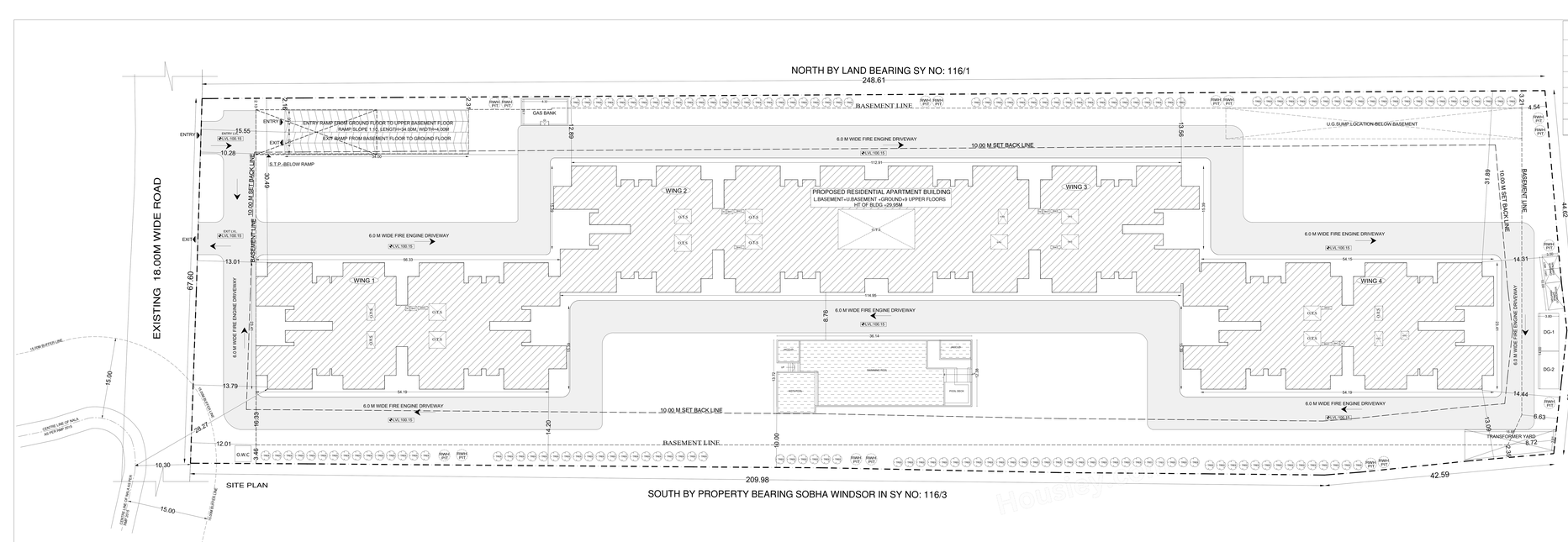
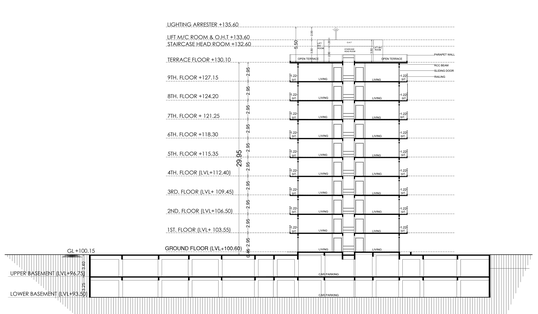
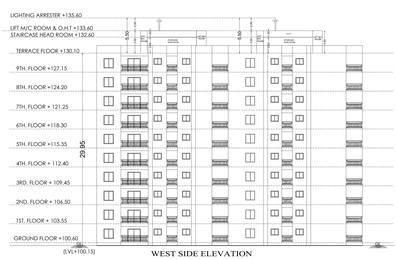
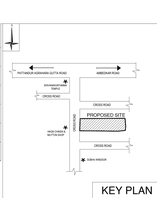








Approval Condition:

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

1) Sanction is accorded for the Residential Building plan at KATHA NO: 82/598/548/116/2/1 ,Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore.

2) Consist of 2Basement + 1Ground + 9 UP only.

3) The sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

4 NOTE:0 area reserved for car parking shall not be converted for any other purpose.

5) Development charges towards increase in the density/FAR shall be paid to the competent authority. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

6) Drinking water supply, electricity and sewerage system should be provided to the satisfaction and in the case of occupancy certificate is applied for.

7) Permission should be obtained from forest department for cutting trees before the commencement of the work.

8) Sufficient parking space shall be provided as per the norms.

9) The applicant shall obtain all other clearances before commencing the work.

10) The applicant shall not store any building materials / debris on footpath or on roads or on drains.

11) The applicant shall maintain during construction such barricading as considered necessary to prevent accidents.

12) The applicant shall provide adequate measures like disposal arrangements, water facilities, lighting etc., to prevent any inconvenience to the neighbours in the vicinity of construction and that the construction activities shall step before 07:00 PM and shall not resume the work earlier than 7:00 AM to avoid Nuisance during late hours and early morning hours.

13) The applicant shall not damage the roads, storm water drains, street lights, trees, parks and other public properties during the construction and shall restore any damage caused to the same immediately.

14) The applicant shall provide adequate facilities like toilets, drinking water for construction workers.

15) The applicant shall not use the premises for any purpose other than for which sanction is issued.

16) The applicant shall not make any alterations in the sanctioned plans, grant any portion of the premises on rent or encroach upon any space in the premises without the prior permission of BBMP.

17) The applicant shall maintain the existing natural drain in the site and shall not divert the natural flow of storm water. The storm water drain if any shall be connected to the storm water drain of the BBMP.

18) The applicant shall not put up any sign board or name board or any boarding or any thing of the sort in the premises other than what is permitted in the sanction.

19) The applicant shall not block any building materials / debris on footpath or on roads or on drains.

20) The applicant shall maintain during construction such barricading as considered necessary to prevent accidents.

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

22) The applicant shall provide a space for locating the distribution transformers & associated equipments if required by the power supply agency and shall provide free access to the equipments.

23) The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.

24) The applicant shall maintain during construction such barricading as considered necessary to prevent accidents & further materials endangering the safety of peoples / structures etc., if any & ensure it is one.

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

26) If any owner / builder contravenes the provisions of Building Bye-laws shall make it known, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and thereafter further action will be taken if the same is repeated for the third time.

27) Technical personnel employed or served as

28) The owner / builder / developer shall comply with the provisions of Rule 3.20 of the Bye-laws.

29) The building shall be constructed under the supervision of a registered structural engineer.

30) The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

31) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition & 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) The building shall be designed and constructed adopting the norms prescribed in National Building Code and the Indian Standard Specifications wherever applicable and as per the latest IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

33) Building have to be designed by a registered structural engineer. Based on SBC, water table and type of soil appropriate foundation has to be

34) Adequate provision should be made for spoil generated during excavation and the same shall be disposed only to the approved dumping yard.

35) The applicant shall provide arrangements for the Physically handicapped persons prescribed in schedule XI (Bye-laws 4K" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

36) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per Bye-law.

37) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall step before 07:00 PM and shall not resume the work earlier than 7:00 AM to avoid Nuisance during late hours and early morning hours.

38) Garbage originating from Apartments / Commercial buildings shall

39) Adequate provision should be made for spoil generated during excavation and the same shall be disposed only to the approved dumping yard.

40) The applicant shall provide arrangements for the Physically handicapped persons prescribed in schedule XI (Bye-laws 4K" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

41) The basements and upper floors if any shall be designed for structural stability and safety to ensure but not stabilization during the course of excavation for basements with safe design for retaining walls. The owner / developer shall be responsible for any damages caused to adjoining property, public roads & footpaths and besides ensuring safety of workmen and general public by erecting safe barricades.

42) Two-wheeler parking shall be provided as per the building bye-laws.

43) The Owner / Association of the high rise building shall ensure that mock drill" in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

45) The permission is issued based on information submitted by the applicant. This cannot be questioned by any person at any point of time.

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

47) The applicant shall indemnify the Authority from any inconvenience or else 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 BBMP indemnified from such losses. Any violation of the above shall lead to cancellation of Sanction Condition as per Labour Department of Government of Karnataka vide ADD/KUSUM (Reselved) Hon/dtd Letter No. LO/66/LET/2013, dated: 01-04-2013

48) Registration

Applicant / Builder / Owner / Contractor and the construction workers working in the premises should register 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 registration of workers working at construction site or work place which is not registered with the "Karnataka Building and Other Construction workers Welfare Board" to 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 Engineer if any of the list of workers engaged by him.

4 In any point of time the 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"

Color Notes

COLOR INDEX

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

SCALE 1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 03/07/2020
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/0053/24-25	Plot SubUse: Plotted resi
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO 82/598/548/116/2/1
Nature of Sanction: NEW	City Survey No.: 57/ 62/ 116/ 116/1 / 116/1 /162/ 116/4
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO 82/598/548/116/2/1 SY NO:
	Village: Nagondanahalli Village, Krishnarajapura Hobli,
Building Line Specified as per Z.R. NA	Locality / Street of the property: Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 216-Whitefield	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 17411.16
NET AREA OF PLOT	(A-Deductions) 17411.16
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	8705.58
Proposed Coverage Area (52.48 %)	9093.91
Achieved Net coverage area (52.48 %)	9093.91
Balance coverage area left (7.52 %)	4788.71
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	39176.13
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.) FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	39176.13
Residential FAR (100.00%)	39173.71
Proposed FAR Area	39173.71
Achieved Net FAR Area (2.25)	39173.71
Balance FAR Area (0.00)	1.42
BUILT UP AREA CHECK	
Proposed BuiltUp Area	98982.02
Substructure Area Add in BUA (Lesser/Lot)	601.11
Achieved BuiltUp Area	98982.02

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	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.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	1	1	312	580
	Total			-	-	-	312	580

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	312	4290.00	580	7975.00
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	580	7975.00
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	8814.53
Total		5170.00	-	16789.53

Block :A (PROPOSED RESI BLD)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Void/ Lift Cover	Deductions (Area in Sq.mt.) Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Lift Machine	Deductions (Area in Sq.mt.) SubStructure	Deductions (Area in Sq.mt.) Ramp	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Area Deduct in FAR	Carpet Area after Tenement
Terrace Floor	419.28	0.00	419.28	317.45	0.00	100.90	0.00	0.00	0.00	0.00	0.00	50	0.00
First Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Eighth Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Seventh Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Sixth Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Fifth Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Fourth Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Third Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Second Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
First Floor	4439.33	349.05	4090.28	82.00	48.85	0.00	0.00	0.00	0.00	3958.86	3958.86	32	0.00
Upper Basement	4248.27	443.36	3958.51	82.00	48.85	0.00	0.00	233.77	0.00	3943.89	3943.89	24	594.27
Lower Basement	14559.88	0.00	14559.88	51.25	48.85	0.00	0.00	0.00	0.00	5111.41	13944.38	0.00	0.00
Total Number of Blocks	3297.32	0.00	3297.32	20.50	12.21	0.00	0.00	186.14	239.41	2837.06	0.00	0.00	0.00
Total:	62573.73	3581.71	58992.02	1299.23	649.56	100.90	0.00	426.44	792.82	16781.44	39173.73	39173.73	312	594.27

UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
1, 2, 3, 4, 5, 6, 7, 8, 9 FLOOR PLAN	TYP-A01	FLAT	118.41	101.36	3	32	
	TYP-A02	FLAT	93.40	80.02	3		
	TYP-A04	FLAT	92.76	84.36	3		
	TYP-A05	FLAT	111.91	102.16	3		
	TYP-A06	FLAT	116.35	106.20	3		
	TYP-A07	FLAT	116.74	106.80	3		
	TYP-A08	FLAT	119.54	108.95	3		
	TYP-B01	FLAT	116.92	106.80	3		
	TYP-B02	FLAT	119.89	108.89	3		
	TYP-B03	FLAT	113.17	103.01	3		
	TYP-B04	FLAT	113.03	102.94	3		
	TYP-B05	FLAT	113.17	103.01	3		
	TYP-B06	FLAT	113.08	103.42	3		
	TYP-B07	FLAT	113.23	103.53	3		
	TYP-B08	FLAT	113.28	103.50	3		
	TYP-C01	FLAT	113.24	103.51	3		
	TYP-C02	FLAT	113.24	103.51	3		
	TYP-C03	FLAT	113.17	103.42	3		
	TYP-C04	FLAT	111.33	101.96	3		
	TYP-C05	FLAT	111.64	101.96	3		
	TYP-C06	FLAT	113.54	103.53	3		
	TYP-C07	FLAT	113.54	103.53	3		
	TYP-C08	FLAT	119.71	108.93	3		
	TYP-C09	FLAT	119.17	108.93	3		
	TYP-D01	FLAT	113.28	103.51	3		
	TYP-D02	FLAT	113.02	103.38	3		
	TYP-D03	FLAT	113.28	103.51	3		
	TYP-D04	FLAT	113.28	103.51	3		
	TYP-D05	FLAT	93.40	80.02	3		
	TYP-D06	FLAT	92.76	84.36	3		
	TYP-D07	FLAT	116.25	107.89	3		
	TYP-D08	FLAT	118.29	107.89	3		
GROUND FLOOR PLAN	GF-A01	FLAT	113.02	102.95	3		
	GF-A02	FLAT	113.11	102.63	3		
	GF-A03	FLAT	113.11	102.63	3		
	GF-A04	FLAT	93.06	71.22	3		
	GF-A05	FLAT	107.63	98.20	3		
	GF-A06	FLAT	108.00	98.21	3		
	GF-A07	FLAT	111.26	101.28	3		
	GF-A08	FLAT	111.26	101.28	3		
	GF-B01	FLAT	111.50	102.38	3		
	GF-B02	FLAT	111.26	101.28	3		
	GF-B03	FLAT	107.63	98.20	3		
	GF-B04	FLAT	104.06	95.33	3	24	
	GF-C01	FLAT	108.17	98.85	3		
	GF-C02	FLAT	107.99	98.21	3		
	GF-C03	FLAT	111.26	101.28	3		
	GF-C04	FLAT	111.17	101.28	3		
	GF-C05	FLAT	111.64	101.29	3		
	GF-C06	FLAT	111.37	101.28	3		
	GF-C07	FLAT	107.70	98.20	3		
	GF-C08	FLAT	107.99	98.21	3		
	GF-D04	FLAT	79.66	71.22	3		
	GF-D05	FLAT	88.03	80.04	3		
	GF-D07	FLAT	112.08	102.64	3		
	GF-D08	FLAT	112.84	102.71	3		
Total:			3494.06	31870.72	3050	312	

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Void/ Lift Cover	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Number of Tenements	Carpet Area after Tenement
A (PROPOSED RESI BLD)	1	62573.73	3581.71	58992.01	1299.23	649.56	100.90	426.44	792.82	16781.44	39173.73	39173.73	312	594.27
Grand Total:	1	62573.72	3581.71	58992.01	1299.23	649.56	100.90	426.44	792.82	16781.44	39173.73	39173.73	312.00	594.27

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	1488
A (PROPOSED RESI BLD)	D1	0.91	2.10	1357
A (PROPOSED RESI BLD)	MD	1.10	2.10	312
A (PROPOSED RESI BLD)	ED	1.80	2.10	05

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	0.75	1.20	500
A (PROPOSED RESI BLD)	W2	1.48	1.90	39
A (PROPOSED RESI BLD)	W1	1.80	1.90	136
A (PROPOSED RESI BLD)	SD	1.80	2.10	667
A (PROPOSED RESI BLD)	W1	1.83	1.90	1944
A (PROPOSED RESI BLD)	W	2.00	1.90	361
A (PROPOSED RESI BLD)	W	3.00	2.10	14

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

1) M/s Lorven Ventures
Rep By its Managing Partners
(@ Munnabhram Naidu (@Arun Rajendra Naidu
#)Prasanna Kumar B.M #)R Vinodh Babu #)Kiran K And
2) Aheeq Sulaiman
Rep by its GPA Holder M/s Lorven Ventures
No. 208 KK Prime 1st Floor 5th Cross Near Carmel School Padmanabhanagar Bangalore

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA S
NO.9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE.
BCC/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO 82/598/548/116/2/1 SY NO 116/8,116/6,116/7,116/9,116/5,116/2,116/4, Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore

DRAWING TITLE : SITE PLAN, SECTION, ELEVATION, KEY PLAN & RWH DETAIL

SHEET NO : 1

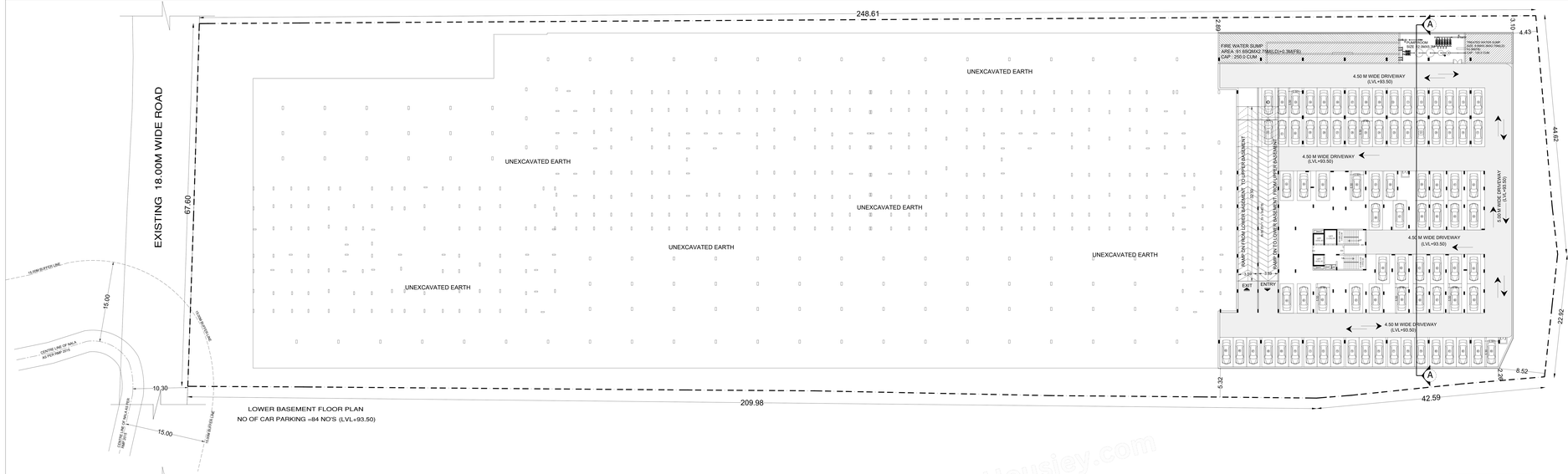
SANCTIONING AUTHORITY :

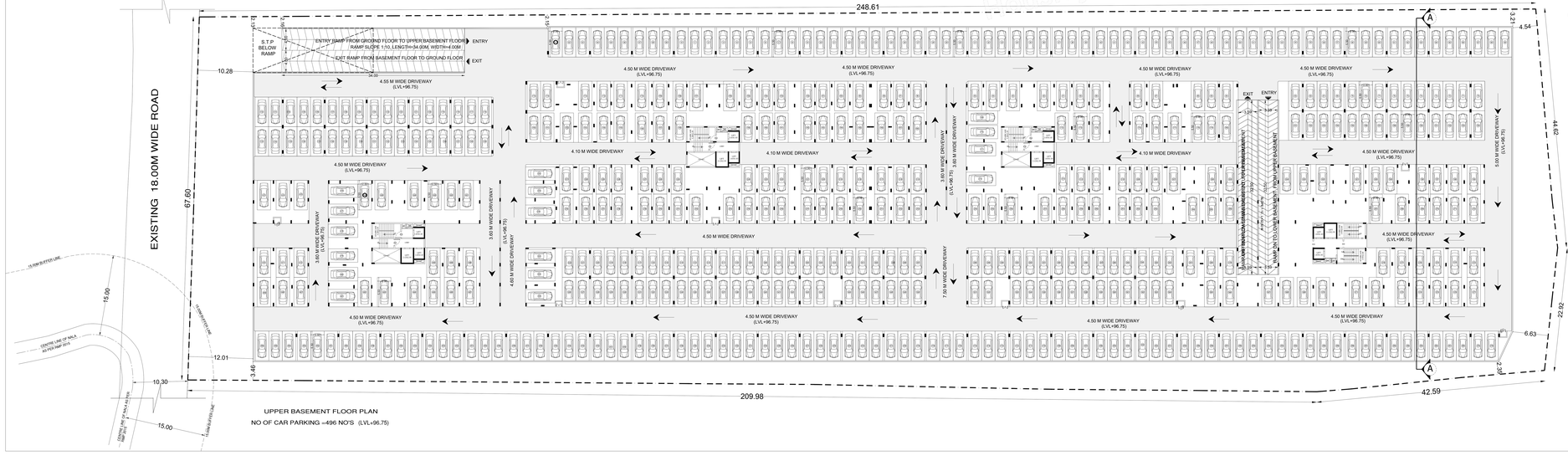
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by Secretary BBMP (Head Office)
Date: 2020.12.30 17:39:39 IST
Reason: APPROVED
Location: BBMP (HEAD OFFICE)





Block :A (PROPOSED RES BLD)

Floor Name	Gross Buildup Area (Sq.mt.)	Deductions (Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of the Tenament
Terrace Floor	418.28	0.00	418.28	317.46	0.00	100.82	0.00	0.00	0.00	0.00	0.00	00	0.00
Eighth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Seventh Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Sixth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Fifth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Fourth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Third Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Second Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
First Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Ground Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00
Upper Basement	4344.27	440.26	3904.01	82.00	48.86	0.00	233.17	0.00	0.00	3043.09	3043.09	24	994.27
Lower Basement	14559.88	0.00	14559.88	51.25	48.86	0.00	0.00	511.41	13944.36	0.00	0.00	00	0.00
Total Number of Blocks	3297.32 1	0.00	3297.32	29.00	12.21	0.00	188.14	239.41	2827.56	0.00	0.00	00	0.00
Total:	62573.73	3581.71	58992.02	1299.23	549.56	100.80	429.44	750.82	16781.44	39173.73	39173.73	312	594

UnitBUA Table for Block :A (PROPOSED RES BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No of Tenament
GROUND FLOOR, 1 ST TO 3, 5 & 6, 7 TH FLOOR, 8 FLOOR PLAN	TYP-A01	FLAT	118.41	101.86	3	288
	TYP-A02	FLAT	93.40	85.02	3	
	TYP-A03	FLAT	92.76	84.38	3	
	TYP-A05	FLAT	111.91	102.16	3	
	TYP-A07	FLAT	118.41	101.86	3	
	TYP-A08	FLAT	118.54	108.95	3	
	TYP-B01	FLAT	118.54	108.95	3	
	TYP-B02	FLAT	118.89	108.89	3	
	TYP-B03	FLAT	113.17	103.01	3	
	TYP-B04	FLAT	113.03	100.94	3	
	TYP-B05	FLAT	113.03	100.94	3	
	TYP-B06	FLAT	113.89	103.42	3	
	TYP-B07	FLAT	113.23	103.03	3	
	TYP-B08	FLAT	113.28	103.02	3	
	TYP-C01	FLAT	113.24	103.01	3	
	TYP-C02	FLAT	113.24	103.01	3	
	TYP-C03	FLAT	113.17	103.02	3	
	TYP-C04	FLAT	111.23	101.96	3	
	TYP-C05	FLAT	111.64	101.96	3	
	TYP-C06	FLAT	113.54	103.03	3	
	TYP-C07	FLAT	113.54	103.03	3	
	TYP-C08	FLAT	118.77	108.95	3	
	TYP-D01	FLAT	119.03	108.92	3	
	TYP-D02	FLAT	119.02	108.96	3	
	TYP-D03	FLAT	113.28	103.01	3	
	TYP-D04	FLAT	113.28	103.01	3	
	TYP-D05	FLAT	93.40	85.02	3	
	TYP-D06	FLAT	92.76	84.38	3	
	TYP-D07	FLAT	118.25	107.89	3	
	TYP-D08	FLAT	118.29	107.89	3	
GROUND FLOOR PLAN	GF-A01	FLAT	113.02	102.66	3	24
	GF-A02	FLAT	113.11	102.63	3	
	GF-A03	FLAT	113.11	102.63	3	
	GF-A04	FLAT	93.96	71.22	3	
	GF-A05	FLAT	107.63	96.20	3	
	GF-A06	FLAT	108.05	96.21	3	
	GF-A07	FLAT	111.26	101.28	3	
	GF-A08	FLAT	111.26	101.28	3	
	GF-B01	FLAT	111.34	101.28	3	
	GF-B02	FLAT	111.34	101.28	3	
	GF-B03	FLAT	107.43	96.21	3	
	GF-B04	FLAT	104.06	95.33	3	
	GF-C05	FLAT	109.17	98.85	3	
	GF-C06	FLAT	107.99	98.21	3	
	GF-C07	FLAT	111.34	101.28	3	
	GF-C08	FLAT	111.17	101.26	3	
	GF-D01	FLAT	111.04	101.29	3	
	GF-D02	FLAT	111.37	101.28	3	
	GF-D03	FLAT	107.70	96.20	3	
	GF-D04	FLAT	104.06	95.33	3	
	GF-D05	FLAT	79.66	71.23	3	
	GF-D06	FLAT	88.03	80.04	3	
	GF-D07	FLAT	112.08	102.64	3	
	GF-D08	FLAT	112.84	102.71	3	
Total:	-	-	3494.06	31870.72	3050	312

FAR &Tenament Details

Block	No. of Same Bldgs	Gross Buildup Area (Sq.mt.)	Deductions (Area in Sq.mt.) Cutout	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of the Tenament
A (PROPOSED RES BLD)	1	62573.72	3581.71	58992.01	1299.23	549.56	100.80	429.44	750.82	16781.44	39173.73	312	594.27
Grand Total:	1	62573.72	3581.71	58992.01	1299.23	549.56	100.80	429.44	750.82	16781.44	39173.73	312.00	594.27

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RES BLD)	D2	0.75	2.10	1488
A (PROPOSED RES BLD)	D1	0.91	2.10	1357
A (PROPOSED RES BLD)	MD	1.10	2.10	312
A (PROPOSED RES BLD)	SD	1.80	2.10	55

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RES BLD)	V	0.75	1.20	900
A (PROPOSED RES BLD)	W2	1.40	1.80	39
A (PROPOSED RES BLD)	W1	1.80	1.80	136
A (PROPOSED RES BLD)	SD	1.80	2.10	567
A (PROPOSED RES BLD)	W1	1.83	1.80	1944
A (PROPOSED RES BLD)	W	2.00	1.80	281
A (PROPOSED RES BLD)	W	3.00	2.10	14

Approval Condition :

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

1 Sanction is accorded for the Residential Building plan at KATHA NO. 82/598/548/116/2/1 ,Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore, Bangalore.

2.a) Consist of 2Basement + 1Ground + 8 UP only.

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

3 NOTE:Ed area reserved for car parking shall not be converted for any other purpose.

4 Development charges towards increase in the density in the area shall be paid to the competent authority.

5 Sufficient provision for parking of vehicles as per the requirement should be made in the premises.

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

7 Necessary trucks for serving telephones cabins, cabbies at ground level for postal services & space for fixing letter boxes to the premises shall be provided.

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

9 The safety of the adjacent and workmen involved in the construction work against any accident or inconvenience arising during the time of construction.

10 The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed immediately after the completion of work.

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

12 The applicant shall provide a space for locating the distribution transformers & associated equipment's as per the requirement of the power supply company. The space shall be made available free of cost.

13 The applicant shall provide adequate mains publicity in Kn & E.B.lin in the Advertisement for installation of television equipment and also to make provisions for telecom services as per Bye-law

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

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

16 If at 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 writing for second time and if the same is not complied, work is liable to be revoked for the third time.

17 Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Schedule VI of the Bye laws 34. 3.(i) similar sub section 16 (ii) (a to (k).

18 The building shall be constructed under the supervision of a registered structural engineer.

19 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20 The applicant shall ensure that the Storm Water Harvesting Structures are provided & maintain in working condition in storage of water for non-portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-laws.

21 The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per the latest revised seismic zone factor applicable to the area vide IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22 Building have to be designed by a registered structural engineer. Based on SBC, water table and type of soil appropriate design of RCC, etc.

23 The applicant shall provide solar water heaters as per table 7.7 of Bye law No. 29 to the building.

24 Provision for physically handicapped persons prescribed in schedule XI (Bye laws 4K" 31 of Building bye-laws 2003 each Government orders time to time shall be ensured.

25 The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per the Bye-laws.

26 The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27 Garbage originating from Apartments / Commercial buildings shall

1 Be segregated at source into

Inorganic waste and should be processed in the Processing processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above Commercial building premises)

2. The structures with basements shall be designed for structural stability and safety to ensure full soil stabilization during the course of excavation for basements with safe design for retaining walls. The applicant shall also ensure that safety measures are taken to protect the property, public roads & footpaths and besides ensuring safety of workmen and general public by erecting safe barricades.

28 Two-wheeler parking shall be provided as per the building Bye-laws.

29 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.

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 Lot of children of workers shall be furnished by the builder / contractor to the Labour Department or to the agency nominated by it.

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

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

31 The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority. They shall also not contravene any of the provisions of the Rules, Regulations, Conditions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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

33 The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/Cauvery/2007-08 dated: 01-04-2010 regarding Utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

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

37 The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2016.

38 The Applicant / Owner / Developer shall obtain clearance against the sanctioned plan the sector will be allotted according to BBMP Act â€" 2020.

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

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

41 BBMP will not be responsible for any dispute that may arise in respect of property in question. If it in case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan is deemed to be cancelled automatically and action will be taken as per the provisions of Act.

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

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

45 The permission is issued based on information submitted by the applicant. This cannot be considered as a document of title to the property.

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

47 The Applicant / Owner / Developer shall not encroach anywhere or else 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 responsible and indemnify BBMP from any such loss. (Special Condition as per Labour Department of Government of Karnataka vide ADD/ADLW (Reseeding) Dividend) Letter No. CI/SSL/27/2013, dated: 01-04-2013)

Registration :

Applicant / Builder / Owner / Contractor and the construction workers working in the premises should register 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 Registration of Professional Tax Enrollment certificate obtained from the Labour Department. 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 In any case of time the 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"

Color Notes

COLOR INDEX

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

SCALE 1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 03/07/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/0053/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.82/598/548/116/2/1
Nature of Sanction: NEW	City Survey No.: 57 NO.116/8,116/1,116/7,116/2,116/4
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.82/598/548/116/2/1 SY NO: 116/8,116/1,116/7,116/2,116/4
Building Line Specified as per Z.R. NA	Locality / Street of the property: Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 79-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 17411.16
NET AREA OF PLOT	(A-Deductions) 17411.16
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	8705.58
Proposed Coverage Area (57.46 %)	9955.97
Achieved Net coverage area (57.46 %)	9955.97
Balance coverage area left (7.54 %)	4782.71
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	39176.12
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	39176.12
Residential FAR (100.00%)	39173.71
Proposed FAR Area	39173.71
Achieved Net FAR Area (2.25)	39173.71
Balance FAR Area (0.00)	1.45
BUILT UP AREA CHECK	
Proposed BuiltUp Area	58992.02
SubStructure Area Add in BUA (Layout Lvl)	651.11
Achieved BuiltUp Area	58992.12

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RES BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
A (PROPOSED RES BLD)	Residential	Apartment	50 - 225	1	1	312	580
Total :						312	580

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	580	7975.00
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	580	7975.00
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	8814.53
Total :		5170.00		16789.53

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

1) M/s Lorven Ventures
Rep By its Managing Partners
@ Munirathnam Naidu @Arun Rajendra Naidu
#)Prasanna Kumar B.M #)R Vinodh Babu #)Kiran K

And

2) Aiheeq Sulaiman
Rep by its GPA Holder M/s Lorven Ventures
No. 208 KK Prime 1st Floor 5th Cross Near Carmel School Padmanabhanagar Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA S
NO.9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE.
BCC/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO 82/598/548/116/2/1 SY NO 116/8,116/6,116/7,116/9,116/5,116/2,116/4, Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN & UPPER BASEMENT FLOOR PLAN

SHEET NO : 2

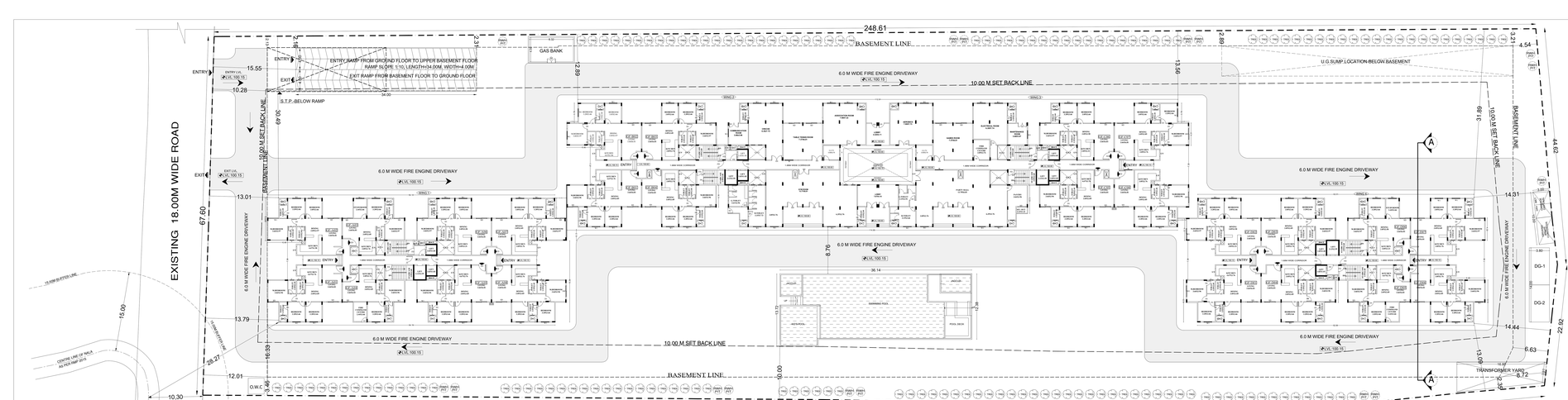
SANCTIONING AUTHORITY :

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

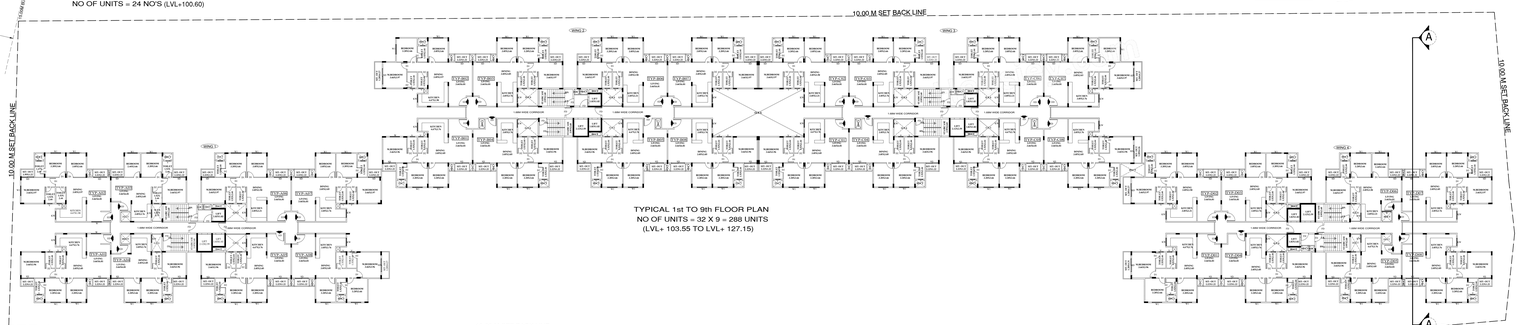
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

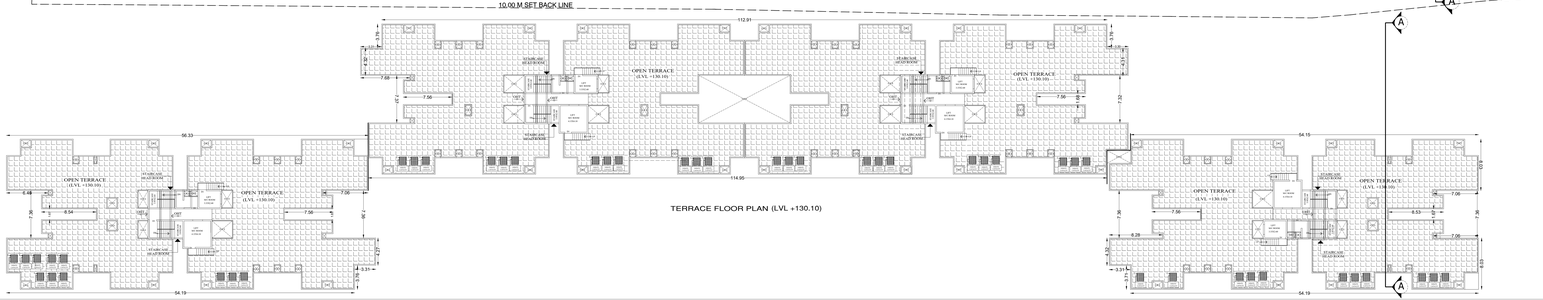
Digitally signed by Secretary Bruhat Bangalore Mahanagara Palike
Date: 2020.07.07 17:47:39 IST



GROUND FLOOR PLAN
NO OF UNITS = 24 NO'S (LVL+100.60)



TYPICAL 1st TO 9th FLOOR PLAN
NO OF UNITS = 32 X 9 = 288 UNITS
(LVL+ 103.55 TO LVL+ 127.15)



TERRACE FLOOR PLAN (LVL +130.10)

Block :A (PROPOSED RES BLD)

Floor Name	Gross Built-up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Cutout	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.Mt.)	Total	Carpet Area (Sq.Mt.)	Carpet Area after Tenement
Terrace Floor	419.28	0.00	419.28	317.46	0.00	100.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Eighth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
Seventh Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
Sixth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
Fifth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
Fourth Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
Third Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
Second Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
First Floor	4439.33	349.05	4090.28	82.00	48.86	0.00	0.07	0.00	0.00	3958.86	3958.86	32	0.00	
Ground Floor	4348.27	48.39	4299.88	82.00	48.86	0.00	233.17	0.00	0.00	3543.09	3543.09	24	384.27	
Basement Floor	14559.88	0.00	14559.88	51.25	48.86	0.00	0.00	511.41	13944.36	0.00	0.00	00	0.00	
Other Basement Floor	3297.32	0.00	3297.32	25.00	12.21	0.00	188.14	239.61	2827.36	0.00	0.00	00	0.00	
Total Number of Blocks	1													
Total	62573.73	3581.71	58992.02	1299.23	649.56	100.80	429.44	750.82	16781.44	39173.73	39173.73	312	384.27	

UnitBUA Table for Block :A (PROPOSED RES BLD)

FLOOR NAME	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
1, 2, 3, 4, 5, 6, 7, 8, 9 FLOOR PLANS	TYP-A01	FLAT	118.41	107.82	3	9	288
	TYP-A02	FLAT	118.41	107.82	3		
	TYP-A03	FLAT	90.40	85.02	3		
	TYP-A04	FLAT	92.76	84.38	3		
	TYP-A05	FLAT	111.91	102.16	10		
	TYP-A06	FLAT	111.91	102.16	10		
	TYP-A07	FLAT	118.36	108.95	10		
	TYP-A08	FLAT	118.04	108.95	10		
	TYP-B01	FLAT	118.82	108.95	10		
	TYP-B02	FLAT	118.89	108.89	10		
	TYP-B03	FLAT	113.17	103.51	10		
	TYP-B04	FLAT	113.03	103.54	10		
	TYP-B05	FLAT	113.03	103.54	10		
	TYP-B06	FLAT	113.89	103.82	10		
	TYP-B07	FLAT	113.23	103.53	10		
	TYP-B08	FLAT	113.09	103.52	10		
	TYP-C01	FLAT	113.24	103.51	10		
	TYP-C02	FLAT	113.24	103.51	10		
	TYP-C03	FLAT	113.17	103.52	10		
	TYP-C04	FLAT	111.23	101.96	10		
	TYP-C05	FLAT	111.64	101.96	10		
	TYP-C06	FLAT	113.54	103.53	10		
	TYP-C07	FLAT	113.54	103.53	10		
	TYP-C08	FLAT	113.17	103.52	10		
	TYP-D01	FLAT	119.03	108.92	10		
	TYP-D02	FLAT	119.02	108.88	10		
	TYP-D03	FLAT	113.28	103.51	10		
	TYP-D04	FLAT	113.28	103.51	10		
	TYP-D05	FLAT	93.44	86.82	3		
	TYP-D06	FLAT	92.76	84.38	3		
GROUND FLOOR PLAN	GF-A01	FLAT	118.41	107.82	3	9	
	GF-A02	FLAT	118.41	107.82	3		
	GF-A03	FLAT	90.40	85.02	3		
	GF-A04	FLAT	92.76	84.38	3		
	GF-A05	FLAT	107.63	98.20	3		
	GF-A06	FLAT	108.09	98.21	3		
	GF-A07	FLAT	111.26	101.28	3		
	GF-A08	FLAT	111.26	101.28	3		
	GF-B01	FLAT	111.26	101.28	3		
	GF-B02	FLAT	111.26	101.28	3		
	GF-B03	FLAT	107.43	98.21	3		
	GF-B04	FLAT	104.06	95.33	3		24
	GF-C05	FLAT	108.17	98.95	3		
	GF-C06	FLAT	107.99	98.21	3		
	GF-C07	FLAT	111.26	101.28	3		
	GF-C08	FLAT	111.17	101.28	3		
	GF-D01	FLAT	111.84	101.29	3		
	GF-D02	FLAT	111.37	101.28	3		
	GF-D03	FLAT	107.70	98.20	3		
	GF-D04	FLAT	104.06	95.33	3		
	GF-D05	FLAT	79.66	71.03	2		
	GF-D06	FLAT	88.03	80.04	2		
	GF-D07	FLAT	112.08	102.64	3		
	GF-D08	FLAT	112.84	102.71	3		
Total			3494.06	31870.72	300	312	

FAR &Tenement Details

Block	No. of Blds	Gross Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Cutout	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.Mt.)	Total	Tenement	Carpet Area after Tenement
A (PROPOSED RES BLD)	1	62573.72	3581.71	58992.01	1299.23	649.56	100.80	429.44	750.82	16781.44	39173.73	39173.73	312	384.27	
Grand Total:	1	62573.72	3581.71	58992.01	1299.23	649.56	100.80	429.44	750.82	16781.44	39173.73	39173.73	312.00	384.27	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RES BLD)	D2	0.75	2.10	1456
A (PROPOSED RES BLD)	D1	0.91	2.10	1357
A (PROPOSED RES BLD)	MD	1.10	2.10	312
A (PROPOSED RES BLD)	ED	1.80	2.10	05

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RES BLD)	V	0.75	1.20	900
A (PROPOSED RES BLD)	W2	1.40	1.50	39
A (PROPOSED RES BLD)	W1	1.80	1.80	136
A (PROPOSED RES BLD)	SD	1.80	2.10	567
A (PROPOSED RES BLD)	W1	1.83	1.90	1944
A (PROPOSED RES BLD)	W	2.00	1.50	291
A (PROPOSED RES BLD)	W	3.00	2.10	14

Approval Condition:

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

1) Sanction is accorded for the Residential Building plan of KATHA NO 82/598/548/116/2/1 SY NO 116/8,1166,1167,116/9,116/5,116/2,116/4, Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore, Bangalore.

2) Consist of 2(Basement + 1Ground + 9 UP only.

3) The use of the premises is accorded for Residential use only. The use of the building shall not be deviated to any other use.

4) NOTES Area reserved for car parking shall not be converted for any other purpose.

5) Development charges towards increase in the density shall be paid to BBMP before occupancy of the premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

6) Drinking water supply, electrical connection and sanitary arrangements shall be provided before occupation and in the case of occupancy certificate before seeking the occupancy "COMMENCEMENT CERTIFICATE" shall be obtained for the above 21 Dwellings.

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

8) Necessary trucks for removing the debris outside the site, suitable hoarding of ground level for postal services & space for parking of vehicles within the premises shall be provided.

9) The applicant shall submit necessary labels for the use of construction workers and it should be demolished after the construction.

10) The applicant shall provide all workmen involved in the construction work against any accident during the construction work during the time of construction.

11) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The building materials shall be stacked within the site only.

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

13) The applicant shall provide a space for locating the distribution transformers & associated equipments, if required by the power supply agency, in the premises, as per their requirements.

14) The applicant shall provide a separate room preferably 4.00 x 3.00 m to be licensed for the installation of telecom equipment and also to make provisions for telecom services as per Bye-law.

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

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

17) If any owner / builder commences the work without 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 if he fails to comply with the same is repeated for the third time.

17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Schedule VI, VII & VIII (Bye laws 3.4) under sub section 9 (4) (a) to (k).

18) The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

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

21) The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per the latest revised seismic zone factor applicable to the area vide IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22) Building have to be designed by a registered structural engineer. Based on SBC, water table and type of soil, foundation has to be designed.

23) Adequate measures shall be taken for fire safety.

The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

24) The applicant should provide solar water heaters as per table 7.57 of Bye-law No. 29 to the building.

25) Provision for physically handicapped persons prescribed in schedule XI (Bye laws 4K" 31 of Building bye-laws 2003 each toilet is to be provided with grab bar to be ensured.

26) The applicant shall provide at least one common toilet in the ground floor for the use of the drivers, helpers / drivers and security men and also entrance shall be approached through a ramp for the use of physically handicapped persons as per Bye-law No. 3.6(f).

27) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid Nuisance during late hours and early morning hours.

27 Garbage originating from Apartments / Commercial buildings shall

be segregated at source into three streams

Inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above Commercial building premises).

28. The structures with basements shall be designed for structural stability and safety to ensure for said stabilization during the course of excavation for basements with safe design for retaining walls, underpinning, shoring, rock anchoring, dewatering, temporary and permanent drainage systems as per the Rule, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

29 Two-wheeler parking shall be provided as per the building Bye-laws.

30 The Owner / Association of the high rise building shall conduct fire mock 'M' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:

1 Accommodation shall be provided for setting up of schools for imparting education to the children of

construction workers in the labour camps / construction sites.

2 Lot of children of workers shall be furnished by the builder / contractor to the Labour Department for admitting in schools.

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

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

31 The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the BBMP. If they are found guilty of violation of the Bye-laws, they are liable to be punished under sections of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32 The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the lapse 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 IV Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33 The Applicant should follow the instruction of BWSSB specified in the DCI letter No. BWSSB/Cauvery Bhavan/DCI/Katha/2020-21 dated 01.04.2020. Installation of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

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

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

38 The Applicant / Owner / Developer shall ensure that construction against the sanctioned plan the action will be initiated according to BBMP Act 'ef' 2020.

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

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

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

42) In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan is liable to be revoked and action initiated as per the provisions of the relevant Act / Rules.

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

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

45) The permission is issued based on information submitted by the applicant. This cannot be considered as a document of title to the property.

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

47) The Applicant / Owner / Developer shall indemnify BBMP/Government 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 BBMP/Government indemnified in case of any loss caused to or by the workmen.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Amended) Hoarding Letter No. LO/BNL/ST/20/13, dated: 01-04-2013

Applicant / Builder / Owner / Contractor and the construction workers working in the establishment shall register 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 workers working at construction site or work place which is not registered with the "Karnataka Building and Other Construction workers Welfare Board" at the time of submission of the plan for sanction. 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 In any point of time the 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"

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 03/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/0053/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO 82/598/548/116/2/1
Nature of Sanction: NEW	City Survey No.: SY NO 116/8,1166,1167,116/9,116/5,116/2,116/4
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO 82/598/548/116/2/1 SY NO 116/8,1166,1167,116/9,116/5,116/2,116/4
Building Line Specified as per Z.R: NA	Locality / Street of the property: Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 216-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 17411.56
NET AREA OF PLOT	(A-Deductions) 17411.56
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	8705.68
Proposed Coverage Area (22.46 %)	3910.37
Achieved Net coverage area (22.46 %)	3909.87
Balance coverage area left (37.54 %)	4795.71
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	39176.13
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	39176.13
Residential FAR (100.00%)	39173.71
Proposed FAR Area	39173.71
Achieved Net FAR Area (2.25)	2.25
Balance FAR Area (0.00)	1.42
BUILT UP AREA CHECK	
Proposed BuiltUp Area	58992.02
SubStructure Area Add in BUA (Lavout Lvl)	851.11
Achieved BuiltUp Area	58992.12

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RES BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Prop.	Car Reqd./Unit	Car Reqd.	Prop.
A (PROPOSED RES BLD)	Residential	Apartment	50 - 225	1	-	1	312	580
Total							312	580

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	580	7975.00
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	580	7975.00
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	8814.53
Total		5170.00		16789.53

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

1) M/s Lorven Ventures
Rep By its Managing Partners
i)B Munirathnam Naidu i)Arun Rajendra Naidu
ii)Prasanna Kumar B.M iv)R Vinodh Babu v)Kiran K
And
2) Aiheeq Sulaiman
Rep by its GPA Holder M/s Lorven Ventures
No. 29B KK Prime 1st Floor 5th Cross Near Carmel School
Padmanabhanagar Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA S
NO.9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE.
BCC/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO 82/598/548/116/2/1 SY NO 116/8,1166,1167,116/9,116/5,116/2,116/4, Nagondanahalli Village, Krishnarajapura Hobli, BBMP Ward No. 84, Bangalore East Taluk, Bangalore

DRAWING TITLE : GROUND FLOOR PLAN, TYPICAL FLOOR PLAN(1st FLOOR PLAN TO 9th FLOOR PLAN) AND TERRACE FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

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

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

HO - NORTH