

**BLOCK 4,5,6 & 7  
FIRST FLOOR PLAN  
[ No's OF Units = 55 No's ]  
[ SCALE 1 : 200 ]**



**BLOCK 4,5,6 & 7  
TYPICAL 2,3 & 4th FLOOR PLAN  
[ No's of Rooms = 55 X 3 = 165 No's ]  
[ SCALE 1 : 200 ]**



Block A (BLOCK 1,2,3A,3B)									
Floor Name	Gross Builtup Area (Sq.m.)	Deductions From Gross BUA/Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)			Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Carpet Area other than Tenant
		Cutout		StarCase	Lift	Lift Machine	Rest.		
Terrace Floor	102.20	0.00	102.20	98.80	0.00	3.60	0.00	0.00	0.00
Fourth Floor	2717.95	10.06	2707.89	99.38	14.40	0.00	2634.11	2634.11	2287.24
Third Floor	2717.95	10.06	2707.89	99.38	14.40	0.00	2634.11	2634.11	2287.24
Second Floor	2717.95	10.06	2707.89	99.38	14.40	0.00	2634.11	2634.11	2287.24
First Floor	2646.00	10.06	2635.94	99.38	14.40	0.00	2562.16	2562.16	2215.52
Ground Floor	2555.45	10.06	2495.40	99.38	14.40	0.00	2421.62	2421.62	2083.18
Total	13407.51	50.30	13357.21	395.50	72.00	3.60	12886.11	12886.11	11100.42
Total Number of Same Blocks	1								
Total	13407.51	50.30	13357.21	395.50	72.00	3.60	12886.11	12886.11	11100.42

Block A (BLOCK 2,3A,3B)													
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	1
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking			
Terrace Floor	51.21	0.00	51.21	47.61	0.00	3.60	0.00	0.00	0.00	0.00	0.00	12886.11	
Fourth Floor	2628.12	245.12	2383.00	45.22	14.40	0.00	0.00	0.00	0.00	0.00	2323.38	55	0.00
Third Floor	2628.12	245.12	2383.00	45.22	14.40	0.00	0.00	0.00	0.00	0.00	2323.38	55	0.00
Second Floor	2628.12	245.12	2383.00	45.22	14.40	0.00	0.00	0.00	0.00	0.00	2323.38	55	0.00
First Floor	2665.32	249.59	2415.73	45.22	14.40	0.00	2367.55	2367.55	2367.55	2367.55	2367.55	45	311.27
Ground Floor	2777.35	248.73	2528.62	45.22	14.40	0.00	2429.00	2429.00	2429.00	2429.00	2429.00	45	311.27
Basement Floor	9264.90	0.00	9264.90	114.60	28.79	0.00	0.00	269.56	8851.94	11663.93	11663.93	265	311.27
Total	22643.14	1233.68	21409.46	388.31	100.79	3.60	29.87	101.45	269.56	8851.94	11663.93	265	311
Total Number of Same Blocks	1												

Block B (BLOCK 4,5,6,7)													
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)							Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	1
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking			
Terrace Floor	51.21	0.00	51.21	47.61	0.00	3.60	0.00	0.00	0.00	0.00	0.00	12886.11	
Fourth Floor	2628.12	245.12	2383.00	45.22	14.40	0.00	0.00	0.00	0.00	0.00	2323.38	55	0.00
Third Floor	2628.12	245.12	2383.00	45.22	14.40	0.00	0.00	0.00	0.00	0.00	2323.38	55	0.00
Second Floor	2628.12	245.12	2383.00	45.22	14.40	0.00	0.00	0.00	0.00	0.00	2323.38	55	0.00
First Floor	2665.32	249.59	2415.73	45.22	14.40	0.00	2367.55	2367.55	2367.55	2367.55	2367.55	45	311.27
Ground Floor	2777.35	248.73	2528.62	45.22	14.40	0.00	2429.00	2429.00	2429.00	2429.00	2429.00	45	311.27
Basement Floor	9264.90	0.00	9264.90	114.60	28.79	0.00	0.00	269.56	8851.94	11663.93	11663.93	265	311.27
Total	22643.14	1233.68	21409.46	388.31	100.79	3.60	29.87	101.45	269.56	8851.94	11663.93	265	311
Total Number of Same Blocks	1												

Carpet Area other than Tenant	B (BLOCK 5.5, 6.7)	D4	0.75	2.10		
	B (BLOCK 5.5, 6.7)	D3	0.80	2.10		
	B (BLOCK 5.5, 6.7)	D2	1.00	2.10		
	B (BLOCK 5.5, 6.7)	D1	1.20	2.10		
	B (BLOCK 5.5, 6.7)	D01	1.60	2.10		
	B (BLOCK 5.5, 6.7)	S01	2.80	2.10		
0	11000	SCHEDULE OF JOINERY				
5	31127	B (BLOCK 5.5, 6.7)	NAME	LENGTH	HEIGHT	
0	11411	B (BLOCK 5.5, 6.7)	W1	1.50	1.50	
		B (BLOCK 5.5, 6.7)	W	1.50	1.50	

Parking Chart (Table 7b)					
Vehicle Type	Residential		Achromed		
	No.	Area (Sq.m.)	No.	Area (Sq.m.)	
Car	188	2585.00	202	2777.50	
Others/Car Parking	14	192.50	0	0.00	
Total	202	2777.50	202	2777.50	
TwoWheeler	-	275.00	163	407.50	
Other Parking	-	-	-	5668.94	
Total	-	3052.50	-	8811.94	

Required Parking (Table 7a)						
Block Name	Type	SubUse	Area (Sq.m.)	Units		Car
				Resid.	Prop.	
A (BLOCK 2,3A,3B)	Residential	Apartment	> 0	10	550.00	1
B (BLOCK 2,3A,3B)	Residential	Apartment	0 - 50	2	-	1
Total						10
						10

Block Use/SUB/USE Details					
Block Name	Block Use	Block SubUse	Block Structure	Block Lang Use Category	No. of Floors
A (BLOCK 2,3A,3B)	Residential	Hostel	Slg up to 15 m	R	550
B (BLOCK 2,3A,3B)	Residential	Apartment	Slg up to 15 m	R	10

256				
125				
10				
153	SCHEDULE OF JOINEERY:			
81	BLOCK NAME	NAME	LENGTH	HEIGHT
102	A (BLOCK 2,3A,3B)	D2	0.75	2.10
131	A (BLOCK 2,3A,3B)	D	0.90	2.10
125	A (BLOCK 2,3A,3B)	DW	1.20	2.10
NOS	SCHEDULE OF JOINEERY:			
267	BLOCK NAME	NAME	LENGTH	HEIGHT
19	A (BLOCK 2,3A,3B)	V1	1.20	1.20
696	A (BLOCK 2,3A,3B)	W2	2.40	1.50

202	SANCTIONING AUTHORITY :			
	APPROVING / JMDP / PROPERTY / SUPERVISOR	APPROVED / CONTRACTOR	READY / CONTRACTOR	JOINT / CONTRACTOR


MOS	
550	
550	
550	
NDS	
610	
510	

*Signature*

M. P. Malina  
Greenleaf, Alpine Block, B Wing,  
Flat No 1801, Bommanahalli,  
Hosur Road, Bengaluru South.

ARCHITECT / S'NIGRAH / SUPERVISOR / S' ENGINEER Thayammal G R #881, 2ND FLOOR, 3RD CROSS, VAYASARANYA NAGAR, MAGADU ROAD, BENGALURU Mob: 9846503082 BLOCKS-3,EE-148620116	
PROJECT TITLE : PLAN SHOWING THE MODIFIED RESIDENTIAL APARTMENT BUILDING AT ST. NO. 291/1 (NEW) ST. NO. 419 & 417, KATHA NO. 387829/2/1141/147, PATTANAGERE 8 MILASANDRA VILLAGE, HEMIGEPPURU, WARD NO 198, B	
DRAWING TITLE :      BLOCK 4,5,6 & 7 FIRST FLOOR PLAN TYPICAL, 2,3 & 4B/FLOOR PLAN	
SHEET NO :      06 OF 07	

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



Digitally signed by M. P. Malina  
DN: cn=M. P. Malina, o=KARNATAKA  
GOVT, email=M. P. Malina@Karnataka  
GOVT, c=IN  
Date: 2023.09.07 15:48:00 +05'30'  
Reason: I am the author of this  
document

HO – SOUTH

This is system generated report and does not require

**OWNER / GPA HOLDER'S SIGNATURE**  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
CV TECHPARKS PRIVATE LIMITED  
Rep by Authorized Signatory  
Mr. P. K. Mishra  
Goverance, Alankar Block, B Wing,  
Flat No 1801, Bommanahalli,  
Hosur Road, Bengaluru South.

**ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE**  
Thammasai G.R  
88/1, 2ND FLOOR, 3RD CROSS,  
VIDYARANYA NAGAR,  
MAGADI ROAD, BANGALURU  
Mob. 9845383022  
BCEBLS-3-EE-1602016-17

**PROJECT TITLE :**  
PLAN SHOWING THE MODIFIED RESIDENTIAL APARTMENT & HOSTEL BUILDING AT ST. NO. 251/411(NEW SY. NO. 419) & 417, KATINA NO. 387825/1411/1417, PATANGANGERE & MYLAKASANDRA VILLAGE, HEMMANGURU, WARD NO 198, BENGALURU.

**DRAWING TITLE :** BLOCK 4,5,6 & 7 FIRST FLOOR PLAN  
TYPICAL 2,3 & 4th FLOOR PLAN

**SHEET NO. :** 06 OF 07  
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This is system generated report and does not require any signature. Accuracy of Survey Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/peripherals, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

COLOR INDEX	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	
AREA STATEMENT (BIMP)	
PROJECT DETAIL:	VERSION NO. 1.0.19
Activity: BIMP	VERSION DATE: 22/07/2024
Project No: PRJ1007722-23	Plot Use: Residential
Application Type: General	Plot Use: Apartment
Proposed Type: Building Permiss	Land Use Zone: Residential (Main)
Nature of Servant: MCMF	Plot/Sub Plot No: 251/ 411 & 417
Location: RING-II	City Survey No:
Building Line Specified as per Z.R. Sempang Road	Khatra No. (As per Khatra Extent): 387825/1411/1417
Zone: Ragarajeshwari	Locality / Sheet of the property: Pattangangere & Mylaksandra Village, Hemmanguru, Bengaluru, Ward No. 198
Ward: Ward-198	
Planning District: 361-Kengeri	
AREA DETAILS	
AREA OF PLOT (Minimum)	(A)
Deduction for Net Area	
Road Widening Area	132.48
Khabland Area	809.34
Total	941.81
NET AREA OF PLOT	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	7588.59
Proposed Coverage area (53.06 %)	5024.01
Achieved Net coverage area (53.06 %)	5024.01
Balance coverage area left (16.94 %)	2574.58
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	26695.06
Additional F.A.R. within Ring I and II for amalgamated plot (-)	0.00
Allowable FAR Area (80% of Perm FAR)	0.00
Permissible FAR for Plot within impact Zone (-)	0.00
Total Perm. FAR area (1.75)	26695.06
Residential FAR (100.00%)	24550.05
Proposed FAR Area	24550.05
Achieved Net FAR Area (1.62)	24550.05
Balance FAR Area (0.13)	2045.00
BUILT UP AREA CHECK	
Proposed Builtup Area	34766.67
Substructure Area Add in BUA (Layout Liv)	15.00
Achieved Builtup Area	34781.67

Approval Date:

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions:
- The sanction is accorded for:  
a) Consisting of Block - A (BLOCK 1,2,3A,3B) Wing - A-1 (BLOCK 1,2,3A,3B) Consisting of GF+4U F and Block - B (BLOCK 4,5,6,7) Wing - B-1 (BLOCK 4,5,6,7) Consisting of BASEMENT, GF+4U F.  
2) The sanction is accorded for Block A (BLOCK 1,2,3A,3B) and Apartment B (BLOCK 4,5,6,7) only. The use of the building shall not deviate to any other use.
  - 3) Car Parking reserved in the plan should not be converted for any other purpose.
  - 4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
  - 5) Necessary ducts for running telephone cables, cables 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 demolished after the construction.
  - 7) The applicant shall INSURE all workers involved in the construction work against any accident / unforeseen 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 near by dumping yard.
  - 9) The applicant / builder is prohibited from selling the sublet 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 distributor transformers & associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.
  - 11) The applicant shall provide a separate room preferably 4.00 x 3.65 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 and they 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 first time.
  - 16) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3) under rule section 1(4) & (4) to (8).
  - 17) The building shall be constructed under the supervision of a registered structural engineer.
  - 18) On completion of foundation or before erecting of walls on the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
  - 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 well apply for permission to occupy the building.
  - 20) The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
  - 21) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
  - 22) 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 25(2).
  - 23) The building shall be designed and constructed according to the norms prescribed in National Building Code and in the 'Codes for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
  - 24) The applicant should provide solar water heaters as per table 17 of Bye-law No. 25 for the building.
  - 25) Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building Bye-law 2002 shall be ensured.
  - 26) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
  - 27) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 22, 24, 25 & 26 are complied with in the building.
  - 28) 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 07:00 PM and shall not resume the work earlier than 7:00 AM to avoid nuisance during late hours and early morning hours.
  - 29) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - 4 kg capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
  - 30) The structure 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
  - 31) Sufficient two wheeler parking shall be provided as per requirement.
  - 32) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be approved from the Competent Authority if necessary.
  - 33) The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
  - 34) The Owner / Association of high-rise building shall get the building registered by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
  - 35) The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BMDP and shall get the renewal of the permission issued once in Two years.
  - 36) The Owner / Association of high-rise building shall conduct two mock - drills in the building before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
  - 37) The Builder / Contractor / Professional responsible for supervision of work shall not sell not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner as to the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Sanctioning Orders and Policy Orders of the BMDP.
  - 38) The construction or reconstruction of a 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 BMDP (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.
  - 39) In case of development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while sanctioning the Development Plan shall have to be strictly adhered to.
  - 40) The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
  - 41) The Applicant / Owner / Developer shall provide sustainable construction and demolition waste management as per solid waste management bye-law 2016.
  - 42) The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.
  - 43) The Applicant / Owner / Developer shall plant one tree for a) area measuring 150 Sqm to 240 Sqm b) minimum of two trees for areas measuring with more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as per sanctioned in (Apartment) / group housing / multi-building / redevelopment plan.
  - 44) The Applicant / Owner / Developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
  - 45) Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BMDP 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.
  - 46) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
  - 47) Also see, building license for special conditions, if any.
  - 48) Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosang Road) Letter No. LD/551E/2013, dated: 01-04-2013
  - 49) Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction with the Karnataka Building and Other Construction workers Welfare Board should be strictly adhered to.
  - 50) 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.
  - 51) The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
  - 52) 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.
  - 53) Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
  - 54) List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
  - 55) Employment of child labour in the construction activities strictly prohibited.
  - 56) Clearing NOC from the Labour Department before commencing the construction work is a must.
  - 57) BMDP will not be responsible for any dispute that may arise in respect of property in question.
  - 58) In case of 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.

**OWNER / GPA HOLDER'S SIGNATURE**  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
CV TECHPARKS PRIVATE LIMITED  
Rep by Authorized Signatory  
Mr. P. K. Mishra  
Goverance, Alankar Block, B Wing,  
Flat No 1801, Bommanahalli,  
Hosur Road, Bengaluru South.

**ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE**  
Thammasai G.R  
88/1, 2ND FLOOR, 3RD CROSS,  
VIDYARANYA NAGAR,  
MAGADI ROAD, BANGALURU  
Mob. 9845383022  
BCEBLS-3-EE-1602016-17

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PLAN SHOWING THE MODIFIED RESIDENTIAL APARTMENT & HOSTEL BUILDING AT ST. NO. 251/411(NEW SY. NO. 419) & 417, KATINA NO. 387825/1411/1417, PATANGANGERE & MYLAKASANDRA VILLAGE, HEMMANGURU, WARD NO 198, BENGALURU.

**DRAWING TITLE :** BLOCK 4,5,6 & 7 FIRST FLOOR PLAN  
TYPICAL 2,3 & 4th FLOOR PLAN

**SHEET NO. :** 06 OF 07  
HO - SOUTH

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