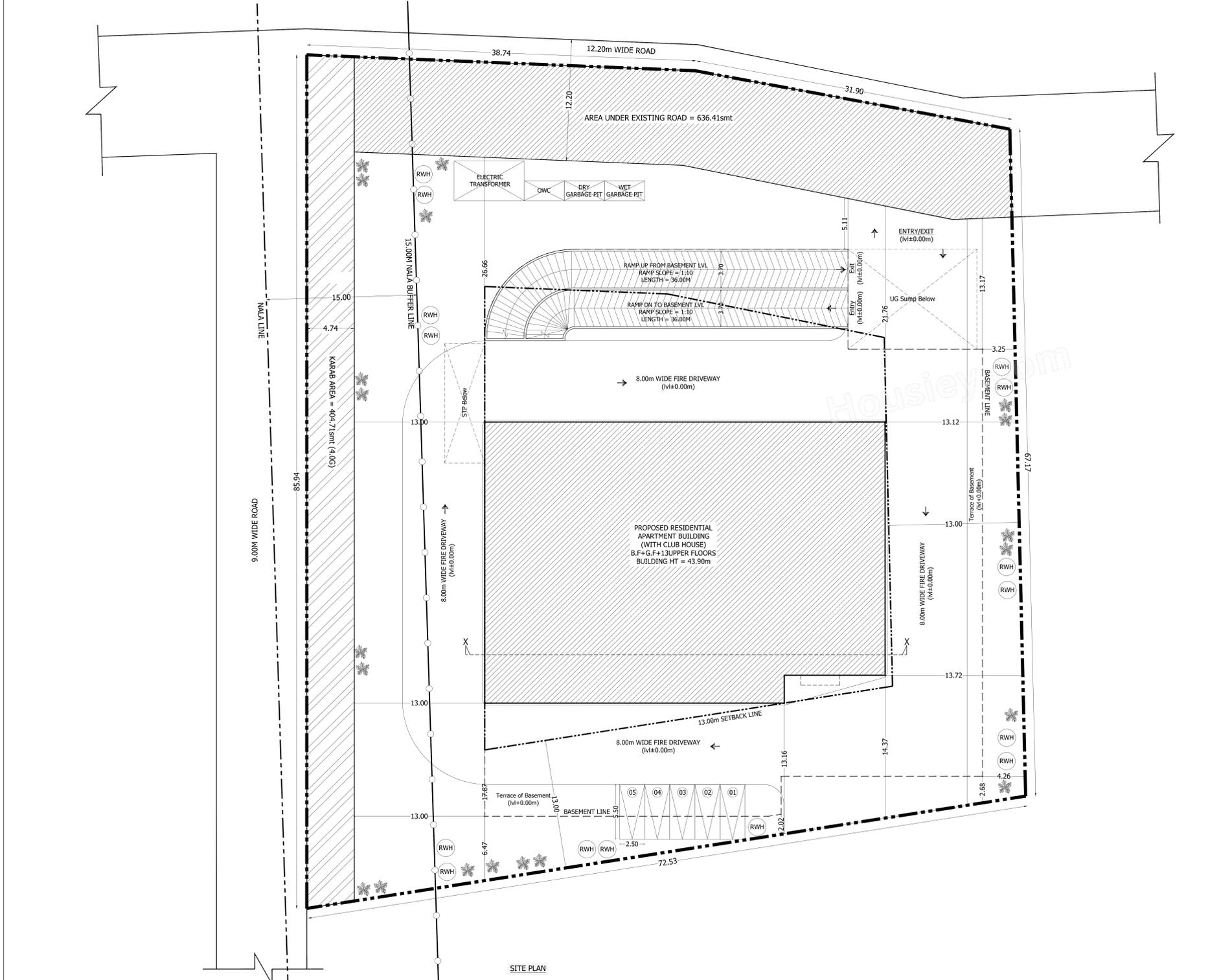


- Approval Condition:**
This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- Sanction is accorded for Residential Building plan at 1188, Kumbhara Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
 - Sanction of Easement = Ground + 13 LF only.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 3330.81 area reserved for car parking shall not be converted for any other purpose.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
 - On completion of foundation or 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 37' Sign.
 - Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
 - Necessary ducts for running telephone cables, cables of ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / inward incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&I) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any worker / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8E' IV (Bye-law No. 3.6) under sub-section IV (e) (i) (ii).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
 - The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye-law 8E' 31) of Building bye-laws 2001 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stipulated entry.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM on any day.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure to the safety of the neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the building shall construct two rock 8E' bleis in the building, one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.
 - Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the non-compliance of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of 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 to be cancelled.
 - The Applicant should follow the instruction of RWSSB specified in the DO letter No. RWSSB/A/2020/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling undeveloped plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2016.
 - If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act 8E' 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case if the documents submitted in respect of property is found to be false or fabricated or if the owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
 - The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Owner / builder / GPA holder / Developer shall take all precautionary measures to ensure the safety of personnel involved in the construction.
 - Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability. Special Condition as per Labour Department of Government of Karnataka vide ADENDUM (Housekeeping Hoodies) Letter No. LD/SH.ET/2015, dated: 01-06-2015.



PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KUMHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

SCALE: 1:150

COLOR INDEX

AREA STATEMENT (B&P)	VERSION NO. 1.0.14
PROJECT DETAIL	VERSION DATE: 04/05/2023
Authority: BBMP	Plot Use: Residential
Project No: P/2023/234	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mn)
Proposed Type: Building Permission	Plot Sub Plot No: 1188
Nature of Sanction: NEW	City Survey No: 81 (B&R) B 78 (6A 78A & 78B)
Location: RING-II	Plot No. (As per Khata Extract): 1188
Building Line Specified as per Z.R. NA	Locality / Street of the property: Kumbhara Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk
Zone: Mahadevapura	
Ward: Ward-04	
Planning District: 312-Avalahalli	
AREA DETAILS:	
Summed Area of Plot	50.00
AREA OF PLOT (Minimum)	(A)
Deduction for NonPlot Area	553.67
Summed Area of Plot	636.41
NonPlot Area	626.71
Total	1041.13
NET AREA OF PLOT (A-Deductions)	4472.54
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2236.27
Proposed Coverage Area (24.55 %)	1097.94
Achieved net coverage area (24.55 %)	1097.94
Balance coverage area (M) (24.55 %)	1138.33
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	11495.15
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable FAR (60% of Perm FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm FAR area (2.25)	11495.15
Residential FAR (100.00%)	11491.01
Proposed FAR Area	11491.01
Achieved Net FAR Area (2.25)	11491.02
Balance FAR Area (0.00)	4.13
BUILT UP AREA CHECK	
Proposed BuiltUp Area	15802.64
Substructure Area Add in BUA (Lift/UG)	15.00
Achieved BuiltUp Area	15817.64

Block USE/GRUBSE Details

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

Required Parking (Table 7a)

Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50-225	1	-	1	98	-
Total:				-	-	-	98	108

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved	
No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	137.50	108	1485.00
Visitor's Car Parking	10	0	0.00
Total Car	108	108	1485.00
Two Wheeler	-	137.50	0.00
Other Parking	-	-	3386.51
Total	1622.50	-	3370.51

FAR & Tenement Details

Block	No. of Same Block	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74 145.63 4.20 1.95 254.74 3299.32	11491.06	11491.06	98	182.33
Grand Total	1	15881.72	79.08	15802.64	605.74 145.63 4.20 1.95 254.74 3299.32	11491.06	11491.06	98	182.33

Block A (RESIDENTIAL)

Floor Name	Gross BUA/Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)	Carpet Area other than Tenement
Terrace Floor	53.87	0.00	53.87	41.44 8.23 4.20 0.00 0.00 0.00	0.00	0.00	0.00	
Thirteenth Floor	983.00	2.54	980.46	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	04	
Twelfth Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Eleventh Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Tenth Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Ninth Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Eighth Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Seventh Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Sixth Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Fifth Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Fourth Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Third Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
Second Floor	983.15	2.54	980.61	37.62 9.16 0.00 0.15 0.00 0.00	933.68	933.68	08	
First Floor	1002.24	48.06	954.18	37.62 9.16 0.00 0.15 0.00 0.00	909.25	909.25	06	
Ground Floor	1100.49	2.54	1097.95	37.62 9.16 0.00 0.00 0.00 0.00	1051.17	0.00	0.00	
Basement Floor	2549.67	0.00	2549.67	37.62 9.16 0.00 0.00 254.74 2848.15	0.00	0.00	0.00	
Total	15881.72	79.08	15802.64	605.74 145.63 4.20 1.95 254.74 3299.32	11491.06	11491.06	98	

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	98
A (RESIDENTIAL)	D1	6.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	108

OWNER / GPA HOLDER'S SIGNATURE:

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
M/S SARAVAN BUILDERS PVT MANAGING PARTNER Y. MANJUNATH, Saranya, Green Garden Layout, Munneshola, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE:
Ganesh H 4032, 2nd Cross, 7th Main Road, BSK 2nd Stage, Bangalore - 560070, E-428917-18

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 / 12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85
Total	1.00 X 3.65 X 1 X 11	40.15	168.85

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KUMHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE:
SITE PLAN

SHEET NO: 01 OF 05

SANCTIONING AUTHORITY:

OFFICER NAME	DESIGNATION	DATE

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.

North

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

- Sanction is accorded for the Residential Building plan at 1188, Kumbhna Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
- Consist of 11 Ground + 13 UF only
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3337.81 area reserved for car parking shall not be converted for any other purpose.
- License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained of for the site above 371 Sqm.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- Necessary ducts for running telephone cables, cables of ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / inward accidents arising during the time of construction.
- 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.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C (Esk I) code having 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-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. in & around the site.
- Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in the form of the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule III (By-law No. 3.6) under sub-section IV (a) to (h).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- The applicant shall ensure that the Rain Water Harvesting structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law.
- The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
- The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule X (By-law No. 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stipulated entry.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid increase during late hours and early morning noise.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the high-rise building shall conduct two mock 'B' tests in the building, one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
- The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
- The Applicant should follow the instruction of RWSSB specified in the DO letter No. RWSSB/2020/201-Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
- The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2015.
- If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act 8c' 2020.
- The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated or if member/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
- The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
- The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
- The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
- Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadways Hoekles) Letter No. LDDSL/ET/2015, dated: 01-06-2015.
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to respect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KUMHNA AGRAHARA VILLAGE, BIDARAHALLI HOBLI WARD NO.54,
BANGALORE EAST TALUK.

SCALE : 1:150

COLOR INDEX

AREA STATEMENT (BBMP)	VERSION NO. 1.0.14
PROJECT DETAIL	VERSION DATE: 04/05/2023
Authority: BBMP	Plot Use: Residential
Project No: P/2023/023/24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Man)
Proposed Type: Building Permission	Plot Sub Plot No: 1188
Nature of Sanction: NEW	City Survey No: 81 (BK.R.B) & 78 (GK.T& & 78B)
Location: RING-II	Plot No. As per Khata Extract: 1188
Building Line Specified as per Z.R. NA	Locality / Street of the property: Kumbhna Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk
Zone: Mahadevapura	
Ward: Ward-04	
Planning District: 312-Avalahalli	
AREA DETAILS	
Summed Area of Plot	50.347
AREA OF PLOT (Minimum)	(A)
Deduction for NonPlot Area	5513.67
Summed Area of Cost	636.41
Kinshaband Area	426.71
Total	1041.13
NET AREA OF PLOT	(A-Deductions)
Permissible Coverage area (50.00 %)	2296.27
Proposed Coverage Area (24.55 %)	1097.94
Achieved Net coverage area (24.55 %)	1097.94
Balance coverage area (M) (24.55 %)	1198.33
FAR CHECK	
Permissible FAR as per zoning regulation 2015 (2.25)	11495.15
Additional FAR within Ring II (for amalgamation post -)	0.00
Allowable TOR Area (60% of Perm FAR)	0.00
Perm FAR for Plot within Impact Zone (-)	0.00
Total Perm FAR area (2.25)	11495.15
Residential FAR (100.00%)	11491.01
Proposed FAR Area	11491.01
Achieved Net FAR Area (2.25)	11491.02
Balance FAR Area (0.00)	4.13
BUILT UP AREA CHECK	
Proposed BuiltUp Area	15822.64
Substructure Area Area in BUA (Lift/ Lvl)	15.00
Achieved BuiltUp Area	15817.64

Block Use/SubUse Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)				
Name	Type	SubUse	Area (Sq.mt)	Units
A	RESIDENTIAL	Apartment	50-225	1
Total:				98

Parking Check (Table 7b)				
Vehicle Type	Reqd	Achieved	Carpet Area (Sq.mt)	Other than Tenement
Car	98	1347.50	108	1485.00
Visitor's Car Parking	10	137.50	0	0.00
Total Car	108	1485.00	108	1485.00
Two Wheeler	-	137.50	0	0.00
Other Parking	-	-	-	3370.51
Total	108	1622.50	108	3370.51

FAR & Tenement Details														
Block	No. of Same Rtg	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)	Tmt (No)	Carpet Area other than Tenement	
					StarCase	Ltr	Ltr Machine	SubStructure	Ramp					Parking
A (RESIDENTIAL)	1	15881.72	79.08	15862.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total	1	15881.72	79.08	15862.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33

Block A (RESIDENTIAL)														
Floor Name	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tmt (No)	Carpet Area other than Tenement		
				StarCase	Ltr	Ltr Machine	SubStructure	Ramp					Parking	Resi.
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Thirteenth Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00	0.00
Twelfth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Eleventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Tenth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Ninth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Eighth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Seventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Sixth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Fifth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Fourth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Third Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
Second Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	0.00
First Floor	1002.24	48.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33	0.00
Ground Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	0.00	1051.17	1051.17	00	0.00	0.00
Basement Floor	2549.67	0.00	2549.67	37.62	9.16	0.00	0.00	0.00	0.00	2547.74	2547.74	00	0.00	0.00
Total	15881.72	79.08	15862.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33	0.00
Total Number of Same Block	1													
Total	15881.72	79.08	15862.64	605.74	145.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33	0.00

SCHEDULE OF JOINEERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NCS
A (RESIDENTIAL)	D2	0.75	2.10	98
A (RESIDENTIAL)	D1	6.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	108

SCHEDULE OF JOINEERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NCS
A (RESIDENTIAL)	V	1.00	1.00	98
A (RESIDENTIAL)	W	1.83	2.10	303

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 2-12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85
Total	1.00 X 3.65 X 1 X 11	40.15	168.85

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S SARAVAN BUILDERS PVT MANAGING PARTNER Y. MANJUNATH, Saranya, Green Garden Layout, Munnekola, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Garish N.4032, 2nd Cross, 7th Main Road, BSK 2nd Stage, Bangalore - 560070, E-428917-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KUMHNA AGRAHARA VILLAGE, BIDARAHALLI HOBLI WARD NO.54,
BANGALORE EAST TALUK.

DRAWING TITLE :
GROUND FLOOR PLAN

SHEET NO : 03 OF 05

SANCTIONING AUTHORITY :			
OFFICER NAME	DESIGNATION	DEPT. DESIGNATION	JOINT DESIGNATION

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.	

Checked and approved by: MANJUNATH
Date: 14-05-2023 at 09:28
Project No: P/2023/023/24
City Survey No: 81 (BK.R.B) & 78 (GK.T& & 78B)
City Survey No: 81 (BK.R.B) & 78 (GK.T& & 78B)
Plot No: As per Khata Extract: 1188
Drawing No: 03 OF 05

COLOR INDEX	
PLAT BOUNDARY	---
ARBITRATING ROAD	---
PROPOSED WORK (COVERAGE AREA)	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---

AREA STATEMENT (BMP)	VERSION NO. 13.14	USE VERSION DATE: 04/05/2023
PROJECT DETAIL		
Authority: BBMP	Plot Use: Residential	
Project No: PR/24/02/24	Plot Sub-Use: Apartment	
Application Type: General	Land Use Zone: Residential (Mn)	
Proposed Type: Building Permission	Plot Sub-Plan No: 1188	
Nature of Sanction: NEW	City Survey No: 51 (BKA) B. B. 76 (647 & 78)	
Location: RING-II	Phase No: As per KHA Extract: 1188	
Building Line Specified as per Z.R. N	Locality / Street of the property: Kumbarna Agrahara Village, Bidarhalli Hobli, Bangalore East Taluk	
Zone: Mahadevapura	Ward: WARD-04	
Planning District: 312-Avalahalli		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	50.00
Deduction for N/A/Floor Area		53.67
Summed Free of Cost		636.41
Kitchenland Area		426.71
Total	(A-Deductions)	1041.13
NET AREA OF PLOT		4472.54
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2236.27
Proposed Coverage Area (24.56 %)		1097.94
Additional Net Coverage area (24.56 %)		1097.94
Balance coverage area left (25.45 %)		1138.33
FAR CHECK		
Permissible FAR as per zoning regulation 2015 (2.25)		11491.01
Additional FAR with Ring II (for amalgamation post-)		0.00
Allowable FAR (60% of Perm FAR)		0.00
Proposed FAR for Plot within Impact Zone (-)		0.00
Total Perm FAR area (2.25)		11491.01
Residential FAR (100.00%)		11491.01
Proposed FAR Area		11491.01
Achieved Net FAR Area (2.25)		11491.01
Achieved FAR Area (1.00)		4.13
BUILT UP AREA CHECK		
Proposed Built Up Area		15822.64
Substructure Area in BUA (Lift/Land)		15.00
Achieved Built Up Area		15817.64

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

Name	Type	SubUse	Area (Sq.mt)	Reqd.	Prop.	Reqd./F.U.H	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50-225	1	-	1	98	-
Total:							98	108

Vehicle Type	Reqd.	Achieved	
No.	Area (Sq.mt)	No.	Area (Sq.mt)
Car	1317.50	108	1485.00
Visitor's Car Parking	137.50	0	0.00
Total Car	1485.00	108	1485.00
TwoWheeler	137.50	0	0.00
Other Parking	-	-	3366.61
Total	1622.50	-	4376.61

Block	No. of Same Rm	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)	Trmt (No.)	Carpet Area other than Tenement					
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74	1463.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total:	1	15881.72	79.08	15802.64	605.74	1463.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33

Floor Name	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)	Trmt (No.)	Carpet Area other than Tenement						
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Thirteenth Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00	
Twelfth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Eleventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Tenth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Ninth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Eighth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Seventh Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Sixth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Fifth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Fourth Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Third Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
Second Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00	
First Floor	1002.24	48.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33	
Ground Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	0.00	1051.17	0.00	0.00	0.00	
Basement Floor	2549.67	0.00	2549.67	37.62	9.16	0.00	0.00	0.00	254.74	2248.15	0.00	0.00	0.00	
Total	15881.72	79.08	15802.64	605.74	1463.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33	
Total Number of Same Blocks	1													
Total	15881.72	79.08	15802.64	605.74	1463.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33	

SCHEDULE OF JOINEERY:	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	98	
A (RESIDENTIAL)	D1	6.90	2.10	198	
A (RESIDENTIAL)	ED	1.10	2.10	108	

SCHEDULE OF JOINEERY:	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	98	
A (RESIDENTIAL)	W	1.83	2.10	303	

Balcony Calculations Table	FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2: 12 FLOOR PLAN	1.00 X 3.90 X 3 X 11	128.70	168.85	
Total	1.00 X 3.65 X 1 X 11	40.15	168.85	

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
 M/S SARAVAN BUILDERS PVT MANAGING PARTNER Y. MADHU.460, Saranya Paradise, Green Garden Layout, Munnaballi, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 Ganesh H.4032, 23th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070, E-428/17-18

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KUMBARA AGRAHARA VILLAGE, BIDARAHALLI HOBLI WARD NO.54, BANGALORE EAST TALUK.

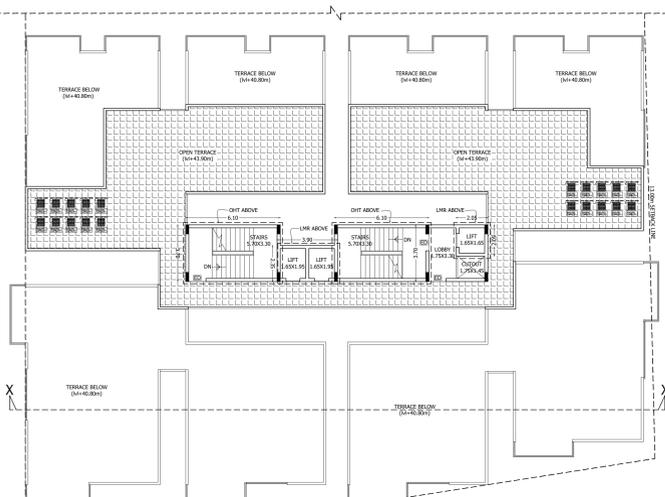
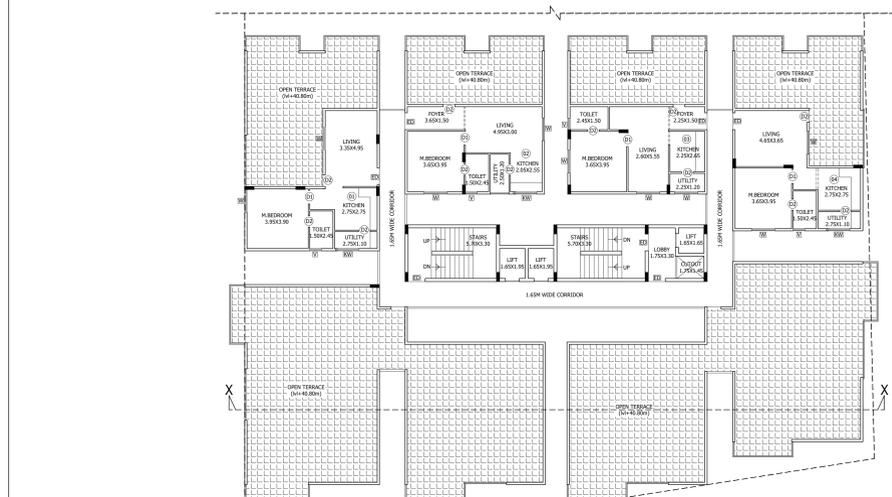
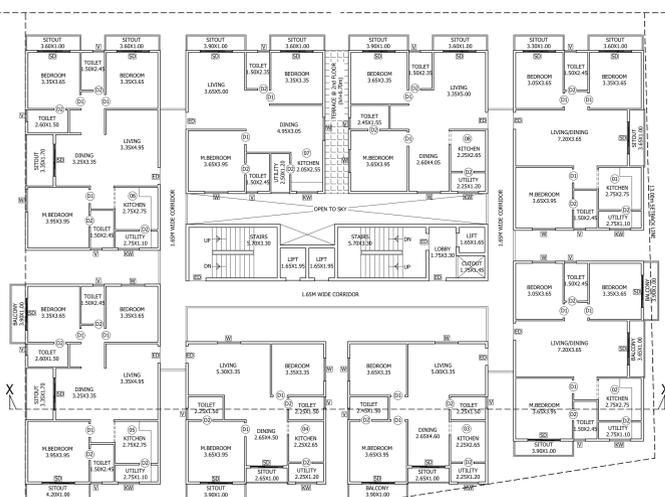
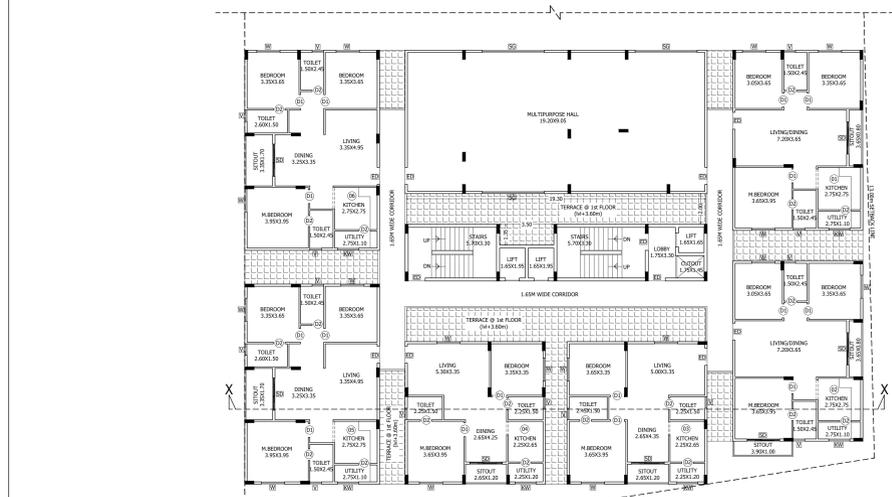
DRAWING TITLE : 1ST FLOOR PLAN, 2ND TO 12TH FLOOR PLAN, 13TH FLOOR PLAN, & TERRACE FLOOR PLAN
 SHEET NO : 04 OF 05

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 1188, Kumbarna Agrahara Village, Bidarhalli Hobli, Bangalore East Taluk, Bangalore.
 2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 3.33.01% area reserved for car parking shall not be converted for any other purpose.
 4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
 5.On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sign.
 6. 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.
 7.Necessary ducts for running telephone cables, cables of ground level for postal services & space for dumping garbage within the premises shall be provided.
 8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 9.The applicant shall INSURE all workmen involved in the construction work against any accident /unavoid incidents arising during the time of construction.
 10.The applicant shall not stock any building materials /debris on footpaths or roads or on drains. The debris shall be removed and transported to nearby dumping yard.
 11.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.
 12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C (E&I) code leaving 3.00 mts. from the building within the premises.
 13.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also make provisions for telecom services as per By-law 14.
 14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
 15.Permitted FAR shall not be exceeded for the building.
 16.If any worker /builder contravenes the provisions of Building Bye-laws and fails to rectify, warned in the second instance and cancel the registration of the same is reported for the third time.
 17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8C' IV (By-law No. 3) under sub section IV (e) to (h).
 18.The building shall be constructed under the supervision of a registered structural engineer.
 19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all areas having a minimum total capacity mentioned in the bye-law.
 21.The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2000 published by the Bureau of Indian Standards making the building resistant to earthquake.
 22.Buildings have to be designed by a registered structural engineer. Based on SRC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner /builder and the structural engineer.
 23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 24.Facilities for physically handicapped persons prescribed in schedule X (Bye laws No. 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
 25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors /servants /drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepless entry.
 26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
 27.Garbage originating from Apartments/ Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
 28.The structures with basements shall be designed for structural stability and safety to ensure 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 workman and general public by erecting safe barricades.
 29.Two-wheeler parking shall be provided as per the building bye-law.
 30.The Owner / Association of the high-rise building shall conduct two mock 8C' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of the tenants.
 31.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 32.List of children of workers shall be furnished by the builder /contractor to the Labour Department which is mandatory.
 33.Employment of child labour in the construction activities strictly prohibited.
 34.Observing NOC from the Labour Department before commencing the construction work is a must.
 35.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risks involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 36.The construction or reconstruction of building shall be completed 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 to be cancelled.
 37.The Applicant should follow the instruction of EWS/S specified in the DO letter No. BWS/SA/2021/9-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
 38.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015.
 39.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 40.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as per the terms of Apartment / group housing / multi dwelling sub-development plan and at least Two trees for single unit.
 41.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2016.
 42.The Applicant / Owner / Developer shall ensure building construction against the sanctioned plan the action will be initiated according to BBMP Act No. 2020.
 43.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 44.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 45.BBMP will not be responsible for any dispute that may arise in respect of property question.
 46.In case if the documents submitted in respect of property in question is found to be false or fabricated or if manufacturer has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
 47.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
 48.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
 49.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 50.Owner / builder /GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
 51.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder /GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
 Special Condition as per Labour Department of Government of Karnataka vide A/DEN/DUM (Housing) Hoobli Letter No. L/D&E/L/2013, dated: 01-06-2013.
 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 register 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.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"

SANCTIONING AUTHORITY :			
OFFICIAL SEAL	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.

Prepared by: V. RAJESH
 Date: 14.06.2023 12:28
 Project No: PR/24/02/24
 Drawing No: 04 OF 05
 Scale: 1:150
 NORTH



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 Residential Building plan at 1188, Kumbhna Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

4) Consent of flatment = 1 Ground + 13 UF only

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

3) 3330.81 area reserved for car parking shall not be converted for any other purpose.

4) License and approved plans shall be posted in a conspicuous place 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.

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

6) 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.

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

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

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

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

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

12) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&I) code leaving 3.00 mts. from the building within the premises.

13) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 14.

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

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

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

17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8E' IV (Bye law No. 3.6) under sub section IV-6 (e) (iv).

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

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

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

21) The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22) Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

24) Facilities for physically handicapped persons prescribed in schedule X (Bye laws 8E' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the stipulated entry.

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

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

28) The structures with basements shall be designed for structural stability and safety to ensure 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.

29) Two-wheelers parking shall be provided as per the building bye-law.

30) The Owner / Association of the building shall conduct two mock 8E' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.

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

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

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

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

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

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

37) The Applicant should follow the instruction of DWSSB specified in the DO letter No. DWSSB/402019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

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

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

40) The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as per two trees in case of Apartment / group housing / multi dwelling / development plan and at least Two trees for single unit.

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

42) The Applicant / Owner / Developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.

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

Special Condition as per Labour Department of Government of Karnataka vide ADENDUM (Housing) (Hobli) Letter No. LD/64.ET/2015, dated: 01-06-2015.

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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

47) 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.

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

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

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

Special Condition as per Labour Department of Government of Karnataka vide ADENDUM (Housing) (Hobli) Letter No. LD/64.ET/2015, dated: 01-06-2015.

51) 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.

52) 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.

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

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT NORTH NO.1188, 57 NO. 81 (B1A,B1B) & 78 (A) T&A & 78B), KUMBHNA AGRAHARA VILLAGE, BIDARAHALLI HOBLI WARD NO.54, BANGALORE EAST TALUK.

SCALE : 1:150

COLOR INDEX

AREA STATEMENT (B&B)
VERSION NO. 1.0.14
VERSION DATE: 04/05/2023

PROJECT DETAIL	PLAT USE
Authority: BBMP	Plat Use: Residential
Project No: PR/348/2023-24	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot Sub Plot No: 1188
Nature of Sanction: NEW	City Survey No: 81 (B1A,B1B) & 78 (A) T&A & 78B)
Location: RING-II	Plot No. (As per Khata Extract): 1188
Building Line Specified as per Z.R. No.	Locality / Street of the property: Kumbhna Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk
Zone: Mahadevapura	
Ward: Ward-04	
Planning District: 312-Avalahalli	
AREA DETAILS	
AREA OF PLOT (Minimum)	(A)
Deduction for NonPlot Area	5513.67
Summed Free of Cost	636.41
Kinshabeni Area	426.71
Total	1041.13
NET AREA OF PLOT (A-Deductions)	4472.54
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2236.27
Proposed Coverage Area (24.56 %)	1097.94
Achieved Net coverage area (24.55 %)	1097.94
Balance coverage area (45.5 %)	1138.33
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	11495.15
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TOR Area (60% of Perm.FAR)	0.00
Perm. FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	11495.15
Residential FAR (100.00%)	11491.01
Proposed FAR Area	11491.01
Achieved Net FAR Area (2.25)	11491.02
Balance FAR Area (0.00)	4.13
BUILT UP AREA CHECK	
Proposed BuiltUp Area	15822.64
Substructure Area Add in BUA (Lift/Log)	15.00
Achieved BuiltUp Area	15817.64

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

Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50-225	1	-	1	98	-
Total:	-	-	-	-	-	-	98	108

Vehicle Type	Reqd.	Achieved
Car	No. 1317.50	No. 108
Two Wheeler	137.50	0
Other Parking	1622.50	108

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	StarCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	15881.72	79.08	15802.64	605.74	146.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33
Grand Total:	1	15881.72	79.08	15802.64	605.74	146.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	StarCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
Terrace Floor	53.87	0.00	53.87	41.44	8.23	4.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13th Floor	360.80	2.54	358.26	37.62	9.16	0.00	0.15	0.00	0.00	311.33	311.33	04	0.00
12th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
11th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
10th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
9th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
8th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
7th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
6th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
5th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
4th Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
3rd Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
2nd Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
1st Floor	983.15	2.54	980.61	37.62	9.16	0.00	0.15	0.00	0.00	933.68	933.68	08	0.00
Ground Floor	1002.24	48.06	956.18	37.62	9.16	0.00	0.15	0.00	0.00	909.25	909.25	06	182.33
Basement Floor	1100.49	2.54	1097.95	37.62	9.16	0.00	0.00	0.00	0.00	1051.17	0.00	0.00	0.00
Total	15881.72	79.08	15802.64	605.74	146.63	4.20	1.95	254.74	3299.32	11491.06	11491.06	98	182.33

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 2-12 FLOOR PLAN	1.00 X 3.90 X 3.11	128.70	168.85
Total	1.00 X 3.65 X 1.11	40.15	168.85

Block Name	Name	Length	Height	NOS
A (RESIDENTIAL)	D1	0.75	2.10	98
A (RESIDENTIAL)	D2	6.90	2.10	198
A (RESIDENTIAL)	ED	1.10	2.10	108

Block Name	Name	Length	Height	NOS
A (RESIDENTIAL)	V	1.00	1.00	98
A (RESIDENTIAL)	W	1.83	2.10	303

OWNER / GPA HOLDER'S SIGNATURE
M/S SARAVAN BUILDERS PVT MANAGING PARTNER Y. MANJUNATH, Bangalore. Green Garden Layout, Munnekal, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh H. 4032, Jain Cross, 7th Main Road, BSK 2nd Stage, Bangalore - 560070, E-428917-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT NORTH NO.1188, 57 NO. 81 (B1A,B1B) & 78 (A) T&A & 78B), KUMBHNA AGRAHARA VILLAGE, BIDARAHALLI HOBLI WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE :
ELEVATION & SECTION

SHEET NO :
05 OF 05

SANCTIONING AUTHORITY :
APPROVING OFFICER: ASSISTANT DIRECTOR, NORTH DIVISION

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.

FLOOR	SIZE	AREA	TOTAL AREA
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