMENT BUILDING)	SW	2.50	2.10	02

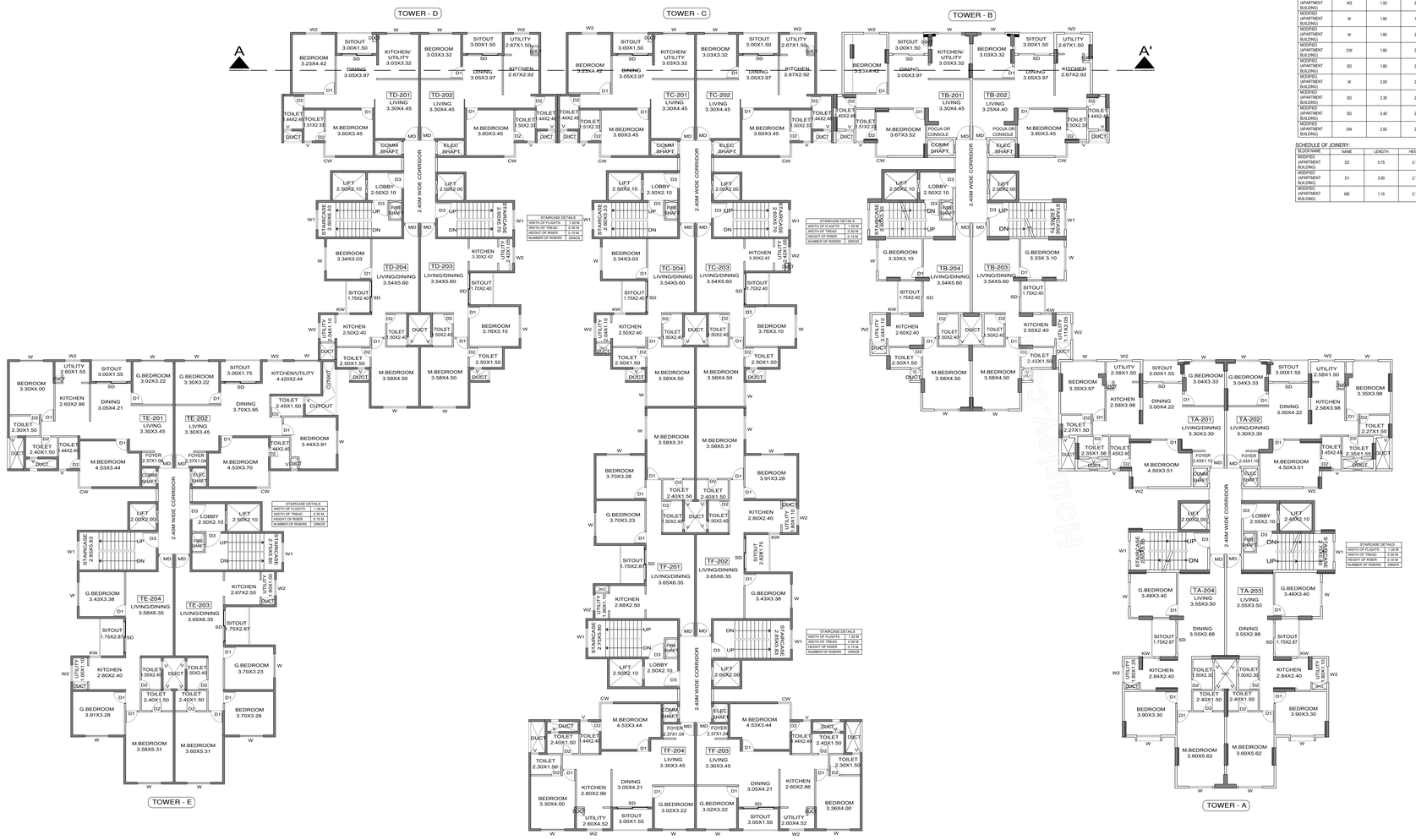
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	D2	0.75	2.10	1239
MODIFIED (APARTMENT BUILDING)	D1	0.90	2.10	1770
MODIFIED (APARTMENT BUILDING)	MD	1.10	2.10	427

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.,,,



TYPICAL 2nd TO 16th FLOOR PLAN

(LVL +6.95M) TO (LVL +50.35M)

NO OF UNITS = 24 units X 15 floors = 360 UNITS

TOWERS	UNITS
TOWER - A	04
TOWER - B	04
TOWER - C	04
TOWER - D	04
TOWER - E	04
TOWER - F	04
TOTAL	24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	V	1.00	1.00	835
MODIFIED (APARTMENT BUILDING)	W3	1.10	2.10	104
MODIFIED (APARTMENT BUILDING)	W2	1.50	1.80	280
MODIFIED (APARTMENT BUILDING)	W2	1.50	2.10	234
MODIFIED (APARTMENT BUILDING)	W	1.80	1.80	393
MODIFIED (APARTMENT BUILDING)	W	1.80	2.10	451
MODIFIED (APARTMENT BUILDING)	CW	1.80	2.10	212
MODIFIED (APARTMENT BUILDING)	SD	1.80	2.10	108
MODIFIED (APARTMENT BUILDING)	W	2.00	2.10	50
MODIFIED (APARTMENT BUILDING)	SD	2.30	2.10	108
MODIFIED (APARTMENT BUILDING)	SD	2.40	2.10	208
MODIFIED (APARTMENT BUILDING)	SW	2.50	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	D2	0.75	2.10	1239
MODIFIED (APARTMENT BUILDING)	D1	0.90	2.10	1770
MODIFIED (APARTMENT BUILDING)	MD	1.10	2.10	427

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.,_____ dated: _____ and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 33/1 , THIRUMENAHALLI VILLAGE YELAHANKA HOBLI, BANGALORE NORTH TALUK , Bangalore. a).Consist of 2Basement + 1Ground + 16 UF only.
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.23023.01 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for displaying garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned daily and maintained properly.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from working the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The provide a space for the distribution transformers & associated equipment as per K.R.C.Rule 3 (a) (ii) costing leasing 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate access varying from 4.5 M to 6 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.Licence 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 shall be kept in the media room during construction / repairs.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX" (In Bye-law No. 3.6) under sub section IV-B (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.Drainage arrangements for isolation or holding before eviction of soils to the municipal drain and in the case of columnar structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for
the site above 371 Sqm.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storing rain water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.The building shall be designed & 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, keeping in view the seismic zone of the locality.
23.The applicant should provide solar water heaters as per bylaw 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule-'A' (Bye laws 'A' 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons and also ramps in appropriate places to be approached through a ramp for the Physically handicapped persons together with the relevant amenity.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience 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.

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ & capacity installed at site for its re-use / disposal.(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.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 structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30.Adequate two wheeler parking shall be provided as per requirement.

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.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner o about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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

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

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

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

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan.

41.If the Applicant / Owner develop building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question. 45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA), compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headed)/ Hoodkit/ Lather/ No. LD/65/LET/2013, dated: 01-04-2013 :

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

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

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

4.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".

UnitBUA Table for Block :MODIFIED (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FFA-201	FLAT	174.53	154.92	11	24
	FFA-202	FLAT	116.53	116.53	11	
	FFA-203	FLAT	124.54	124.54	8	
	FFA-204	FLAT	124.79	124.79	8	
	FFB-201	FLAT	96.01	96.01	9	
	FFB-202	FLAT	93.17	93.17	9	
	FFB-203	FLAT	84.18	84.18	7	
	FFB-204	FLAT	83.50	83.50	7	
	FFC-201	FLAT	96.20	96.20	9	
	FFC-202	FLAT	93.24	93.24	9	
	FFC-203	FLAT	82.58	82.58	7	
	FFC-204	FLAT	81.99	81.99	7	
	FFD-201	FLAT	96.29	96.29	9	
	FFD-202	FLAT	93.24	93.24	9	
	FFD-203	FLAT	82.93	82.93	7	
	FFD-204	FLAT	82.34	82.34	7	
	FFE-201	FLAT	174.53	174.53	11	
	FFE-202	FLAT	113.98	113.98	10	
	FFE-203	FLAT	123.73	123.73	8	
	FFE-204	FLAT	122.74	122.74	8	
	FF-F-201	FLAT	109.54	109.54	7	
	FF-F-202	FLAT	107.75	107.75	7	
	FF-F-203	FLAT	116.56	116.56	11	
	FF-F-204	FLAT	116.31	116.31	11	
TYPICAL 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 FLOOR PLAN	TYP-FA-201	FLAT	106.96	106.96	10	360
	TYP-FA-202	FLAT	107.00	107.00	10	
	TYP-FA-203	FLAT	104.07	104.07	7	
	TYP-FA-204	FLAT	104.41	104.41	7	
	TYP-FB-201	FLAT	84.48	84.48	8	
	TYP-FB-202	FLAT	83.66	83.66	8	
	TYP-FB-203	FLAT	79.17	79.17	7	
	TYP-FB-204	FLAT	79.72	79.72	7	
	TYP-FC-201	FLAT	84.67	84.67	8	
	TYP-FC-202	FLAT	83.71	83.71	8	
	TYP-FC-203	FLAT	78.78	78.78	7	
	TYP-FC-204	FLAT	78.19	78.19	7	
	TYP-FD-201	FLAT	84.78	84.78	8	
	TYP-FD-202	FLAT	83.71	83.71	8	
	TYP-FD-203	FLAT	79.13	79.13	7	
	TYP-FD-204	FLAT	78.53	78.53	7	
	TYP-FE-201	FLAT	107.01	107.01	10	
	TYP-FE-202	FLAT	103.92	103.92	9	
	TYP-FE-203	FLAT	104.15	104.15	7	
	TYP-FE-204	FLAT	103.70	103.70	7	
	TYP-FF-201	FLAT	107.75	107.75	10	
	TYP-FF-202	FLAT	103.03	103.03	7	
	TYP-FF-203	FLAT	107.03	107.03	10	
	TYP-FF-204	FLAT	107.05	107.05	10	
SEVENTEENTH FLOOR PLAN	17th-FA-201	FLAT	106.96	106.96	10	20
	17th-FA-202	FLAT	107.00	107.00	10	
	17th-FA-203	FLAT	104.08	104.08	7	
	17th-FA-204	FLAT	104.41	104.41	7	
	17th-FB-201	FLAT	84.48	84.48	8	
	17th-FB-202	FLAT	83.66	83.66	8	
	17th-FB-203	FLAT	79.17	79.17	7	
	17th-FB-204	FLAT	79.72	79.72	7	
	17th-FC-201	FLAT	84.67	84.67	8	
	17th-FC-202	FLAT	83.71	83.71	8	
	17th-FC-203	FLAT	78.78	78.78	7	
	17th-FC-204	FLAT	78.19	78.19	7	
	17th-FD-201	FLAT	84.78	84.78	8	
	17th-FD-202	FLAT	83.71	83.71	8	
	17th-FD-203	FLAT	79.13	79.13	7	
	17th-FD-204	FLAT	78.53	78.53	7	
	17th-FE-201	FLAT	107.01	107.01	10	
	17th-FE-202	FLAT	103.92	103.92	9	
	17th-FE-203	FLAT	104.15	104.15	7	
	17th-FE-204	FLAT	103.70	103.70	7	
EIGHTEENTH FLOOR PLAN	18th-FA-201	FLAT	106.96	106.96	10	20
	18th-FA-202	FLAT	107.00	107.00	10	
	18th-FA-203	FLAT	104.08	104.08	7	
	18th-FA-204	FLAT	104.41	104.41	7	
	18th-FB-201	FLAT	84.48	84.48	8	
	18th-FB-202	FLAT	83.66	83.66	8	
	18th-FB-203	FLAT	79.17	79.17	7	
	18th-FB-204	FLAT	79.72	79.72	7	
	18th-FC-201	FLAT	84.67	84.67	8	
	18th-FC-202	FLAT	83.71	83.71	8	
	18th-FC-203	FLAT	78.78	78.78	7	
	18th-FC-204	FLAT	78.19	78.19	7	
	18th-FD-201	FLAT	84.78	84.78	8	
	18th-FD-202	FLAT	83.71	83.71	8	
	18th-FD-203	FLAT	79.13	79.13	7	
	18th-FD-204	FLAT	78.53	78.53	7	
	18th-FE-201	FLAT	107.01	107.01	10	
	18th-FE-202	FLAT	103.92	103.92	9	
	18th-FE-203	FLAT	104.15	104.15	7	
	18th-FE-204	FLAT	103.70	103.70	7	
Total:	-	-	39819.94	39819.94	3360	424

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.				
MODIFIED (APARTMENT BUILDING)	1	74167.90	1110.17	73057.73	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621.35
Grand Total:	1	74167.90	1110.17	73057.73	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424.00	621.35

Block :MODIFIED (APARTMENT BUILDING)

Floor Name	Gross Built up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	351.50	0.00	351.50	221.50	108.32	21.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	2518.00	58.38	2459.62	190.65	55.42	0.00	1.13	0.00	0.00	2212.42	2212.42	20	203.53
Seventeenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	20	417.82
Sixteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Thirteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Twelfth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eleventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Tenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Ninth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eighth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Seventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Sixth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Third Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Second Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
First Floor	2972.55	61.87	2910.68	190.65	55.42	0.00	1.13	0.00	0.00	2663.48	2663.48	24	0.00
Ground Floor	3289.68	0.00	3289.68	190.65	55.42	0.00	0.00	0.00	0.00	3039.61	0.00	00	0.00
Basement First Floor	11801.43	0.00	11801.43	96.63	55.42	0.00	0.00	0.00	0.00	11649.37	0.00	00	0.00
Basement Second Floor	9333.78	0.00	9333.78	104.44	37.03	0.00	457.86	399.81	8534.64	0.00	0.00	00	0.00
Total:	74167.89	1110.17	73057.72	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621.35
Total Number of Same Blocks	1												
Total:	74167.89	1110.17	73057.72	4044.92	1253.75	21.68	478.20	399.62	23023.81	43835.74	43835.74	424	621

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.10
		VERSION DATE: 19/12/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/210/BBMP/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 33/1
Nature of Sanction: MODIFY		City Survey No.: 98
Location: RING-III		Khata No. (As per Khata Extract): 33/1
Building Line Specified as per Z.R. NA		Locality / Street of the property: THIRUMENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK,
Zone: Yelahanka		
Ward: Ward-05		
Planning District: 309-Tumkaraha		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17959.24
Deduction for hmFhd Area:		
Surrender Free of Cost		1294.41
Total :		1294.41
NET AREA OF PLOT	(A-Deductions)	16304.84
COVERAGE CHK:		
Permissible Coverage area (60.00 %)		8152.42
Proposed Coverage Area (35.15 %)		3295.88
Achieved Net coverage area (20.15 %)		3295.88
Balance coverage area left (39.85 %)		4856.74
FAR CHECK:		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		43898.11
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		43898.11
Residential FAR (100.00%)		43835.80
Proposed FAR Area		43835.80
Achieved Net FAR Area (2.50)		43835.80
Balance FAR Area (0.00)		62.31
BUILT UP AREA CHECK		
Proposed BuiltUp Area		73057.72
Substructure Area Add in BUA (Layout Lvl)		62.05
Achieved BuiltUp Area		73119.82

Approval Date :

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area	Units		Car		
			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	424	-
			225 - 1000	-	-	-	-	-
Total :			-	-	-	-	424	523

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	424	5830.00	523	7191.25
Visitor's Car Parking	43	591.25	0	0.00
Total Car	467	6421.25	523	7191.25
Two/Three wheeler	-	591.25	0	0.00
Other Parking	-	-	-	15852.56
Total :		7012.50		23023.81

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
B S NISHAN AND R G AAL AUTHORISED SIGNATORY OF M/s CONCORD HOUSING CORPORATION PRIVATE LIMITED
NO.401, CASCADE, Inbal malaya Road, Shanthala Nagar, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
RESHMA K J 9926,MITHUNA WHITE PEARL,MCECHS LAYOUT, BCC/BL-3.6/E-4378/2016-19

PROJECT TITLE :
RE-MODIFIED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO.:33/1,SY.NO.98, THIRUMENAHALLI VILLAGE,YELAHANKA HOBLI, BANGALORE NORTH TALUK,WARD NO.05.

DRAWING TITLE :

2nd TO 16th FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

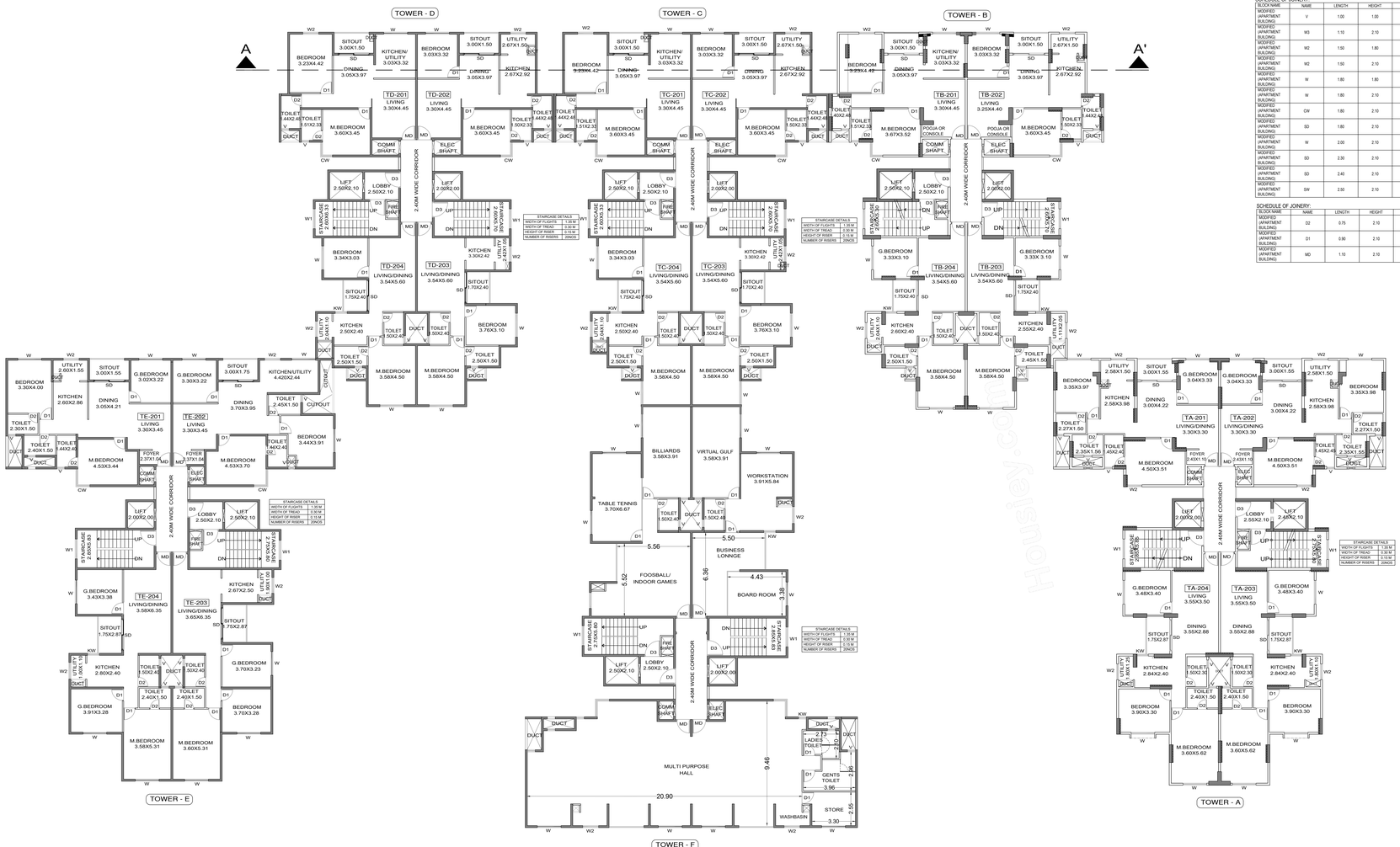
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

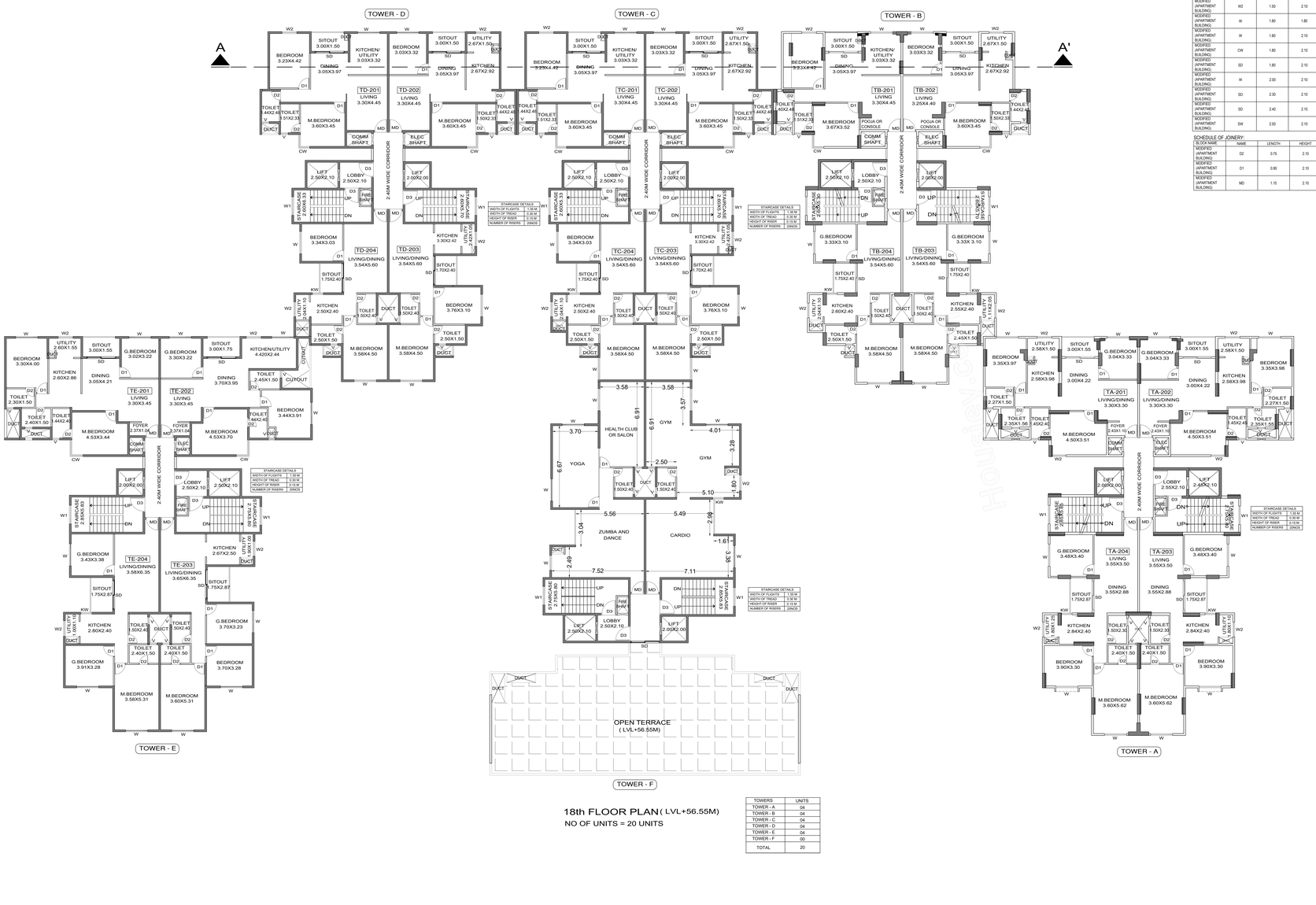
BRUHAT BENGALURU MAHANAGARA PALIKE
Approved Plan is Digitally Signed by ASSISTANT DIRECTOR of TOWN PLANNING
Date: 2024.01.04 15:47:39 +05:30
Reason: Approved
Location: HO-NORTH

HO--NORTH

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

UserDefinedMetric (841.00 x 1700.00MM)_1


TOWER - D
TOWER - C
TOWER - B
A
A'
TOWER - E
TOWER - A
TOWER - F
2.40M WIDE CORRIDOR
BEDROOM 3.23X4.42
KITCHEN/ UTILITY 3.03X3.32
BEDROOM 3.03X3.32
SITOUT 3.00X1.50
DINING 3.05X3.97
KITCHEN 2.67X2.92
TD-201 LIVING 3.30X4.45
TD-202 LIVING 3.30X4.45
TC-201 LIVING 3.30X4.45
TC-202 LIVING 3.30X4.45
TB-201 LIVING 3.25X4.40
TB-202 LIVING 3.30X4.45
M.BEDROOM 3.60X3.45
TOILET 1.50X2.33
TOILET 1.50X2.45
DUCT
COMM SHAFT
ELEC SHAFT
LIFT 2.50X2.10
LOBBY 2.50X2.10
STAIRCASE 2.80X5.33
STAIRCASE 2.70X5.80
STAIRCASE 2.70X5.83
STAIRCASE 2.80X5.30
STAIRCASE DETAILS
WIDTH OF FLIGHTS 1.35 M
WIDTH OF TREAD 0.30 M
HEIGHT OF RISER 0.15 M
NUMBER OF RISERS 20NOS
TD-204 LIVING/DINING 3.54X5.60
TD-203 LIVING/DINING 3.54X5.60
TC-204 LIVING/DINING 3.54X5.60
TC-203 LIVING/DINING 3.54X5.60
TB-204 LIVING/DINING 3.54X5.60
TB-203 LIVING/DINING 3.54X5.60
KITCHEN 2.50X2.40
KITCHEN 2.60X2.40
KITCHEN 2.58X3.98
UTILITY 2.44X1.10
UTILITY 2.44X1.50
SITOUT 1.70X2.40
SITOUT 1.75X2.40
SITOUT 1.70X2.00
SITOUT 1.75X2.45
SITOUT 1.70X2.87
SITOUT 1.75X2.87
BEDROOM 3.76X3.10
BEDROOM 3.76X3.33
BEDROOM 3.35X3.98
M.BEDROOM 3.58X4.50
M.BEDROOM 3.58X4.90
M.BEDROOM 4.50X3.51
M.BEDROOM 4.53X3.70
M.BEDROOM 4.53X4.44
M.BEDROOM 3.60X5.62
M.BEDROOM 3.60X5.31
M.BEDROOM 3.58X5.31
G.BEDROOM 3.33X3.10
G.BEDROOM 3.04X3.33
G.BEDROOM 3.32X3.22
G.BEDROOM 3.30X3.22
G.BEDROOM 3.30X3.38
G.BEDROOM 3.91X3.28
G.BEDROOM 3.70X3.23
G.BEDROOM 3.70X3.28
G.BEDROOM 3.30X4.00
KITCHEN/UTILITY 4.42X2.44
KITCHEN 2.58X3.98
KITCHEN 2.60X2.86
KITCHEN 2.80X2.40
KITCHEN 2.67X2.50
KITCHEN 2.58X3.98
DINING 3.00X4.22
DINING 3.05X4.21
DINING 3.70X3.95
DINING 3.65X6.35
DINING 3.55X2.88
DINING 4.00X4.22
TOILET 2.30X1.50
TOILET 2.40X1.50
TOILET 2.45X1.50
TOILET 2.27X1.50
TOILET 2.45X1.55
TOILET 2.58X1.55
TOILET 2.50X1.50
TOILET 2.50X1.45
TOILET 2.50X1.55
TOILET 2.50X2.45
TOILET 2.50X2.40
TOILET 2.50X2.50
TOILET 2.50X2.87
TOILET 2.50X2.80
TOILET 2.50X2.00
TOILET 2.50X2.10
TOILET 2.50X2.33
TOILET 2.50X2.50



18th FLOOR PLAN (LVL+56.55M)

NO OF UNITS = 20 UNITS

TOWERS	UNITS
TOWER - A	04
TOWER - B	04
TOWER - C	04
TOWER - D	04
TOWER - E	04
TOWER - F	00
TOTAL	20

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	V	1.00	1.00	835
MODIFIED (APARTMENT BUILDING)	W3	1.10	2.10	104
MODIFIED (APARTMENT BUILDING)	W2	1.50	1.80	280
MODIFIED (APARTMENT BUILDING)	W2	1.50	2.10	234
MODIFIED (APARTMENT BUILDING)	W	1.80	1.80	393
MODIFIED (APARTMENT BUILDING)	W	1.80	2.10	491
MODIFIED (APARTMENT BUILDING)	CW	1.80	2.10	212
MODIFIED (APARTMENT BUILDING)	SD	1.80	2.10	108
MODIFIED (APARTMENT BUILDING)	W	2.00	2.10	50
MODIFIED (APARTMENT BUILDING)	SD	2.30	2.10	108
MODIFIED (APARTMENT BUILDING)	SD	2.40	2.10	208
MODIFIED (APARTMENT BUILDING)	SW	2.50	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
MODIFIED (APARTMENT BUILDING)	D2	0.75	2.10	1239
MODIFIED (APARTMENT BUILDING)	D1	0.90	2.10	1770
MODIFIED (APARTMENT BUILDING)	MD	1.10	2.10	427

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.,_____ dated: _____ and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 33/1 , THIRUMENAHALLI VILLAGE YELAHANKA HOBLI, BANGALORE NORTH TALUK , Bangalore.
a).Consist of 2Basement + 1Ground + 18 UF only.
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.2303.01 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for receiving garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from entering into any agreement for sale / lease / part with possession of the building or portion of building with any prospective purchaser / lessee without getting the Occupancy Certificate from the competent authority.
10.The applicant shall provide a separate room measuring 3.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
11.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.
12.The applicant shall obtained Fire NOC from the Karnataka Fire & Emergency Services Department for the commencement of the work.
13.Licence 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 board and displayed at site in the initial stage of construction during inspection.
14.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.
15.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX (Bye-law No. 3.6) under sub section 9-6 (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.Occupancy certificate for the building or building wherein work is sanctioned and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of license & within one month after the completion shall apply for permission to occupy the building.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storing rain water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.The building shall be designed and constructed following norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893 published by the Bureau of Indian Standards, depending on the seismic zone of the city.
23.The applicant should provide solar water heaters as per bylaw 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws â€" 31) of Building bye-laws 2003 shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the persons with disabilities in case the building is constructed in stilt and has approached through a ramp for the Physically Handicapped persons together with the required width.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience 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.
28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit _____ k.g capacity installed at site for its re-use / disposal.(Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.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 structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30.Adequate two wheeler parking shall be provided as per requirement.

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.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner o about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI-A. 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 cancelled.
35.The Applicant should follow the instruction of chairman BWSSB specified in the OC letter No. BWSSB/ACS/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts.
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plans and at least Two Trees for single unit.
39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan.
41.If the Applicant / Owner / Developer during construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments
44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA), compulsorily in case of Residential Apartments having 8 Units and above.
47.Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disablement occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.The Applicant / Owner / Developer shall ensure, transportation of fards, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headead Hoodlea) Letter No. LD/55/LET/2015, dated: 01-04-2015 :

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

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

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

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

UnitBUA Table for Block :MODIFIED (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FFA-201	FLAT	154.92	154.92	11	24
	FFA-202	FLAT	116.53	116.53	11	
	FFA-203	FLAT	134.54	134.54	8	
	FFA-204	FLAT	134.79	134.79	8	
	FFB-201	FLAT	96.01	96.01	9	
	FFB-202	FLAT	93.17	93.17	9	
	FFB-203	FLAT	84.18	84.18	7	
	FFB-204	FLAT	83.60	83.60	7	
	FFC-201	FLAT	96.20	96.20	9	
	FFC-202	FLAT	93.24	93.24	9	
	FFC-203	FLAT	82.08	82.08	7	
	FFC-204	FLAT	81.99	81.99	7	
	FFD-201	FLAT	96.29	96.29	9	
	FFD-202	FLAT	93.24	93.24	9	
	FFD-203	FLAT	82.93	82.93	7	
	FFD-204	FLAT	82.34	82.34	7	
	FFE-201	FLAT	154.53	154.53	11	
	FFE-202	FLAT	113.98	113.98	10	
	FFE-203	FLAT	123.73	123.73	8	
	FFE-204	FLAT	122.74	122.74	8	
	FF-A-201	FLAT	109.54	109.54	7	
	FF-A-202	FLAT	107.75	107.75	7	
	FF-A-203	FLAT	116.56	116.56	11	
	FF-A-204	FLAT	116.31	116.31	11	
TYPICAL 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 FLOOR PLAN	TYP-FA-201	FLAT	106.96	106.96	10	360
	TYP-FA-202	FLAT	107.00	107.00	10	
	TYP-FA-203	FLAT	104.07	104.07	7	
	TYP-FA-204	FLAT	104.41	104.41	7	
	TYP-FB-201	FLAT	86.48	86.48	8	
	TYP-FB-202	FLAT	83.65	83.65	8	
	TYP-FB-203	FLAT	79.17	79.17	7	
	TYP-FB-204	FLAT	79.72	79.72	7	
	TYP-FC-201	FLAT	86.67	86.67	8	
	TYP-FC-202	FLAT	83.71	83.71	8	
	TYP-FC-203	FLAT	78.78	78.78	7	
	TYP-FC-204	FLAT	78.19	78.19	7	
	TYP-FD-201	FLAT	86.76	86.76	8	
	TYP-FD-202	FLAT	83.71	83.71	8	
	TYP-FD-203	FLAT	79.13	79.13	7	
	TYP-FD-204	FLAT	78.53	78.53	7	
	TYP-FE-201	FLAT	107.01	107.01	10	
	TYP-FE-202	FLAT	103.62	103.62	9	
	TYP-FE-203	FLAT	104.15	104.15	7	
	TYP-FE-204	FLAT	103.70	103.70	7	
	TYP-A-201	FLAT	103.75	103.75	7	
	TYP-A-202	FLAT	103.03	103.03	7	
	TYP-A-203	FLAT	107.03	107.03	10	
	TYP-A-204	FLAT	107.05	107.05	10	
SEVENTEENTH FLOOR PLAN	17th-FA-201	FLAT	106.96	106.96	10	20
	17th-FA-202	FLAT	107.00	107.00	10	
	17th-FA-203	FLAT	104.08	104.08	7	
	17th-FA-204	FLAT	104.41	104.41	7	
	17th-FB-201	FLAT	86.48	86.48	8	
	17th-FB-202	FLAT	83.66	83.66	8	
	17th-FB-203	FLAT	79.17	79.17	7	
	17th-FB-204	FLAT	79.72	79.72	7	
	17th-FC-201	FLAT	86.67	86.67	8	
	17th-FC-202	FLAT	83.71	83.71	8	
	17th-FC-203	FLAT	78.78	78.78	7	
	17th-FC-204	FLAT	78.19	78.19	7	
	17th-FD-201	FLAT	86.76	86.76	8	
	17th-FD-202	FLAT	83.71	83.71	8	
	17th-FD-203	FLAT	79.13	79.13	7	
	17th-FD-204	FLAT	78.53	78.53	7	
	17th-FE-201	FLAT	107.01	107.01	10	
	17th-FE-202	FLAT	103.62	103.62	9	
	17th-FE-203	FLAT	104.15	104.15	7	
	17th-FE-204	FLAT	103.70	103.70	7	
EIGHTEENTH FLOOR PLAN	18th-FA-201	FLAT	106.96	106.96	10	20
	18th-FA-202	FLAT	107.00	107.00	10	
	18th-FA-203	FLAT	104.08	104.08	7	
	18th-FA-204	FLAT	104.41	104.41	7	
	18th-FB-201	FLAT	86.48	86.48	8	
	18th-FB-202	FLAT	83.66	83.66	8	
	18th-FB-203	FLAT	79.17	79.17	7	
	18th-FB-204	FLAT	79.72	79.72	7	
	18th-FC-201	FLAT	86.67	86.67	8	
	18th-FC-202	FLAT	83.71	83.71	8	
	18th-FC-203	FLAT	78.78	78.78	7	
	18th-FC-204	FLAT	78.19	78.19	7	
	18th-FD-201	FLAT	86.76	86.76	8	
	18th-FD-202	FLAT	83.71	83.71	8	
	18th-FD-203	FLAT	79.13	79.13	7	
	18th-FD-204	FLAT	78.53	78.53	7	
	18th-FE-201	FLAT	107.01	107.01	10	
	18th-FE-202	FLAT	103.62	103.62	9	
	18th-FE-203	FLAT	104.15	104.15	7	
	18th-FE-204	FLAT	103.70	103.70	7	
Total:	-	-	39819.94	39819.94	3360	424

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mts.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.				
MODIFIED (APARTMENT BUILDING)	1	74167.90	1110.17	73057.73	4044.92	1263.75	21.68	478.20	399.62	23023.81	43835.74	424	621.35
Grand Total:	1	74167.90	1110.17	73057.73	4044.92	1263.75	21.68	478.20	399.62	23023.81	43835.74	424.00	621.35

Block :MODIFIED (APARTMENT BUILDING)

Floor Name	Gross Built up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	351.50	0.00	351.50	221.50	108.32	21.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	2518.00	58.38	2459.62	190.65	55.42	0.00	1.13	0.00	0.00	2212.42	2212.42	20	203.53
Seventeenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	20	417.82
Sixteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Thirteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Twelfth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eleventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Tenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Ninth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eighth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Seventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Sixth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Third Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Second Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
First Floor	2972.55	61.87	2910.68	190.65	55.42	0.00	1.13	0.00	0.00	2663.48	2663.48	24	0.00
Ground Floor	3289.68	0.00	3289.68	190.65	55.42	0.00	0.00	0.00	0.00	3039.61	0.00	00	0.00
Basement First Floor	11801.43	0.00	11801.43	96.63	55.42	0.00	0.00	0.00	199.81	11449.57	0.00	00	0.00
Basement Second Floor	9333.78	0.00	9333.78	104.44	37.03	0.00	457.86	199.81	8534.64	0.00	0.00	00	0.00
Total:	74167.89	1110.17	73057.72	4044.92	1263.75	21.68	478.20	399.62	23023.81	43835.74	424	621.35	
Total Number of Same Blocks	1												
Total:	74167.89	1110.17	73057.72	4044.92	1263.75	21.68	478.20	399.62	23023.81	43835.74	424	621	

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.10
		VERSION DATE: 19/12/2023
PROJECT DETAIL		
Authority: BBMP		Plot Use: Residential
Project No: PR/210/89/23-24		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 33/1
Nature of Sanction: MODIFY		City Survey No.: 98
Location: RING-III		Khata No. (As per Khata Extract): 33/1
Building Line Specified as per Z.R. NA		Locality / Street of the property: THIRUMENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK.
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 309-Tumkaraha		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17959.24
Deduction for NetPlot Area		
Surrender Free of Cost		1294.41
Total :		1294.41
NET AREA OF PLOT	(A-Deductions)	16304.84
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8152.42
Proposed Coverage Area (50.15 %)		8295.88
Achieved Net coverage area (50.15 %)		8295.88
Balance coverage area left (0.00 %)		4856.74
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		43898.11
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		43898.11
Residential FAR (100.00%)		43835.80
Proposed FAR Area		43835.80
Achieved Net FAR Area (2.50)		43835.80
Balance FAR Area (0.00)		62.31
BUILT UP AREA CHECK		
Proposed BuiltUp Area		73057.72
Substructure Area Add in BUA (Layout Lvl)		82.09
Achieved BuiltUp Area		73139.82

Approval Date :

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
MODIFIED (APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	424	-
			-	-	-		424	523
Total :								

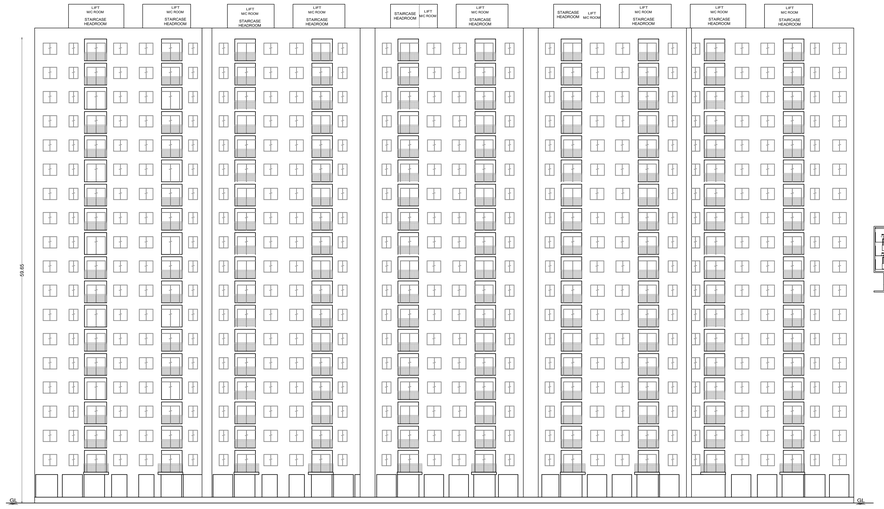
Parking Check (Table 7b)

Vehicle Type	Reqd.			Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	424	9830.00	523	7191.25	
Visitor's Car Parking	43	991.25	0	0.00	
Total Car	467	6421.25	523	7191.25	
TwoWheeler	-	991.25	0	0.00	
Other Parking	-	-	-	15852.96	
Total :		7412.50		23023.81	

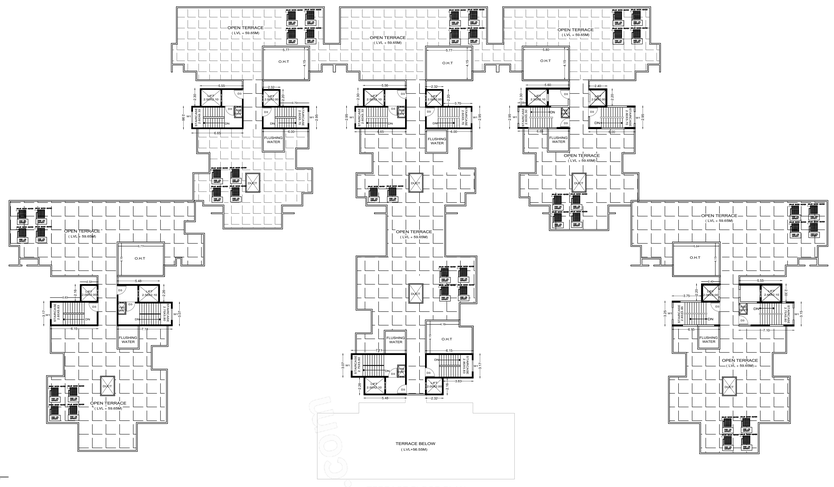
Block :MODIFIED (APARTMENT BUILDING)

Floor Name	Gross Built up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	351.50	0.00	351.50	221.50	108.32	21.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighteenth Floor	2518.00	58.38	2459.62	190.65	55.42	0.00	1.13	0.00	0.00	2212.42	2212.42	20	203.53
Seventeenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	20	417.82
Sixteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Thirteenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Twelfth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eleventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Tenth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Ninth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Eighth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Seventh Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Sixth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fifth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Fourth Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Third Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
Second Floor	2744.06	61.87	2682.19	190.65	55.42	0.00	1.13	0.00	0.00	2434.99	2434.99	24	0.00
First Floor	2972.55	61.87	2910.68	190.65	55.42	0.00	1.13	0.00	0.00	2663.48	2663.48	24	0.00
Ground Floor	3289.68	0.00	3289.68	190.65	55.42	0.00	0.00	0.00	0.00	3039.61	0.00	00	0.00
Basement First Floor	11801.43	0.00	11801.43	96.63	55.42	0.00	0.00	0.00	199.81	11449.57	0.00	00	0.00
Basement Second Floor	9333.78	0.00	9333.78	104.44	37.03	0.00	457.86	199.81	8534.64	0.00	0.00	00	0.00
Total:	74167.89	1110.17	73057.72	4044.92	1263.75	21.68	478.20	399.62	23023.81	43835.74	424	621.35	
Total Number of Same Blocks	1												
Total:	74167.89	1110.17	73057.72	4044.92	1263.75	21.68	478.20	399.62	23023.81	43835.74	424	621	

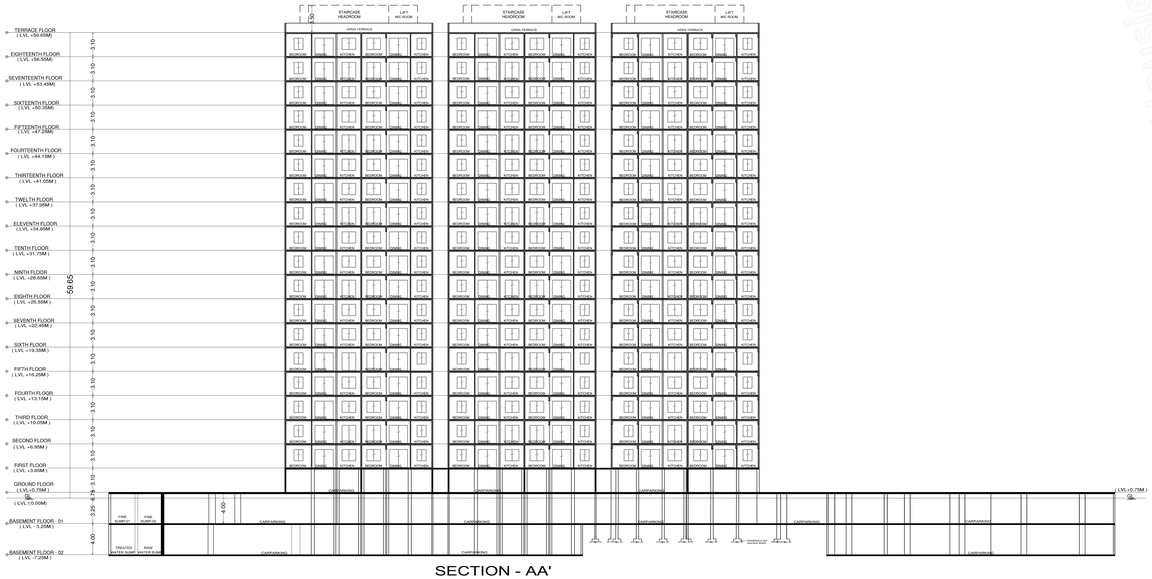
STAIRCASE DETAILS	
WIDTH OF FLIGHTS	1.35 M
WIDTH OF TREAD	0.30 M
HEIGHT OF RISER	0.15 M
NUMBER OF RISERS	20NOS



EAST ELEVATION



TERRACE FLOOR PLAN
(LVL+59.65M)



SECTION - AA'

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.,,,