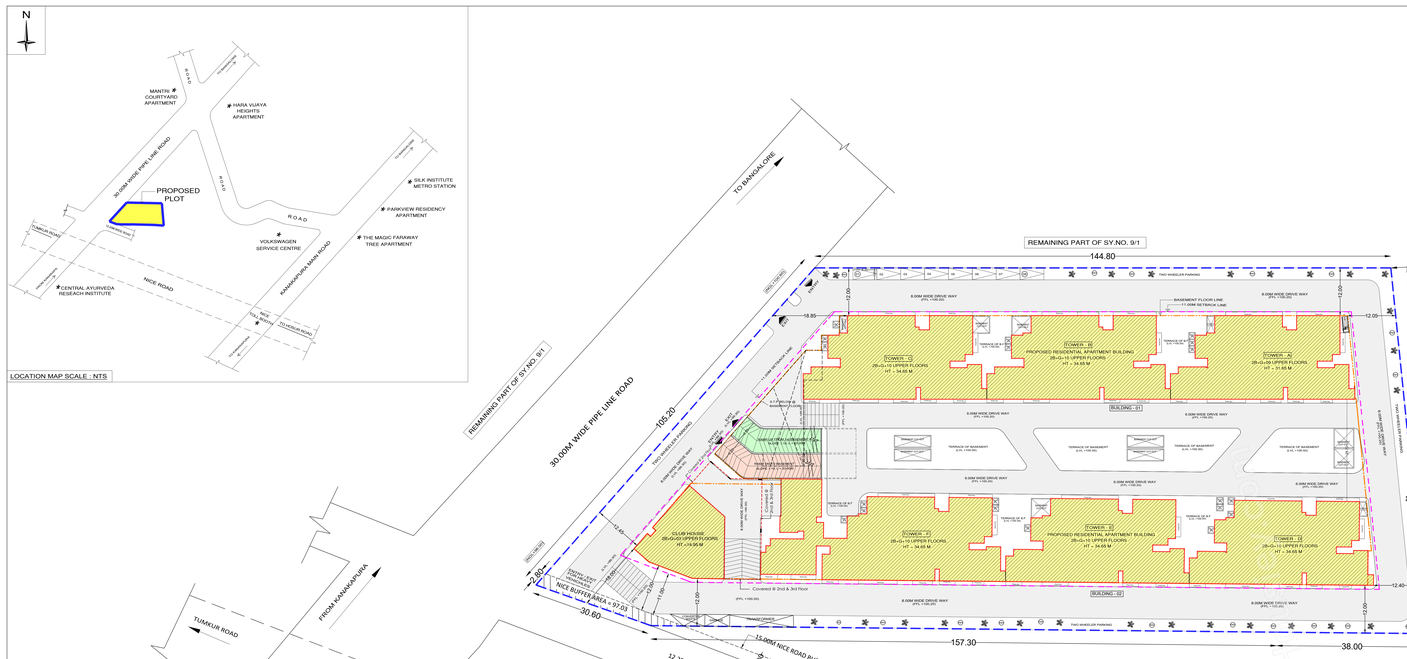


Approval Condition :

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 2/195/1 (UTTARAHALLI MANAKATHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.
for (Maximum Far :2Basement + 1Ground + 10 for :2Basement + 1Ground + 10 UP only)
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.2010T IT 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.Development Charges
to be remitted to Bdg 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 SITI Sqm.
6.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 intimate in writing regarding the progress of the work in the format as may be fixed and 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.
7.Drinking water supply, electric supply, fire safety and sanitary arrangements to be made in the premises to be constructed or building as per the requirements and to the satisfaction of the Chief Fire Officer and Bangalore Water Supply and Sewerage Board and Bangalore Electricity Supply Company Ltd.
8.The Owner / Developer shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people using the street or sidewalk & around the site.
9.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
10.If any owner / builder / developer shall take all precautionary measures to ensure the safety of pavements involved in the construction activities.
11.Sanction is accorded for the Commercial Building plan at 2/195/1 (UTTARAHALLI MANAKATHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.
for (Maximum Far :2Basement + 1Ground + 10 for :2Basement + 1Ground + 10 UP only)
12.The Owner / Developer shall provide adequate facilities like latrines, urinals and drinking water to the laborers employed by him at the site of construction activities.
13.The Owner / Developer shall provide adequate arrangements for the supply of water to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
14.The Owner / Developer shall provide adequate arrangements for the supply of electricity to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Electricity Supply Company Ltd.
15.The Owner / Developer shall provide adequate arrangements for the supply of fire safety arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Chief Fire Officer.
16.The Owner / Developer shall provide adequate arrangements for the supply of sanitary arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
17.The Owner / Developer shall provide adequate arrangements for the supply of water to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
18.The Owner / Developer shall provide adequate arrangements for the supply of electricity to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Electricity Supply Company Ltd.
19.The Owner / Developer shall provide adequate arrangements for the supply of fire safety arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Chief Fire Officer.
20.The Owner / Developer shall provide adequate arrangements for the supply of sanitary arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
21.The Owner / Developer shall provide adequate arrangements for the supply of water to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
22.The Owner / Developer shall provide adequate arrangements for the supply of electricity to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Electricity Supply Company Ltd.
23.The Owner / Developer shall provide adequate arrangements for the supply of fire safety arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Chief Fire Officer.
24.The Owner / Developer shall provide adequate arrangements for the supply of sanitary arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
25.The Owner / Developer shall provide adequate arrangements for the supply of water to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
26.The Owner / Developer shall provide adequate arrangements for the supply of electricity to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Electricity Supply Company Ltd.
27.The Owner / Developer shall provide adequate arrangements for the supply of fire safety arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Chief Fire Officer.
28.The Owner / Developer shall provide adequate arrangements for the supply of sanitary arrangements in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
29.The Owner / Developer shall provide adequate arrangements for the supply of water to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Water Supply and Sewerage Board.
30.The Owner / Developer shall provide adequate arrangements for the supply of electricity to the persons residing in the premises to be constructed or building as per the requirements and to the satisfaction of the Bangalore Electricity Supply Company Ltd.
31.The Owner / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate in writing regarding the progress of the work in the format as may be fixed and prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No: BWSSB/ADM.SE/2019-20, Dated: 29-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 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 area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated according to BBMP Act 'a' 2003.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 misleading at any stage, the sanction accorded is liable to be withdrawn and action taken as per sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or property occurs during construction, the owner / builder / developer will be held responsible.
48.If the property, BBMP is not responsible for such loss. Owner / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.Registration as per Labour Department of Government of Karnataka vide NO/DND/UM (Vimalaraja Hon'ble) Letter No. LO/NO(T1)01/2, dated: 01.04.2013
(Registration no)
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" before commencing the work.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.I 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"

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.18 VERSION DATE : 06/05/2019	
PROJECT DETAIL			
Authority: BBMP		Plot Use: Residential	
Project No: PR/210/0632/24		Plot Sub-Use: Apartment	
Application Type: General		Land Use Zone: Residential	
Proposal Type: Building Permission		Plot/Sub Plot No.: 2/195/1	
Nature of Sanction: NEW		City Survey No.: 9/1	
Location: RING-III		Khata No. (As per Khata Extract): 2/195/1	
Building Line Specified as per Z.R. NA		Locality / Street of the property: UTTARAHALLI MANAKATHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK	
Zone: Rajarajeshwarinagar			
Ward: Ward-198			
Planning District: 215 [BANCAPA Master Plan]			
AREA DETAILS :			SQ.MT.
AREA OF PLOT (Minimum)		(A)	17097.73
NET AREA OF PLOT		(A-Deductions)	17097.73
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			8548.87
Proposed Coverage Area (57.44 %)			9136.31
Achieved Net coverage area (52.54 %)			8136.31
Balance coverage area left (7.56 %)			1412.56
FAR CHECK			
Permissible F.A.R. as per BMRCAPA Zoning Regulation (2.75)			47018.75
Residential FAR (100.00%)			46999.98
Proposed FAR Area			46999.98
Achieved Net FAR Area (2.75)			46999.98
Balance FAR Area (0.02)			18.77
BUILT UP AREA CHECK			
Proposed BuiltUp Area			76715.16
Substructure Area in BUA (Layout) (-)			72.89
Achieved BuiltUp Area			74788.12

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING-01(TOWER-A,B,C)	Residential	Apartment	Highrise	R
BUILDING-02(TOWER-D,E,F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)							
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
BUILDING-01 (TOWER-A,B,C)	Residential	Apartment	50 - 225	1	-	1	159
BUILDING-02 (TOWER-D,E,F & Clubhouse)	Residential	Apartment	50 - 225	1	-	1	176
Total :				-	-	-	335

Parking Check (Table 7b)				
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8038.00	370	8880.00
Visitor's Car Parking	35	840.00	35	840.00
Total Car	335	8038.00	370	8880.00
Two/Wheeler	-	-	-	-
Other Parking	-	-	-	13537.71
Total :		8038.00		22417.71

CAR PARKING	
	TOTAL NO OF UNITS = 335 UNITS
	PLATE MOVEMENT AREA (SET - BACK) = 180.00 SQ.MTS
	TOTAL NO OF CAR PARKING REQUIRED = 335 NOS
	1st BASEMENT FLOOR CAR PARKING = 185 NOS
	2nd BASEMENT FLOOR CAR PARKING = 185 NOS
	1st BASEMENT FLOOR CAR PARKING = 370 NOS
	SURFACE CAR PARKING = 35 NOS
	1 + 370 CARS

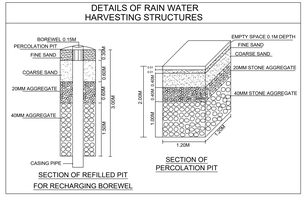
SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	D2	0.75	2.10	805
PROPOSED (TOWER D E F)	D1	0.90	2.10	816
PROPOSED (TOWER D E F)	ED	0.90	2.10	11
PROPOSED (TOWER D E F)	D1	1.00	2.10	05
PROPOSED (TOWER D E F)	ED	1.10	2.10	165
PROPOSED (TOWER D E F)	FD2	1.10	2.10	01
PROPOSED (TOWER D E F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	V	1.00	1.00	510
PROPOSED (TOWER D E F)	V	1.00	1.20	02
PROPOSED (TOWER A B C)	KW	1.10	1.40	62
PROPOSED (TOWER A B C)	W5	1.10	2.10	29
PROPOSED (TOWER A B C)	KW	1.50	1.40	21
PROPOSED (TOWER A B C)	KW1	1.50	1.80	114
PROPOSED (TOWER A B C)	W1	1.50	2.10	190
PROPOSED (TOWER A B C)	SD5	1.50	2.10	95
PROPOSED (TOWER A B C)	SD3	1.50	2.10	96
PROPOSED (TOWER A B C)	KW1	1.50	2.10	64
PROPOSED (TOWER A B C)	W1	1.50	2.10	192
PROPOSED (TOWER A B C)	W1	1.80	2.10	129
PROPOSED (TOWER A B C)	SD3	1.80	2.10	32
PROPOSED (TOWER A B C)	SD5	1.80	2.10	31
PROPOSED (TOWER A B C)	W1	2.00	2.10	32
PROPOSED (TOWER A B C)	SD1	2.40	2.10	32
PROPOSED (TOWER A B C)	W6	2.50	2.10	32
PROPOSED (TOWER A B C)	SD5	2.50	2.10	95
PROPOSED (TOWER A B C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	V	1.00	1.00	510
PROPOSED (TOWER D E F)	V	1.00	1.20	02
PROPOSED (TOWER D E F)	KW	1.10	1.40	62
PROPOSED (TOWER D E F)	W5	1.10	2.10	29
PROPOSED (TOWER D E F)	KW	1.50	1.40	21
PROPOSED (TOWER D E F)	KW1	1.50	1.80	114
PROPOSED (TOWER D E F)	W1	1.50	2.10	190
PROPOSED (TOWER D E F)	D5	1.50	2.10	95
PROPOSED (TOWER D E F)	SD3	1.50	2.10	96
PROPOSED (TOWER D E F)	KW1	1.50	2.10	64
PROPOSED (TOWER D E F)	KW1	1.50	2.10	62
PROPOSED (TOWER D E F)	W1	1.80	2.10	214
PROPOSED (TOWER D E F)	SD3	1.80	2.10	32
PROPOSED (TOWER D E F)	SD5	1.80	2.10	30
PROPOSED (TOWER D E F)	SD4	1.80	2.10	11
PROPOSED (TOWER D E F)	SD2	1.80	2.10	12
PROPOSED (TOWER D E F)	SD1	1.80	2.10	22
PROPOSED (TOWER D E F)	SD	1.80	2.10	01
PROPOSED (TOWER D E F)	W4	2.00	1.80	12
PROPOSED (TOWER D E F)	W2	2.00	1.80	01
PROPOSED (TOWER D E F)	W1	2.00	2.10	29
PROPOSED (TOWER D E F)	W2	2.00	2.10	21
PROPOSED (TOWER D E F)	SD1	2.40	2.10	31
PROPOSED (TOWER D E F)	SD5	2.50	2.10	94
PROPOSED (TOWER D E F)	W6	2.50	2.10	31
PROPOSED (TOWER D E F)	SD3	2.50	2.10	33

COLOUR INDEX	
BOUNDRY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING PROFILE	

DETAILS OF RAIN WATER HARVESTING STRUCTURES



FAR &Tenement Details

Block	No. of Same Bldg.	Gross Floor Area (Sq.mt.)	Deductions From Gross Floor Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.				
BUILDING-01 (TOWER A B C)	1	39417.62	2482.75	33924.87	1165.13	563.89	44.91	1388.97	4.84	396.00	9069.00	21291.83	159	94.48
BUILDING-02 (TOWER D E F & Club House)	1	43889.45	3099.16	40790.30	1457.45	602.64	28.38	1484.62	4.84	396.00	11139.21	25708.16	176	1640.99
Grand Total :	2	83307.07	5581.90	74715.17	2622.58	1166.33	73.29	2873.59	9.68	792.00	20197.71	46999.99	335.00	1735.47

BUILDING - 01 (TOWER A, B, C)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltArea (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.58	0.00	164.58	68.23	71.89	28.66	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	1732.98	162.22	1885.76	85.10	40.56	16.25	87.85	0.44	0.00	0.00	1294.76	1294.76	15	0.00
First Floor	2006.11	238.84	2367.27	89.10	37.62	0.00	140.74	0.44	0.00	0.00	1994.37	1994.37	15	0.00
Eighth Floor	2010.63	239.60	2375.05	89.10	37.62	0.00	153.14	0.44	0.00	0.00	1994.70	1994.70	15	0.00
Ninth Floor	2003.24	235.58	2387.66	89.10	37.62	0.00	144.94	0.44	0.00	0.00	1995.56	1995.56	15	0.00
Tenth Floor	2014.24	239.60	2378.64	89.10	37.62	0.00	151.89	0.44	0.00	0.00	1999.59	1999.59	15	0.00
Eleventh Floor	2496.18	239.61	2390.58	89.10	37.62	0.00	138.65	0.44	0.00	0.00	1994.77	1994.77	16	0.00
Fourth Floor	2500.12	239.62	2394.50	89.10	37.62	0.00	142.66	0.44	0.00	0.00	1994.68	1994.68	15	0.00
Fifth Floor	2519.40	238.33	2281.12	89.10	37.62	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	15	0.00
Second Floor	3498.22	239.59	2390.63	89.10	37.62	0.00	138.56	0.44	0.00	0.00	1994.31	1994.31	16	427.96
Sixth Floor	2479.09	239.61	2240.48	89.10	37.62	0.00	121.27	0.44	0.00	0.00	1995.05	1995.05	15	0.00
Seventh Floor	2339.26	214.15	2121.11	89.10	37.62	0.00	0.00	0.44	0.00	0.00	1993.95	1993.95	14	94.48
Basement First Floor	4808.92	0.00	4808.92	59.40	37.62	0.00	0.00	0.00	0.00	180.00	4514.50	0.00	00	0.00
Basement Second Floor	4892.02	0.00	4892.02	59.40	37.62	0.00	0.00	0.00	0.00	180.00	4555.00	0.00	00	0.00
Total Number of Same Blocks	39417.62	2482.75	33924.87	1165.13	563.89	44.91	1388.97	4.84	396.00	9069.00	21291.83	21291.83	159	94.48
	1													
Total :	39417.62	2482.75	33924.87	1165.13	563.89	44.91	1388.97	4.84	396.00	9069.00	21291.83	21291.83	159	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltArea (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	237.96	0.00	237.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	1760.35	147.54	1632.80	127.31	37.62	0.00	17.62	0.44	0.00	0.00	1294.87	1294.87	27	0.00
First Floor	2656.66	248.80	2569.86	157.31	37.62	0.00	154.87	0.44	0.00	0.00	2269.62	2269.62	17	0.00
Eighth Floor	2813.06	239.36	2573.70	89.10	37.62	0.00	162.24	0.44	0.00	0.00	2284.30	2284.30	17	0.00
Ninth Floor	2807.94	239.31	2568.17	89.10	37.62	0.00	155.99	0.44	0.00	0.00	2285.58	2285.58	17	0.00
Tenth Floor	2818.62	239.36	2579.46	89.10	37.62	0.00	163.14	0.44	0.00	0.00	2288.22	2288.22	17	0.00
Eleventh Floor	3950.72	239.37	2941.35	89.10	37.62	0.00	149.85	0.44	0.00	0.00	2284.34	2284.34	17	0.00
Fourth Floor	2804.55	239.37	2565.18	89.10	37.62	0.00	153.49	0.44	0.00	0.00	2284.53	2284.53	17	0.00
Fifth Floor	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
Second Floor	3448.16	275.23	3172.96	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2861.54	2861.54	17	576.51
Sixth Floor	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
Seventh Floor	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	2501.79	2501.79	16	360.77
Basement First Floor	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	0.00	188.00	5489.02	0.00	00	0.00
Basement Second Floor	5832.04	0.00	5832.04	59.40	37.62	0.00	0.00	0.00	0.00	188.00	5537.02	0.00	00	0.00
Total :	43889.45	3099.16	40790.30	1457.45	602.64	28.38	1484.62	4.84	396.00	11139.21	25708.16	25708.16	176	1640.99
Total Number of Same Blocks	1													
Total:	43889.45	3099.16	40790.30	1457.45	602.64	28.38	1484.62	4.84	396.00	11139.21	25708.16	25708.16	176	1640.99

SCALE : 1:200

OWNER / SPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID
SPA HOLDER'S ADDRESS WITH ID :
MOHAN BABU K AND HARSH A MANAGING DIRECTORS OF M/s VAISHNAV LIFE SPACES PRIVATE LIMITED No. 438/B, 24th Cross, 13th Main, BDA 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA K ,#805,MITHUNA WHITE PEARL,MODICHS LAYOUT, BCC/BL-3.6/E-4376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No. : 2/195/1, Sy. No. : 9/1, Uttarahalli Manavarthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No. : 198.

DRAWING TITLE :
SITE PLAN

SHEET NO : 1

H O - SOUTH

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR
Town Planning Member	Town Planning Member	Town Planning Member	Town Planning Member

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 Prathibha R.N.
Date: 2019.06.06 16:49:39 IST
Reason: Approved
Location: BBMP
Prathibha R.N.
ASSISTANT DIRECTOR
Town Planning
Bangalore South

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

UserDefinedMetric (841.00 x 1850.00MM)

LOCATION MAP SCALE - NTS

2nd BASEMENT FLOOR PLAN (LVL +92.70)

TOTAL CAR PARKING = 187 NO'S

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	V	1.00	1.00	446
PROPOSED (TOWER A B C)	KW	1.10	1.40	64
PROPOSED (TOWER A B C)	W5	1.10	2.10	31
PROPOSED (TOWER A B C)	KW1	1.50	1.80	95
PROPOSED (TOWER A B C)	SD5	1.50	2.10	96
PROPOSED (TOWER A B C)	SD3	1.50	2.10	96
PROPOSED (TOWER A B C)	KW1	1.50	2.10	64
PROPOSED (TOWER A B C)	W1	1.50	2.10	192
PROPOSED (TOWER A B C)	W1	1.80	2.10	129
PROPOSED (TOWER A B C)	SD3	1.80	2.10	32
PROPOSED (TOWER A B C)	SD5	1.80	2.10	31
PROPOSED (TOWER A B C)	W1	2.00	2.10	32
PROPOSED (TOWER A B C)	SD1	2.40	2.10	32
PROPOSED (TOWER A B C)	W6	2.50	2.10	32
PROPOSED (TOWER A B C)	SD5	2.50	2.10	90
PROPOSED (TOWER A B C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	D2	0.75	2.10	702
PROPOSED (TOWER A B C)	D1	0.90	2.10	700
PROPOSED (TOWER A B C)	ED	1.10	2.10	159

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	D2	0.75	2.10	805
PROPOSED (TOWER D E F)	D1	0.90	2.10	816
PROPOSED (TOWER D E F)	ED	0.90	2.10	11
PROPOSED (TOWER D E F)	D1	1.00	2.10	55
PROPOSED (TOWER D E F)	ED	1.10	2.10	160
PROPOSED (TOWER D E F)	FD2	1.10	2.10	01
PROPOSED (TOWER D E F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	V	1.00	1.00	510
PROPOSED (TOWER D E F)	V	1.00	1.20	02
PROPOSED (TOWER D E F)	KW	1.10	1.40	62
PROPOSED (TOWER D E F)	W5	1.10	2.10	29
PROPOSED (TOWER D E F)	KW	1.50	1.40	21
PROPOSED (TOWER D E F)	KW1	1.50	1.80	114
PROPOSED (TOWER D E F)	W1	1.50	2.10	190
PROPOSED (TOWER D E F)	SD5	1.50	2.10	95
PROPOSED (TOWER D E F)	SD3	1.50	2.10	104
PROPOSED (TOWER D E F)	KW1	1.50	2.10	62
PROPOSED (TOWER D E F)	W1	1.80	2.10	214
PROPOSED (TOWER D E F)	SD3	1.80	2.10	32
PROPOSED (TOWER D E F)	SD5	1.80	2.10	30
PROPOSED (TOWER D E F)	SD4	1.80	2.10	11
PROPOSED (TOWER D E F)	SD2	1.80	2.10	12
PROPOSED (TOWER D E F)	SD1	1.80	2.10	22
PROPOSED (TOWER D E F)	SD	1.80	2.10	01
PROPOSED (TOWER D E F)	W4	2.00	1.80	02
PROPOSED (TOWER D E F)	W2	2.00	1.80	01
PROPOSED (TOWER D E F)	W1	2.00	2.10	29
PROPOSED (TOWER D E F)	W2	2.00	2.10	21
PROPOSED (TOWER D E F)	SD1	2.40	2.10	31
PROPOSED (TOWER D E F)	SD5	2.50	2.10	94
PROPOSED (TOWER D E F)	W6	2.50	2.10	31
PROPOSED (TOWER D E F)	SD3	2.50	2.10	33

BUILDING - 01 (TOWER A, B, C)

Floor Name	Gross Buildup Area	Deductions From Gross Buildup 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.)	Tent (No.)	Carpet Area after Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.68	0.00	164.68	66.23	21.69	26.66	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1152.66	152.22	1000.76	89.10	40.56	18.29	57.65	0.44	0.00	0.00	1334.76	1334.76	10	0.00
Ninth Floor	2588.11	238.84	2367.27	89.10	37.62	0.00	145.74	0.44	0.00	0.00	1994.37	1994.37	15	0.00
Eighth Floor	2510.60	238.80	2270.50	89.10	37.62	0.00	153.14	0.44	0.00	0.00	1994.70	1994.70	15	0.00
Seventh Floor	2603.24	238.58	2357.66	89.10	37.62	0.00	144.94	0.44	0.00	0.00	1995.56	1995.56	15	0.00
Sixth Floor	2514.24	238.80	2218.64	89.10	37.62	0.00	151.89	0.44	0.00	0.00	1994.59	1994.59	15	0.00
Fifth Floor	2498.78	235.61	2260.96	89.10	37.62	0.00	136.55	0.44	0.00	0.00	1994.77	1994.77	15	0.00
Fourth Floor	2500.12	235.82	2264.30	89.10	37.62	0.00	142.66	0.44	0.00	0.00	1994.68	1994.68	15	0.00
Third Floor	2519.45	238.33	2281.12	89.10	37.62	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	15	0.00
Second Floor	2496.22	235.59	2260.63	89.10	37.62	0.00	138.56	0.44	0.00	0.00	1994.91	1994.91	15	0.00
First Floor	2479.09	235.61	2243.48	89.10	37.62	0.00	121.27	0.44	0.00	0.00	1995.05	1995.05	15	0.00
Ground Floor	2335.26	214.15	2121.11	89.10	37.62	0.00	0.00	0.44	0.00	0.00	1993.89	1993.89	14	94.48
First Basement Floor	4809.62	0.00	4809.62	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4514.60	0.00	00	0.00
Second Basement Floor	4850.02	0.00	4850.02	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4555.00	0.00	00	0.00
Total	36417.62	2402.75	33924.87	1183.13	563.69	44.91	1396.37	4.84	396.00	3069.50	21291.83	21291.83	189	94.48
Total Number of Same Blocks	1													
Total:	36417.62	2402.75	33924.87	1183.13	563.69	44.91	1396.37	4.84	396.00	3069.50	21291.83	21291.83	189	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross Buildup 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.)	Tent (No.)	Carpet Area after Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	227.96	0.00	227.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	1780.05	147.84	1632.86	107.31	37.62	0.00	77.82	0.44	0.00	0.00	1409.67	1409.67	07	0.00
Ninth Floor	2656.66	248.80	2569.86	107.31	37.62	0.00	154.87	0.44	0.00	0.00	2209.62	2209.62	17	0.00
Eighth Floor	2813.06	239.36	2573.70	89.10	37.62	0.00	162.24	0.44	0.00	0.00	2284.30	2284.30	17	0.00
Seventh Floor	2807.94	239.31	2568.17	89.10	37.62	0.00	155.99	0.44	0.00	0.00	2285.58	2285.58	17	0.00
Sixth Floor	2818.62	239.36	2579.46	89.10	37.56	0.00	163.14	0.44	0.00	0.00	2289.22	2289.22	17	0.00
Fifth Floor	3800.72	239.37	2561.35	89.10	37.62	0.00	149.93	0.44	0.00	0.00	2284.34	2284.34	17	0.00
Fourth Floor	2804.55	239.37	2565.18	89.10	37.62	0.00	153.49	0.44	0.00	0.00	2284.53	2284.53	17	0.00
Third Floor	3468.35	407.35	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
Second Floor	3448.16	275.33	3172.96	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2861.94	2861.94	17	283.62
First Floor	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
Ground Floor	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	302.18	2501.79	16	360.77
First Basement Floor	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	0.00	198.00	5489.02	0.00	00	0.00
Second Basement Floor	5632.04	0.00	5632.04	59.40	37.62	0.00	0.00	0.00	0.00	198.00	5337.02	0.00	00	0.00
Total:	43869.45	3099.10	40790.30	1467.45	602.84	28.38	1464.62	4.84	396.00	1139.21	25708.16	25708.16	176	1640.99
Total Number of Same Blocks	1													
Total:	43869.45	3099.10	40790.30	1467.45	602.84	28.38	1464.62	4.84	396.00	1139.21	25708.16	25708.16	176	1640

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 2195/1 (UTTARAHALLI MANAKATHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.
a) Consisting of 1Nos 2Basement + 1Ground + 10 for 2Basement + 1Ground + 10 (UP only)
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.2010 77 are reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and kept pasted and they shall be made available during inspections.
5.Development charges
Sanction or floatings 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 SITI Sqm.
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, cubicles at ground level for postal services & space for displaying garbage within the premises shall be provided.
8.The
applicant shall construct temporary toilets for the use of construction workers and it should be effectively used after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident or hazard incidents arising during the time of construction.
10.The
applicant shall not store any building materials / debris on footpath or on roads or on drains.
11.The applicant shall maintain the roads in the vicinity leaving damage-free.
11. The applicant / builder is prohibited from cutting 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 (Cod.2) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50
x 3.50 m in the basement for
installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people
and vehicles in
& around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If at any time / builder contravenes the provisions of Building Bye-laws and rules in force, the sanction accorded shall be liable to be cancelled as
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.Rain water harvesting structures shall be provided as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-VII
(Bye-law No. 3.5) under sub-section 1=5 of bbr(k) (b).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain
Water Harvesting Structures are provided & maintain in
good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in
National
Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table at
the
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 11 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4K" 21) of Building bye-laws 2003 and Government orders from time to time shall be ensured.
25.The applicant should provide at least one common toilet in the ground floor for the use of the persons visiting the
Library and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities
shall be restricted to the hours between 8.00 am to the
work earlier than 7.00 AM to avoid Inclimical 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
Machine/Pit/Vermi Pit etc. (Bye-law
no-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building)
28.The applicant / builders 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
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.Adequate facilities
shall be provided as per the building bye-law.
30.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.
31.
1.Accommodation shall be
provided for setting up of schools for imparting education to the children of
construction workers in the labour camps / construction sites.
2).List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the
construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an intimation regarding the status of the work in the form as may be fixed and as prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No: BWSSB/ADM/2019-20, Dated: 29-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated 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. 42.In case if the documents submitted in respect of property in question is found to be false or misleading at any stage, the sanction accorded is liable to be withdrawn and action taken as per sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The Sanction is accorded for the Residential Development by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures to ensure the safety of pedestrians involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or property occurs, owner / builder / GPA holder / developer shall be solely responsible for the same. 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.
48.Applicant / Builder / Owner / Contractor shall abide by the conditions vide ADD/NDUM /Housing/ Hon'ble Letter No. LD/INSLT/120/13, dated: 01-04-2014.
[Registration no
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 registered.
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 in 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.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"

COLOUR INDEX

BOUNDRY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING PROFILE	

AREA STATEMENT (BBMP)

VERSION NO. :	1.0.19
VERSION DATE :	06/05/2019

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PR/210/19/03/2/4	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential
Proposal Type: Building Permission	Plot/Sub Plot No.: 2195/1
Nature of Sanction: NEW	City Survey No.: 371
Location: RING-III	Khata No. (As per Khata Extract): 2195/1
Building Line Specified as per Z.R. NA	Locality / Street of the property: UTTARAHALLI MANAKATHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 215 [BANCAPA Master Plan]	

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17097.73
NET AREA OF PLOT	(A-Deductions)	17097.73
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		8548.87
Proposed Coverage Area (57.04 %)		9136.31
Achieved Net coverage area (57.04 %)		9136.31
Balance coverage area left (12.96 %)		2412.56
FAR CHECK		
Permissible F.A.R. as per BMICAPA Zoning Regulation (2.75)		47018.75
Residential FAR (100.00%)		40999.98
Proposed FAR Area		40999.98
Achieved Net FAR Area (2.75)		40999.98
Balance FAR Area (0.0)		18.77
BUILT UP AREA CHECK		
Proposed BuiltUp Area		76715.16
Substructure Area in BUA (Layout) (-)		72.89
Achieved BuiltUp Area		74788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING-01 (TOWER A,B,C)	Residential	Apartment	Highrise	R
BUILDING-02 (TOWER D,E,F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
BUILDING-01 (TOWER A,B,C)	Residential	Apartment	50 - 225	1	-	1	189
BUILDING-02 (TOWER D,E,F & Clubhouse)	Residential	Apartment	50 - 225	1	-	1	176
Total :			-	-	-	205	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	205	6150.00	370	9250.00
Visitor's Car Parking	00	00.00	0	0.00
Scooter	205	1025.00	370	1850.00
Two/Three Wheeler	-	-	-	-
Other Parking	-	-	-	12022.71
Total :		6930.00		23107.71

CAR PARKING	
TOTAL NO OF UNITS = 205 UNITS	
CAR PARKING AS PER 1 : 1 (1 UNITS = 205 CAR)	
TOTAL NO OF CAR PARKING REQUIRED = 205 NO'S	
CAR PARKING PROVIDED AS PER BYELAWS	
2nd BASEMENT FLOOR CAR PARKING = 187 NO'S	) = **370 CARS**
1st BASEMENT FLOOR CAR PARKING = 179 NO'S	
SURFACE CAR PARKING = 04 NO'S	

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Buildup Area (Sq.mt.)	Deductions From Gross Buildup 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.)	Tenant (No.)	Carpet Area after Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
BUILDING-01 (TOWER A B C)	1	36417.62	2402.75	33924.87	1183.13	563.69	44.91	1396.37	4.84	396.00	3069.50	21291.83	21291.83	189	94.48
BUILDING-02 (TOWER D E F & Club House)	1	43869.45	3099.10	40790.30	1467.45	602.84	28.38	1464.62	4.84	396.00	1139.21	25708.16	25708.16	176	1640.99
Grand Total:	2	80287.07	5501.90	74715.17	2650.58	1166.53	73.29	2860.99	9.68	792.00	20197.71	46999.99	46999.99	339.00	1740.47

OWNER / SPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID
SIGNATURE OF THE AUTHORISED SIGNER :
MOHAN BABU K AND HARSH K MANDING DIRECTORS OF M/s VAISHNAV LIFE SPACES PRIVATE LIMITED No. 4/883, 24th Cross, 13th Main, BDA 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

RESHMA K #905,MITHUNA WHITE PEARL,MODIHS LAYOUT, BCC/BL-3.6/E-4376/2018-19

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 2195/1, Sy. No : 9/1, Uttarahalli Manavarthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198.

DRAWING TITLE :

2nd BASEMENT FLOOR PLAN (LVL +92.70)

SHEET NO : 2

SCALE : 1:250

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	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.

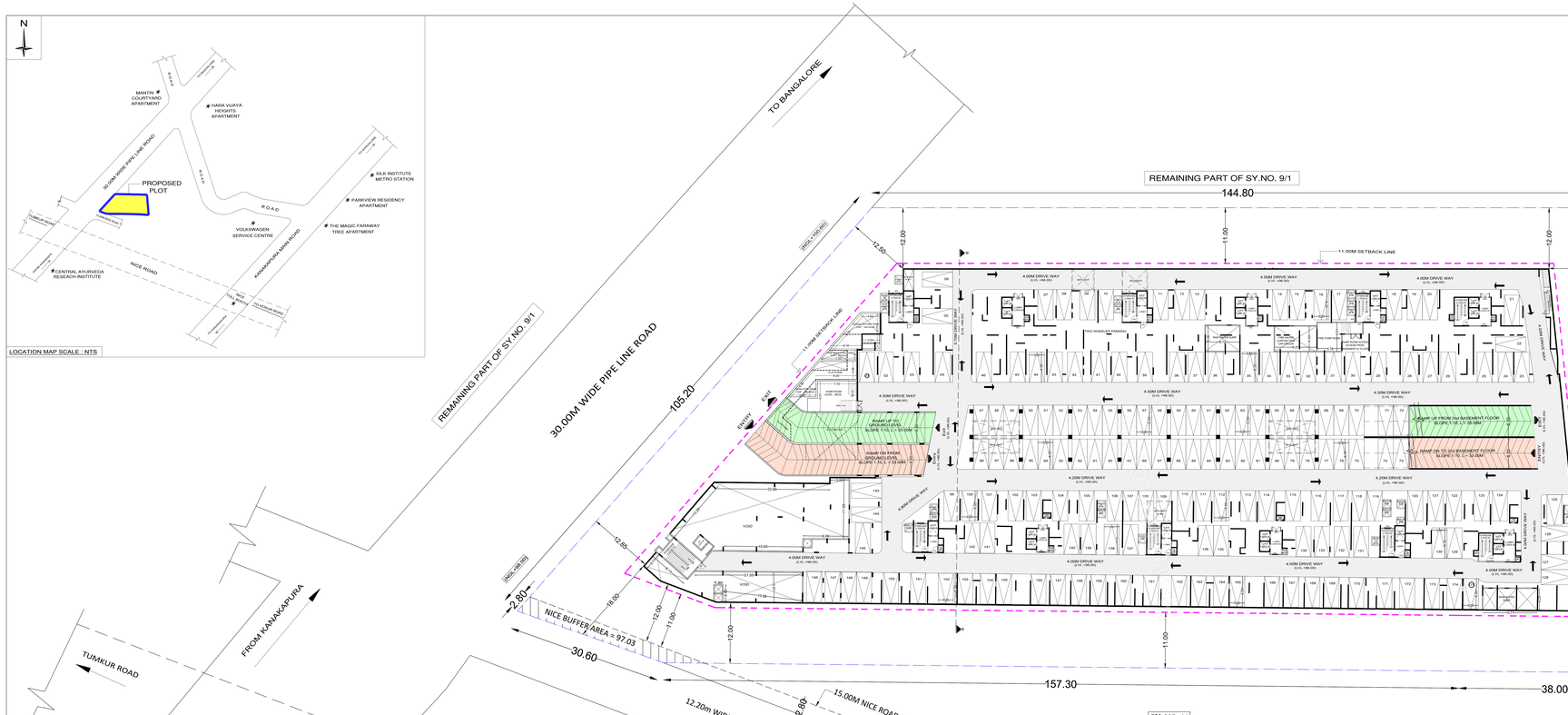
Digitally signed by BRUHAT BENGALURU MAHANAGARA PALIKE Date: 2019.06.07 16:47:39 IST Reason: Approved Location: BBMP

BBMP/Addl.Dir/JD Region/EE/AEE/BBMP/0001/19-20

HO - SOUTH

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

UserDefinedMetric (841.00 x 1850.00MM)



1st BASEMENT FLOOR PLAN (LVL +96.00)

TOTAL CAR PARKING = 175 NO'S

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A,B,C)	V	1.00	1.00	446
PROPOSED (TOWER A,B,C)	KW	1.10	1.40	64
PROPOSED (TOWER A,B,C)	W5	1.10	2.10	31
PROPOSED (TOWER A,B,C)	KW1	1.50	1.80	95
PROPOSED (TOWER A,B,C)	SD5	1.50	2.10	96
PROPOSED (TOWER A,B,C)	SD3	1.50	2.10	96
PROPOSED (TOWER A,B,C)	KW1	1.50	2.10	64
PROPOSED (TOWER A,B,C)	W1	1.50	2.10	192
PROPOSED (TOWER A,B,C)	W1	1.80	2.10	129
PROPOSED (TOWER A,B,C)	SD3	1.80	2.10	32
PROPOSED (TOWER A,B,C)	SD5	1.80	2.10	31
PROPOSED (TOWER A,B,C)	W1	2.00	2.10	32
PROPOSED (TOWER A,B,C)	SD1	2.40	2.10	32
PROPOSED (TOWER A,B,C)	W6	2.50	2.10	95
PROPOSED (TOWER A,B,C)	SD5	2.50	2.10	95
PROPOSED (TOWER A,B,C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
D2	0.75	2.10	702
D1	0.90	2.10	708
ED	1.10	2.10	159

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	D3	0.75	2.10	805
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	816
PROPOSED (TOWER D,E,F)	ED	0.90	2.10	11
PROPOSED (TOWER D,E,F)	D1	1.00	2.10	05
PROPOSED (TOWER D,E,F)	ED	1.10	2.10	165
PROPOSED (TOWER D,E,F)	FD2	1.10	2.10	01
PROPOSED (TOWER D,E,F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	V	1.00	1.00	510
PROPOSED (TOWER D,E,F)	V1	1.00	1.20	02
PROPOSED (TOWER D,E,F)	KW	1.10	1.40	62
PROPOSED (TOWER D,E,F)	W5	1.10	2.10	29
PROPOSED (TOWER D,E,F)	KW	1.50	1.40	21
PROPOSED (TOWER D,E,F)	KW1	1.50	1.80	114
PROPOSED (TOWER D,E,F)	W1	1.50	2.10	190
PROPOSED (TOWER D,E,F)	SD5	1.50	2.10	95
PROPOSED (TOWER D,E,F)	SD3	1.50	2.10	104
PROPOSED (TOWER D,E,F)	KW1	1.50	2.10	62
PROPOSED (TOWER D,E,F)	W1	1.80	2.10	214
PROPOSED (TOWER D,E,F)	SD3	1.80	2.10	32
PROPOSED (TOWER D,E,F)	SD5	1.80	2.10	30
PROPOSED (TOWER D,E,F)	SD4	1.80	2.10	11
PROPOSED (TOWER D,E,F)	SD2	1.80	2.10	12
PROPOSED (TOWER D,E,F)	SD1	1.80	2.10	22
PROPOSED (TOWER D,E,F)	SD	1.80	2.10	01
PROPOSED (TOWER D,E,F)	W4	2.00	1.80	02
PROPOSED (TOWER D,E,F)	W2	2.00	1.80	01
PROPOSED (TOWER D,E,F)	W1	2.00	2.10	29
PROPOSED (TOWER D,E,F)	W2	2.00	2.10	21
PROPOSED (TOWER D,E,F)	SD1	2.40	2.10	31
PROPOSED (TOWER D,E,F)	SD5	2.50	2.10	94
PROPOSED (TOWER D,E,F)	W6	2.50	2.10	31
PROPOSED (TOWER D,E,F)	SD3	2.50	2.10	33

BUILDING - 01 (TOWER A, B, C)

Floor Name	Gross Built Up Area	Deductions From Gross Built Area (Lift Area + Staircase Area) Sq.mts.	Total Built Up Area (Sq.mts)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tnmt (No.)	Carpet Area after Wall Plaster Thickness Deducted for Each Tenament
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.58	0.00	164.58	66.23	71.89	26.66	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1732.98	152.22	1580.76	89.10	40.56	18.25	97.65	0.44	0.00	0.00	1334.76	1334.76	10	0.00
Second Floor	2006.11	238.84	2067.27	89.10	37.82	0.00	140.74	0.44	0.00	0.00	1694.37	1694.37	15	0.00
Third Floor	2010.60	239.60	2275.00	89.10	37.82	0.00	153.14	0.44	0.00	0.00	1964.70	1964.70	15	0.00
Fourth Floor	2503.24	235.58	2267.66	89.10	37.82	0.00	144.94	0.44	0.00	0.00	1990.56	1990.56	15	0.00
Fifth Floor	2514.24	239.60	2216.64	89.10	37.82	0.00	151.89	0.44	0.00	0.00	1999.59	1999.59	15	0.00
Sixth Floor	2496.19	239.61	2262.58	89.10	37.82	0.00	138.65	0.44	0.00	0.00	1994.77	1994.77	15	0.00
Seventh Floor	2900.12	239.62	2264.50	89.10	37.82	0.00	142.66	0.44	0.00	0.00	1994.68	1994.68	15	0.00
Eighth Floor	2519.40	238.33	2281.12	89.10	37.82	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	15	0.00
Ninth Floor	2496.22	239.60	2260.63	89.10	37.82	0.00	138.56	0.44	0.00	0.00	1994.51	1994.51	15	0.00
Tenth Floor	2479.59	239.61	2240.48	89.10	37.82	0.00	121.27	0.44	0.00	0.00	1999.35	1999.35	15	0.00
Eleventh Floor	2335.26	214.19	2121.11	89.10	37.82	0.00	0.00	0.44	0.00	0.00	1993.95	1993.95	14	94.46
Basement First Floor	4809.52	0.00	4809.52	59.40	37.82	0.00	0.00	0.00	0.00	186.00	4614.50	0.00	00	0.00
Basement Second Floor	4850.02	0.00	4850.02	59.40	37.82	0.00	0.00	0.00	0.00	186.00	4555.00	0.00	00	0.00
Total	36417.62	2492.75	33924.87	1160.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94.46
Total Number of Same Blocks	1													
Total	36417.62	2492.75	33924.87	1160.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Area (Lift Area + Staircase Area) Sq.mts.	Total Built Up Area (Sq.mts)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tnmt (No.)	Carpet Area after Wall Plaster Thickness Deducted for Each Tenament
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	227.96	0.00	227.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1780.30	147.84	1632.86	107.31	37.82	0.00	77.82	0.44	0.00	0.00	1309.67	1309.67	07	0.00
Second Floor	2808.66	248.80	2559.86	107.31	37.82	0.00	154.87	0.44	0.00	0.00	2209.62	2209.62	17	0.00
Third Floor	2813.06	239.36	2573.70	89.10	37.82	0.00	152.24	0.44	0.00	0.00	2294.30	2294.30	17	0.00
Fourth Floor	2807.34	239.31	2568.17	89.10	37.82	0.00	155.95	0.44	0.00	0.00	2285.56	2285.56	17	0.00
Fifth Floor	2818.02	239.36	2579.46	89.10	37.82	0.00	163.14	0.44	0.00	0.00	2299.22	2299.22	17	0.00
Sixth Floor	3800.72	239.37	2561.35	89.10	37.82	0.00	149.85	0.44	0.00	0.00	2294.34	2294.34	17	0.00
Seventh Floor	2804.55	239.37	2565.18	89.10	37.82	0.00	153.49	0.44	0.00	0.00	2294.53	2294.53	17	0.00
Eighth Floor	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
Ninth Floor	3448.16	275.23	3172.94	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2961.34	2961.34	17	576.51
Tenth Floor	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
Eleventh Floor	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	2501.79	2501.79	16	360.77
Basement First Floor	5784.03	0.00	5784.03	59.40	37.82	0.00	0.00	0.00	0.00	186.00	5489.02	0.00	00	0.00
Basement Second Floor	5832.04	0.00	5832.04	59.40	37.82	0.00	0.00	0.00	0.00	186.00	5537.02	0.00	00	0.00
Total	43869.45	3099.10	40790.35	1467.45	602.84	28.38	1464.62	4.84	396.00	1118.21	25708.16	25708.16	176	1640.99
Total Number of Same Blocks	1													
Total	43869.45	3099.10	40790.35	1467.45	602.84	28.38	1464.62	4.84	396.00	1118.21	25708.16	25708.16	176	1640.99

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 2/195/1 ,UTTARAHALLI MANAKATHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.
2.Deviation to the Tree ,Sheaarwall + 1Ground + 10 for 2Basement + 1Ground + 10 S.F only
3.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
2.2(1)(f) TI 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.Construction or buildings 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 SI1 Span.
6.The 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, cubicles at ground level for postal services & space for displaying garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be maintained after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident or untoward incidents 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 periodically and disposed to the nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub) Code during 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people & vehicles in & around the site.
15.Permission shall be obtained from forest department / section 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 plan sanction is liable to be revoked. The same 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.Registration of Supervisors shall be cancelled in the case the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-VI of the Bye-law No. 3.6) under sub-section 5+5 of bi-(b) 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 times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in Indian 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 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 IX (Bye laws 4K" 21) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant should provide at least one common toilet in the ground floor for the use of the security personnel.
26.Users and security men and also entrance shall not be segregated through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall be restricted to the hours between the work earlier than 7.00 AM to avoid inconvenience during late hours and early morning hours.
28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling Plant/Composting Pit/Vermi Bin etc., in-site / disposed (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
29.The basements / stilt floor/parts shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30.The Owner / Association of the high-rise building shall conduct two mock drill' trials in the building - one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate the Jurisdictional Assistant Director of Town Planning regarding the same in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No: BWSSB/ADM/2019-20, Dated: 29-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 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 area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated according to BBMP Act 'a' 2003.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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 ingress or egress. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated, action will be initiated against the owner / developer / architect / engineer / the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The the applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The Sanction is accorded for the documents submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or accident occurs during construction, the owner / GPA holder / developer shall solely responsible for the same and action will be initiated against the owner / builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Accepted the undertaking as per Labour Department vide Commissioner's Proceedings vide ADDN/DUM /Amalgmap/Hoodi Letter No. LO/942/7/2012, dated: 01-04-2013.
7.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 ensured.
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 in the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working of 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 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"

COLOUR INDEX

BOUNDRY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING PROFILE	

AREA STATEMENT (BBMP)

	VERSION NO. : 1.0.18
	VERSION DATE : 06/05/2019

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PR/2/195/23/24	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential
Proposal Type: Building Permission	Plot/Sub Plot No.: 2/195/1
Nature of Sanction: NEW	City Survey No.: SY.
Location: RING-III	Khata No. (As per Khata Extract): 2/195/1
Building Line Specified as per Z.R. No:	Locality / Street of the property: UTTARAHALLI MANAKATHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 215 [BANCAPA Master Plan]	

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17097.73
NET AREA OF PLOT	(A-Deductions)	17097.73
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		8548.87
Proposed Coverage Area (58.04 %)		9136.31
Achieved Net coverage area (58.04 %)		9136.31
Balance coverage area left (1.96 %)		312.56
FAR CHECK		
Permissible F.A.R. as per BBMP(AP) Zoning Regulation (2.75)		47018.75
Residential FAR (100.00%)		40999.98
Proposed FAR Area		40999.98
Achieved Net FAR Area (2.75)		40999.98
Balance FAR Area (0.0)		18.77
BUILT UP AREA CHECK		
Proposed BuiltUp Area		76715.16
Substructure Area in BUA (Layout Lvl)		72.89
Achieved BuiltUp Area		74788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING-01 (TOWER A,B,C)	Residential	Apartment	Highrise	R
BUILDING-02 (TOWER D,E,F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Read Grid	Reqd.	Prop.
BUILDING-01 (TOWER A,B,C)	Residential	Apartment	50 - 225	1	-	1	159	-
BUILDING-02 (TOWER D,E,F & Clubhouse)	Residential	Apartment	50 - 225	1	-	1	176	-
	Total :		-	-	-	-	335	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8038.80	370	8880.00
Visitor's Car Parking	00	00.00	0	0.00
Total Car	335	8038.80	370	8880.00
Two/Wheeler	-	-	-	-
Other Parking	-	-	-	13027.71
Total		8038.80		20167.71

CAR PARKING	
TOTAL NO OF UNITS = 335 UNITS	
FLATS MENTIONS 335 FAR + 335 UNITS = 335 CARS	
TOTAL NO.OF CAR PARKING REQUIRED = 335 NOS.	
TOTAL NO.OF CAR PARKING PROVIDED = 370 NOS.	
AN BASEMENT FLOOR CAR PARKING = 187 NOS.	] = 370 CARS
IN BASEMENT FLOOR CAR PARKING = 175 NOS.	
SURFACE CAR PARKING = 08 NOS.	

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mts.)	Deductions From Gross Built Up Area (Lift Area + Staircase Area) Sq.mts.	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenant (No.)	Carpet Area after Wall Plaster Thickness Deducted for Each Tenament
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
BUILDING-01 (TOWER A,B,C)	1	36417.62	2492.75	33924.87	1160.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94.46
BUILDING-02 (TOWER D,E,F & Club House)	1	43869.45	3099.10	40790.35	1467.45	602.84	28.38	1464.62	4.84	396.00	1118.21	25708.16	25708.16	176	1640.99
Grand Total:	2	80287.07	5591.90	74715.17	2627.58	1166.33	73.29	2853.59	9.68	792.00	20187.71	46999.99	46999.99	335.00	1740.47

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

SCALE :- 1:250

OWNER / SPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID
M/S. HIGHLAND BUILDERS OWNER :-
MOHAN BABU K AND HARSH A MANAGING DIRECTORS OF M/s VAISHNAV LIFE SPACES PRIVATE LIMITED No. #2805, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA K #805,MITHUNA WHITE PEARL,MODIHS LAYOUT, BCC/BL-3.6/E-6376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 2/195/1, Sy. No. 9/1, Uttarahalli Manavarthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198,

DRAWING TITLE

1st BASEMENT FLOOR PLAN (LVL +96.00)

SHEET NO : 3

SANCTIONING AUTHORITY :

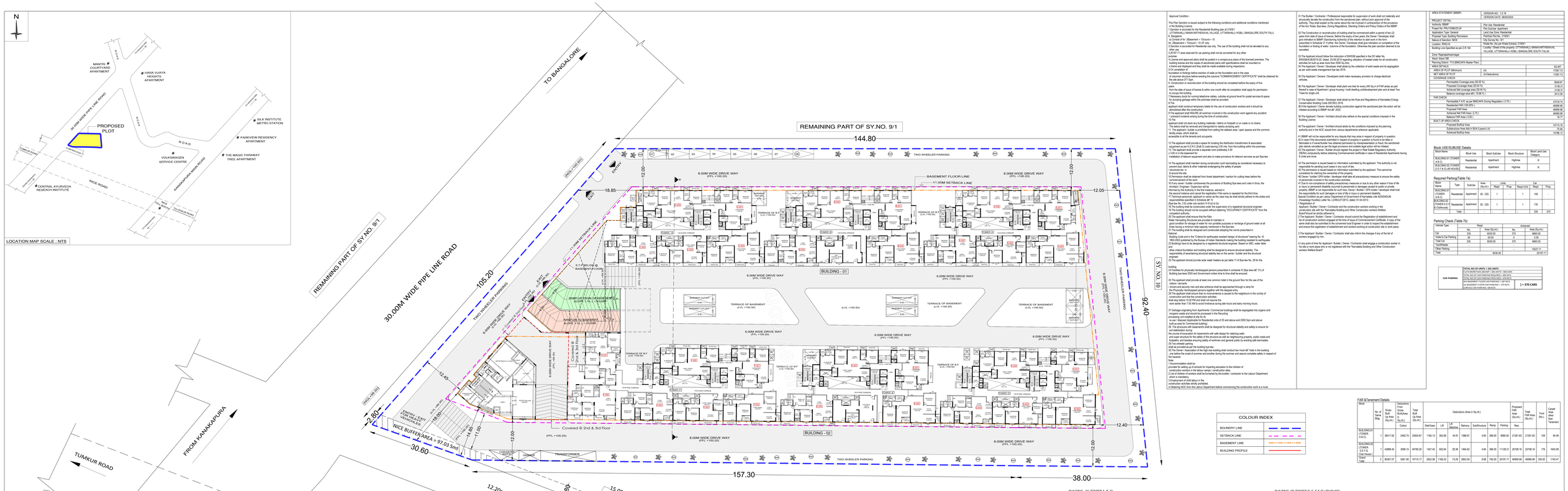
SIGNATURE WITH DATE	NAME WITH DESIGNATION	DEPUTY DIRECTOR	ZONAL OFFICER

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 Prathibha Pillai
Date: 2019.08.30 16:47:39 IST
Reason: Approved
Location: BBMP

HO - SOUTH

This is system generated report and does not require any signature.



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 2/195/1 (UTTARAHALLI MANAKANTHEAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, Bangalore.
for Stilt + Ground + 3 + 2Basement + 1Ground + 10
for 2Basement + 1Ground + 10 (UP only)
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20187 77 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.Sufficient precautions
6.Adequate arrangements for drainage 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 SITI Sqm.
7.Demolition 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, cubicles at ground level for postal services & space for letter dropping garbage within the premises shall be provided.
8.The
applicant shall construct temporary toilets for the use of construction workers and it should be maintained after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident or hazard incidents arising during the time of construction.
10.The
applicant shall not store any building materials / debris on footpath or on roads or on drains.
11. The applicant shall not stack building materials obstructing sight distance.
11. The applicant / builder is prohibited from cutting 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 (Cod-2) 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.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people
and vehicles in
& around the site.
15.Permission shall be obtained from forest department / section 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 plan sanction is liable to be cancelled.
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.Rain water harvesting structure is mandatory in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IX
(Bye-law No. 3.8) under sub-section 3 of (b) 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in
National
Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893(Part 1)-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-XI (Bye laws 4K" 21) of Building Bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant should provide at least one common toilet in the ground floor for the use of the security personnel.
26.Drains and sewers shall also minimize shall be approached through a ramp for
the Physically Handicapped persons together with the stepped entry.
28.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities
shall be restricted to the hours between 8.00 am to 6.00 pm and
work earlier than 7.00 AM to avoid Incidence 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
Plant/Composting Machine (Vide
re-use / disposal (Applicable for Residential buildings with a minimum of 20 and above and 2000 Sqm and above built-up area for Commercial building).
29.The basements / stilt floor parts / 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
and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30.The applicant
shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock Ø1" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.
1.Accommodation shall be
provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the
construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an intimation regarding the progress of the work in the format as may be fixed and prescribed in Schedule VI. Further, the Owner / Developer shall give an 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/ADD/2019-20, Dated: 29-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 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 area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 'a' 2003.

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, the Owner / Developer should indemnify the competent authority and the plan sanction / sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The Sanctioned plans and the documents submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or property occurs during construction, action will be taken against owner / builder / developer of 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.
48.Consent issued as per Labour Department vide circular No.LD 205 LET 2013 Bangalore vide ADDENDUM (Amalgage Hon'ble) Letter No. LD/NIL/7120/13, dated: 01-04-2014)
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" is mandatory.
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 in the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working of 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.I 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"

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.18 VERSION DATE : 06/05/2019	
PROJECT DETAIL :			
Authority: BBMP		Plot Use: Residential	
Project No: PR/210/A/0212/4		Plot Sub-Use: Apartment	
Application Type: General		Land Use Zone: Residential	
Proposal Type: Building Permission		Plot/Sub Plot No.: 2/195/1	
Nature of Sanction: NEW		City Survey No.: SY.	
Location: RING-III		Khata No. (As per Khata Extract): 2/195/1	
Building Line Specified as per Z.R. No:		Locality / Street of the property: UTTARAHALLI MANAKANTHEAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK.	
Zone: Rajarajeshwarinagar			
Ward: Ward-198			
Planning District: 212-BANGARA Master Plan			
AREA DETAILS :			SQ.MT.
AREA OF PLOT (Minimum)		(A)	17097.73
NET AREA OF PLOT		(A-Deductions)	17097.73
COVERAGE CHECK :			
Permissible Coverage area (60.00 %)			8548.87
Proposed Coverage Area (57.04 %)			9136.31
Achieved Net coverage area (57.04 %)			9136.31
Balance coverage area left (2.96 %)			3412.56
FAR CHECK :			
Permissible F.A.R. as per BMR(APA Zoning Regulation) (2.75)			47018.75
Residential FAR (100.00%)			46999.99
Proposed FAR Area			46999.99
Achieved Net FAR Area (2.75)			46999.99
Balance FAR Area (0.00)			18.76
BUILT UP AREA CHECK :			
Proposed BuildUp Area			76715.16
Substructure Area Add in BUA (Layout) ref:			72.99
Achieved BuildUp Area			74788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING-01 (TOWER A & C)	Residential	Apartment	Highrise	R
BUILDING-02 (TOWER D,E,F & CLUBHOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING-01 (TOWER A & C)	Residential	Apartment	50 - 225	1	-	1	159	-
BUILDING-02 (TOWER D,E,F & CLUBHouse)	Residential	Apartment	50 - 225	1	-	1	176	-
Total :		-	-	-	-	-	335	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved.	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8030.00	370	8880.00
VisitorÃ¢ Car Parking	00	00.00	0	0.00
Total Car	335	8030.00	370	8880.00
TwoWheeler	-	-	-	-
Other Parking	-	-	-	13507.71
Total :	-	8030.00	-	20187.71

CAR PARKING	TOTAL NO OF UNITS = 335 UNITS
	FLATS MORETHAN 180 SMT = 335 UNITS = 335 CARS
	TOTAL NO OF CAR PARKING REQUIRED = 335 NOS.
	2nd BASEMENT FLOOR CAR PARKING = 187 NOS
	1st BASEMENT FLOOR CAR PARKING = 183 NOS
	SURFACE CAR PARKING = 08 NOS.

} = 370 CARS

COLOUR INDEX	
BOUNDRY LINE	
SETBACK LINE	
BASEMENT LINE	
BUILDING PROFILE	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	V	1.00	1.00	446
PROPOSED (TOWER A,B,C)	KW	1.10	1.40	64
PROPOSED (TOWER A,B,C)	W5	1.10	2.10	31
PROPOSED (TOWER A,B,C)	KW1	1.50	1.80	95
PROPOSED (TOWER A,B,C)	SD5	1.50	2.10	96
PROPOSED (TOWER A,B,C)	SD3	1.50	2.10	96
PROPOSED (TOWER A,B,C)	KW1	1.50	2.10	64
PROPOSED (TOWER A,B,C)	W1	1.50	2.10	192
PROPOSED (TOWER A,B,C)	W1	1.80	2.10	129
PROPOSED (TOWER A,B,C)	SD3	1.80	2.10	32
PROPOSED (TOWER A,B,C)	SD5	1.80	2.10	31
PROPOSED (TOWER A,B,C)	W1	2.00	2.10	32
PROPOSED (TOWER A,B,C)	SD1	2.40	2.10	32
PROPOSED (TOWER A,B,C)	W6	2.50	2.10	32
PROPOSED (TOWER A,B,C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	D2	0.75	2.10	702
PROPOSED (TOWER A,B,C)	D1	0.90	2.10	700
PROPOSED (TOWER A,B,C)	ED	1.10	2.10	159

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	D2	0.75	2.10	805
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	816
PROPOSED (TOWER D,E,F)	ED	0.90	2.10	11
PROPOSED (TOWER A,B,C)	D1	1.00	2.10	55
PROPOSED (TOWER A,B,C)	ED	1.10	2.10	165
PROPOSED (TOWER A,B,C)	FD2	1.10	2.10	31
PROPOSED (TOWER A,B,C)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	V	1.00	1.00	510
PROPOSED (TOWER D,E,F)	V	1.00	1.20	02
PROPOSED (TOWER A,B,C)	KW	1.10	1.40	62
PROPOSED (TOWER A,B,C)	W5	1.10	2.10	29
PROPOSED (TOWER A,B,C)	KW	1.50	1.40	21
PROPOSED (TOWER A,B,C)	KW1	1.50	1.80	114
PROPOSED (TOWER A,B,C)	W1	1.50	2.10	190
PROPOSED (TOWER D,E,F)	SD5	1.50	2.10	95
PROPOSED (TOWER D,E,F)	SD3	1.50	2.10	104
PROPOSED (TOWER D,E,F)	KW1	1.50	2.10	62
PROPOSED (TOWER D,E,F)	W1	1.80	2.10	214
PROPOSED (TOWER D,E,F)	SD3	1.80	2.10	32
PROPOSED (TOWER D,E,F)	SD5	1.80	2.10	30
PROPOSED (TOWER D,E,F)	SD4	1.80	2.10	11
PROPOSED (TOWER D,E,F)	SD2	1.80	2.10	12
PROPOSED (TOWER D,E,F)	SD1	1.80	2.10	22
PROPOSED (TOWER D,E,F)	SD	1.80	2.10	01
PROPOSED (TOWER D,E,F)	W4	2.00	1.80	02
PROPOSED (TOWER D,E,F)	W3	2.00	1.80	01
PROPOSED (TOWER D,E,F)	W1	2.00	2.10	29
PROPOSED (TOWER D,E,F)	W2	2.00	2.10	21
PROPOSED (TOWER D,E,F)	SD1	2.40	2.10	31
PROPOSED (TOWER D,E,F)	SD5	2.50	2.10	34
PROPOSED (TOWER D,E,F)	W6	2.50	2.10	31
PROPOSED (TOWER D,E,F)	SD3	2.50	2.10	33

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.				
BUILDING-01 (TOWER A & C)	1	39417.82	2482.75	33924.87	1165.13	663.89	44.91	1388.97	4.84	396.00	9069.00	21291.83	159	94.48
BUILDING-02 (TOWER D,E,F & Club House)	1	43889.45	3099.15	40790.30	1457.45	802.64	28.38	1464.62	4.84	396.00	11139.21	25708.16	176	1840.99
Grand Total :	2	83307.27	5581.90	74715.17	2622.58	1466.53	73.29	2853.59	9.68	792.00	20187.71	46999.99	335.00	1740.47

BUILDING -01 (TOWER A, B, C)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.58	0.00	164.58	66.23	71.69	26.66	0.00	0.00	0.00	0.00	0.00	00	0.00
Ground Floor	1720.98	182.22	1565.76	89.10	40.56	18.25	97.60	0.44	0.00	0.00	1334.76	1334.76	15	0.00
First Floor	2666.11	238.84	2267.27	89.10	37.62	0.00	140.74	0.44	0.00	0.00	1994.37	1994.37	15	0.00
Second Floor	2610.60	235.60	2275.00	89.10	37.62	0.00	153.14	0.44	0.00	0.00	1994.70	1994.70	15	0.00
Third Floor	2503.24	235.58	2267.66	89.10	37.62	0.00	144.94	0.44	0.00	0.00	1995.56	1995.56	15	0.00
Fourth Floor	2414.24	235.60	2278.64	89.10	37.62	0.00	151.85	0.44	0.00	0.00	1999.39	1999.39	15	0.00
Fifth Floor	2496.19	235.61	2260.58	89.10	37.62	0.00	138.85	0.44	0.00	0.00	1994.77	1994.77	15	0.00
Sixth Floor	2500.12	235.62	2264.50	89.10	37.62	0.00	142.66	0.44	0.00	0.00	1994.68	1994.68	15	0.00
Seventh Floor	2519.45	238.33	2281.12	89.10	37.62	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	15	0.00
Eighth Floor	2496.22	235.58	2260.63	89.10	37.62	0.00	138.86	0.44	0.00	0.00	1994.61	1994.61	15	0.00
Ninth Floor	2479.59	235.61	2243.48	89.10	37.62	0.00	121.27	0.44	0.00	0.00	1999.35	1999.35	15	0.00
Ground Floor	2339.36	214.15	2121.11	89.10	37.62	0.00	0.00	0.44	0.00	0.00	1993.95	1993.95	14	94.48
Basement First Floor	4809.52	0.00	4809.52	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4514.50	0.00	00	00
Basement Second Floor	4850.02	0.00	4850.02	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4555.00	0.00	00	00
Total :	39417.82	2482.75	33924.87	1165.13	663.89	44.91	1388.97	4.84	396.00	9069.00	21291.83	21291.83	159	94.48
Number of Same Blocks	1													
Total:	39417.82	2482.75	33924.87	1165.13	663.89	44.91	1388.97	4.84	396.00	9069.00	21291.83	21291.83	159	94.48

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	227.96	0.00	227.96	101.17	96.41	28.38	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ground Floor	3448.16	273.22	3174.94	119.34	41.42	0.00	149.85	0.44	0.00	0.00	2861.94	2861.94	17	676.51
First Floor	3806.66	348.80	3458.86	157.31	37.62	0.00	144.87	0.44	0.00	0.00	2769.62	2769.62	17	0.00
Second Floor	3813.06	238.36	3575.70	89.10	37.62	0.00	162.24	0.44	0.00	0.00	3246.30	3246.30	17	0.00
Third Floor	3907.54	239.37	3668.17	89.10	37.62	0.00	150.56	0.44	0.00	0.00	3290.06	3290.06	17	0.00
Fourth Floor	3918.62	239.36	3679.46	89.10	37.62	0.00	163.74	0.44	0.00	0.00	3289.22	3289.22	17	0.00
Fifth Floor	3900.72	239.37	3661.35	89.10	37.62	0.00	149.85	0.44	0.00	0.00	3294.34	3294.34	17	0.00
Sixth Floor	3904.56	239.37	3665.18	89.10	37.62	0.00	153.45	0.44	0.00	0.00	3294.53	3294.53	17	0.00
Seventh Floor	3468.35	407.80	3060.49	119.34	41.42	0.00	169.84	0.44	0.00	0.00	2723.58	2723.58	17	437.36
Eighth Floor	3448.16	273.22	3174.94	119.34	41.42	0.00	149.85	0.44	0.00	0.00	2861.94	2861.94	17	676.51
Ground Floor	3427.70	570.83	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
First Basement Floor	3267.86	252.80	3015.25	119.34	41.45	0.00	0.00	0.44	0.00	0.00	2854.30	2854.30	17	0.00
Second Basement Floor	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	0.00	198.00	5488.02	0.00	00	00
Total :	5632.04	0.00	5632.04	59.40	37.62	0.00	0.00	0.00	0.00	198.00	5337.02	0.00	00	00
Number of Same Blocks	1													
Total:	43889.45	3099.15	40790.30	1457.45	802.64	28.38	1464.62	4.84	396.00	11139.21	25708.16	25708.16	176	1840.99

SCALE : 1:250

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID :
GPA HOLDER'S ADDRESS WITH ID :
MOHAN BABU K AND HARSH K MANAGING DIRECTORS OF M/s VAISHNAV LIFE SPACES PRIVATE LIMITED No. 43/B3, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA K J #005,MITHUNA WHITE PEARL,MODIHS LAYOUT, BCC/BL-3.5/E-4376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 2/195/1, Sy. No. : 9/1 , Uttarahalli Manavanthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198.

DRAWING TITLE :
GROUND FLOOR PLAN (LVL +100.50)

SHEET NO : 4

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

Digitally signed by PRAVEEN PRAKASH M
Date: 2019.06.06 16:48:39 IST
Reason: Approved
Location: BANGALORE

HO - SOUTH

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

UserDefinedMetric (841.00 x 1850.00MM)

BLOCKS	UNITS
BLOCK A	06
BLOCK B	06
BLOCK C	06
BLOCK D	06
BLOCK E	06
TOTAL	30

1st FLOOR PLAN (LVL +103.95)
NO OF UNITS = 32X01 = 32 NO'S

BLOCKS	UNITS
BLOCK A	06
BLOCK B	06
BLOCK C	06
BLOCK D	06
BLOCK E	07
TOTAL	31

2nd FLOOR PLAN (LVL +106.95)
NO OF UNITS = 32X01 = 32 NO'S

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	V	1.00	1.00	446
PROPOSED (TOWER A B C)	KW	1.10	1.40	64
PROPOSED (TOWER A B C)	W5	1.10	2.10	31
PROPOSED (TOWER A B C)	KW1	1.50	1.80	95
PROPOSED (TOWER A B C)	SD5	1.50	2.10	96
PROPOSED (TOWER A B C)	SD3	1.50	2.10	96
PROPOSED (TOWER A B C)	KW1	1.50	2.10	64
PROPOSED (TOWER A B C)	W1	1.80	2.10	129
PROPOSED (TOWER A B C)	SD3	1.80	2.10	32
PROPOSED (TOWER A B C)	SD5	1.80	2.10	31
PROPOSED (TOWER A B C)	W1	2.00	2.10	32
PROPOSED (TOWER A B C)	SD1	2.40	2.10	32
PROPOSED (TOWER A B C)	W6	2.60	2.10	32
PROPOSED (TOWER A B C)	SD5	2.50	2.10	95
PROPOSED (TOWER A B C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	D2	0.75	2.10	702
PROPOSED (TOWER D E F)	D1	0.90	2.10	700
PROPOSED (TOWER D E F)	ED	1.10	2.10	159

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	D2	0.75	2.10	805
PROPOSED (TOWER D E F)	D1	0.90	2.10	816
PROPOSED (TOWER D E F)	ED	0.90	2.10	11
PROPOSED (TOWER D E F)	D1	1.00	2.10	05
PROPOSED (TOWER D E F)	ED	1.10	2.10	165
PROPOSED (TOWER D E F)	FD2	1.10	2.10	01
PROPOSED (TOWER D E F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	V	1.00	1.00	910
PROPOSED (TOWER D E F)	V	1.00	1.20	02
PROPOSED (TOWER D E F)	KW	1.10	1.40	62
PROPOSED (TOWER D E F)	W5	1.10	2.10	29
PROPOSED (TOWER D E F)	KW	1.50	1.40	21
PROPOSED (TOWER D E F)	KW1	1.50	1.80	114
PROPOSED (TOWER D E F)	W	1.50	2.10	190
PROPOSED (TOWER D E F)	SD5	1.50	2.10	96
PROPOSED (TOWER D E F)	SD3	1.50	2.10	104
PROPOSED (TOWER D E F)	KW1	1.50	2.10	62
PROPOSED (TOWER D E F)	W1	1.80	2.10	214
PROPOSED (TOWER D E F)	SD3	1.80	2.10	32
PROPOSED (TOWER D E F)	SD5	1.80	2.10	30
PROPOSED (TOWER D E F)	SD4	1.80	2.10	11
PROPOSED (TOWER D E F)	SD2	1.80	2.10	12
PROPOSED (TOWER D E F)	SD1	1.80	2.10	22
PROPOSED (TOWER D E F)	W	1.90	2.10	01
PROPOSED (TOWER D E F)	W4	2.00	1.80	02
PROPOSED (TOWER D E F)	W2	2.00	1.80	01
PROPOSED (TOWER D E F)	W1	2.00	2.10	29
PROPOSED (TOWER D E F)	W2	2.00	2.10	31
PROPOSED (TOWER D E F)	SD1	2.40	2.10	31
PROPOSED (TOWER D E F)	SD5	2.50	2.10	94
PROPOSED (TOWER D E F)	W6	2.50	2.10	31
PROPOSED (TOWER D E F)	SD3	2.50	2.10	33

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 219/9/1 (UTTARAHALLI MANIYAREHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.
2.Consisting of 1Nos (Basement + 1Ground + 10 floors) in Basement + 1Ground + 10 F (All only.
3.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.30187.77 area reserved for car parking shall not be converted for any other purpose.
5.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 kept present and they shall be made available during inspections.
6.Permission / Occupancy certificate shall not be granted for any building if sufficient provision for drainage facilities have not been made to the satisfaction of the Bruhat Bangalore Mahanagara Palike.
7.Necessary facilities for rainwater harvesting shall be provided to the satisfaction of the Bruhat Bangalore Mahanagara Palike.
8.Permission / Occupancy certificate shall not be granted for any building if sufficient provision for sanitary arrangements have not been made to the satisfaction of the Bruhat Bangalore Mahanagara Palike.
9.Sufficient provision for firefighting services as required by the Chief Fire Officer shall be made in the building before occupancy certificate is applied for.
10.Sufficient provision for lifts as per the norms shall be made in the building before occupancy certificate is applied for.
11.Sufficient provision for Solid Waste Management as per the norms shall be made in the building before occupancy certificate is applied for.
12.Sufficient provision for Treatment Plant as per the norms shall be made in the building before occupancy certificate is applied for.
13.Sufficient provision for Transformer as per the norms shall be made in the building before occupancy certificate is applied for.
14.Sufficient provision for Vehicle Parking as per the norms shall be made in the building before occupancy certificate is applied for.
15.Sufficient provision for Fire Escape Staircase as per the norms shall be made in the building before occupancy certificate is applied for.
16.Sufficient provision for Ramp as per the norms shall be made in the building before occupancy certificate is applied for.
17.Sufficient provision for Physically Challenged as per the norms shall be made in the building before occupancy certificate is applied for.
18.Sufficient provision for Rain Water Harvesting Structures as per the norms shall be made in the building before occupancy certificate is applied for.
19.Sufficient provision for Organic Waste Converter as per the norms shall be made in the building before occupancy certificate is applied for.
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100.Sufficient provision for Electrical Substation as per the norms shall be made in the building before occupancy certificate is applied for.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an intimation regarding the commencement of the work in the form as may be prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DC letter No. BWSSB/ADM/2019-20, Dated. 29-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

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

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

38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated according to BBMP Act 2020.

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

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, action will be initiated against the owner / developer / architect and the sanctioned plan stands cancelled as per the legal provisions and building license application will be initiated.

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

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

45.The Sanction is accorded for the Residential purpose only and the applicant is not considered for claiming the ownership of the property.

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life occurs during construction activities or to the persons working in the building or to the persons in the 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.

48.Applicant / Owner / Builder / Contractor shall abide by all the conditions in the AGREEMENT/Undertaking/ Hon'ble Letter No. LD/942/CTD/13, dated: 01-04-2019.

Negotiation :-

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should register with the Board.

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

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

4.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"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 06/05/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/219/9/23/24	Plot Subclass: Apartment
Application Type: General	Land Use Zone: Residential
Proposal Type: Building Permission	Plot/Sub Plot No.: 219/9/1
Nature of Sanction: NEW	City Survey No.: 371
Location: RING-III	Khata No. (As per Khata Extract): 219/9/1
Building Line Specified as per Z.R. NA	Locality / Street of the property: UTTARAHALLI MANIYAREHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 212 (BIMCAPA Master Plan)	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 17007.73
NET AREA OF PLOT	(A-Deductions) 17007.73
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	8548.87
Proposed Coverage area (57.04 %)	8136.33
Achieved Net coverage area (52.04 %)	8136.33
Balance coverage area left (7.96 %)	341.21.99
FAR CHECK	
Permissible F.A.R. as per BIMCAPA Zoning Regulation (2.75)	47018.75
Residential FAR (100.00%)	46999.99
Proposed FAR Area	46999.99
Achieved Net FAR Area (2.75)	46999.99
Balance FAR Area (0.0)	18.76
BUILT UP AREA CHECK	
Proposed BuiltUp Area	76715.16
Substructure Area Add in BUA (Layout) ref.	72.99
Achieved BuiltUp Area	74788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
BUILDING-01 (TOWER A B C)	Residential	Apartment	Highrise	R
BUILDING-02 (TOWER D E F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING-01 (TOWER A B C)	Residential	Apartment	50 - 225	1	-	1	159	-
BUILDING-02 (TOWER D E F & CLUBHOUSE)	Residential	Apartment	50 - 225	1	-	1	176	-
	Total :		-	-	-	-	335	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8038.00	370	8880.00
1 Motor Car Parking	35	840.00	35	840.00
Total Car	335	8038.00	370	8880.00
Two/Three Wheeler	-	-	-	-
Other Parking	-	-	-	13022.21
Total		8038.00		22197.71

FAR &Tenement Details

Block	No. of Same Bldg.	Gross BuiltUp Area (Sq.mt.)	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
BUILDING-01 (TOWER A B C)	1	39417.82	2402.75	33924.67	1165.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94.48
BUILDING-02 (TOWER D E F & Club House)	1	40999.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99
Grand Total:	2	80307.27	5501.90	74715.17	2622.58	1166.33	73.29	2853.59	9.68	792.00	20161.71	41999.99	41999.99	335.00	1735.47

BUILDING -01 (TOWER A, B, C)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
	Cutout			StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	184.58	0.00	184.58	66.23	71.69	26.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenth Floor	1732.96	102.23	1680.76	89.15	40.90	16.25	37.65	0.44	0.00	0.00	1334.76	1334.76	10	0.00
Ninth Floor	2506.11	238.84	2267.27	89.10	37.62	0.00	140.74	0.44	0.00	0.00	1964.37	1964.37	15	0.00
Eighth Floor	2910.60	235.60	2275.00	89.10	37.62	0.00	153.14	0.44	0.00	0.00	1964.75	1964.75	15	0.00
Seventh Floor	2603.24	235.58	2367.66	89.10	37.62	0.00	144.94	0.44	0.00	0.00	1995.56	1995.56	15	0.00
Sixth Floor	2314.24	235.60	2219.64	89.10	37.62	0.00	151.89	0.44	0.00	0.00	1999.59	1999.59	15	0.00
Fifth Floor	2496.19	235.61	2260.58	89.10	37.62	0.00	138.65	0.44	0.00	0.00	1994.77	1994.77	15	0.00
Fourth Floor	2690.12	235.62	2264.50	89.10	37.62	0.00	142.66	0.44	0.00	0.00	1994.68	1994.68	15	0.00
Third Floor	2519.45	238.33	2281.12	89.10	37.62	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	15	0.00
Second Floor	2496.22	235.59	2260.63	89.10	37.62	0.00	138.58	0.44	0.00	0.00	1994.91	1994.91	15	0.00
First Floor	2479.59	235.61	2243.48	89.10	37.62	0.00	121.27	0.44	0.00	0.00	1995.05	1995.05	15	0.00
Ground Floor	2335.26	214.15	2121.11	89.10	37.62	0.00	0.00	0.44	0.00	0.00	1993.95	1993.95	14	94.48
Basement Floor	4809.52	0.00	4809.52	59.40	37.62	0.00	0.00	0.00	0.00	0.00	4514.50	0.00	00	00
Basement Second Floor	4850.02	0.00	4850.02	59.40	37.62	0.00	0.00	0.00	0.00	0.00	4556.00	0.00	00	00
Total:	39417.82	2402.75	33924.67	1165.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94.48
Total Number of Same Blocks	1													
Total:	39417.82	2402.75	33924.67	1165.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
	Cutout			StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	227.96	0.00	227.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenth Floor	1780.05	147.84	1632.86	107.31	37.62	0.00	17.92	0.44	0.00	0.00	1339.57	1339.57	07	0.00
Ninth Floor	2656.66	248.80	2569.86	107.31	37.62	0.00	154.87	0.44	0.00	0.00	2209.62	2209.62	17	0.00
Eighth Floor	2813.06	239.36	2573.70	89.10	37.62	0.00	162.24	0.44	0.00	0.00	2284.30	2284.30	17	0.00
Seventh Floor	2807.94	239.31	2568.17	89.10	37.62	0.00	155.95	0.44	0.00	0.00	2285.06	2285.06	17	0.00
Sixth Floor	2818.62	239.36	2579.46	89.10	37.56	0.00	163.14	0.44	0.00	0.00	2290.22	2290.22	17	0.00
Fifth Floor	3950.72	239.37	2941.35	89.10	37.62	0.00	149.93	0.44	0.00	0.00	2294.34	2294.34	17	0.00
Fourth Floor	2804.95	239.31	2565.18	89.10	37.62	0.00	153.49	0.44	0.00	0.00	2294.53	2294.53	17	0.00
Third Floor	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
Second Floor	3448.16	275.33	3172.83	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2961.94	2961.94	17	576.51
First Floor	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
Ground Floor	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	302.18	2931.79	16	360.77
Basement Floor	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	0.00	0.00	188.00	5469.02	0.00	0.00
Basement Second Floor	5632.04	0.00	5632.04	59.40	37.62	0.00	0.00	0.00	0.00	0.00	188.00	5337.02	0.00	0.00
Total:	43999.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99
Total Number of Same Blocks	1													
Total:	43999.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1646

SCALE : 1:200

OWNER / SPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID
M/S.SRI SAI KRUPA BUILDERS UNDER :
MOHAN BABU K AND HARSH K MANAGING DIRECTORS OF
M/s VAISHNAV LIFE SPACES PRIVATE LIMITED
No. 438/5, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE :
REDHMA K J #605,MITHUNA WHITE PEARL,MODIHS LAYOUT, BCCBL-3,BE-8376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 219/9/1, Sy. No : 9/1, Uttarahalli Maniyarehalkeval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198.

DRAWING TITLE :
1st & 2nd FLOOR PLAN

SHEET NO : 5

HO - SOUTH

SANCTIONING AUTHORITY :

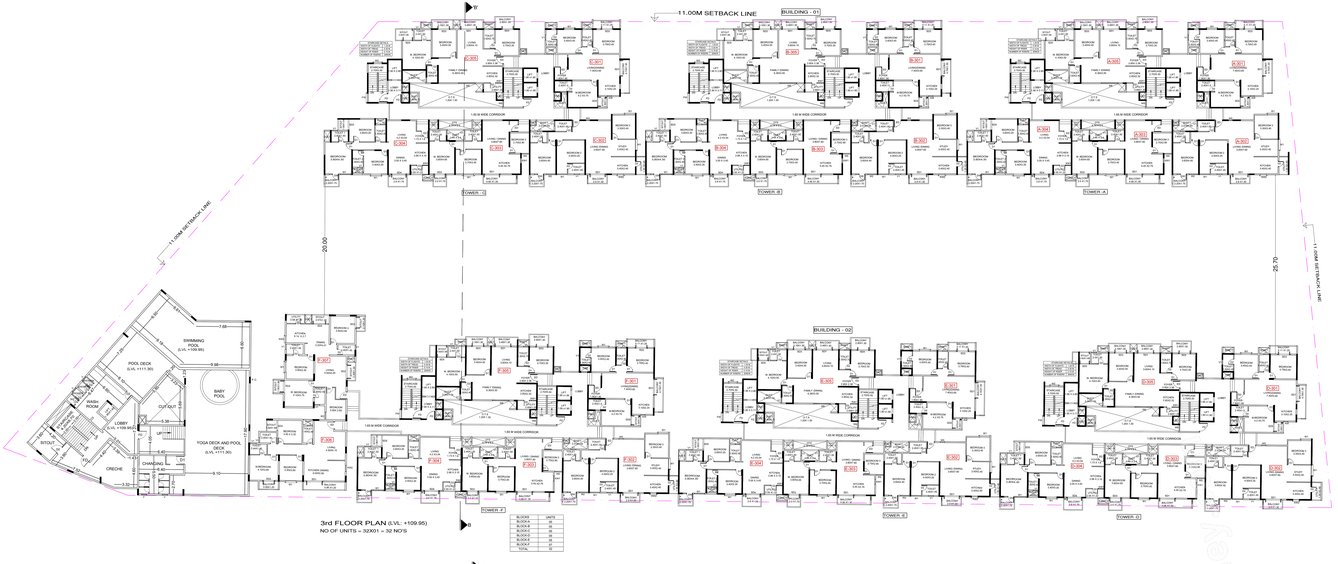
SIGNATURE	DESIGNATION	NAME OF THE OFFICE	JURISDICTION

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 BBMP (Approved Plan)
Date: 2024.06.06 16:48:47 IST
Reason: Approved
Location: BBMP

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

UserDefinedMetric (841.00 x 1850.00MM)



UserDefinedMetric (841.00 x 1850.00MM)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	V	1.00	1.00	446
PROPOSED (TOWER A B C)	KW	1.10	1.40	64
PROPOSED (TOWER A B C)	W5	1.10	2.10	31
PROPOSED (TOWER A B C)	KW1	1.50	1.80	95
PROPOSED (TOWER A B C)	SD5	1.50	2.10	96
PROPOSED (TOWER A B C)	SD3	1.50	2.10	96
PROPOSED (TOWER A B C)	KW1	1.50	2.10	64
PROPOSED (TOWER A B C)	W1	1.50	2.10	192
PROPOSED (TOWER A B C)	W1	1.80	2.10	129
PROPOSED (TOWER A B C)	SD3	1.80	2.10	32
PROPOSED (TOWER A B C)	SD5	1.80	2.10	31
PROPOSED (TOWER A B C)	W1	2.00	2.10	32
PROPOSED (TOWER A B C)	SD1	2.40	2.10	32
PROPOSED (TOWER A B C)	W6	2.50	2.10	32
PROPOSED (TOWER A B C)	SD5	2.50	2.10	95
PROPOSED (TOWER A B C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	D2	0.75	2.10	192
PROPOSED (TOWER A B C)	D1	0.90	2.10	780
PROPOSED (TOWER A B C)	ED	1.10	2.10	159

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	D2	0.75	2.10	806
PROPOSED (TOWER D E F)	D1	0.90	2.10	816
PROPOSED (TOWER D E F)	ED	0.90	2.10	11
PROPOSED (TOWER D E F)	D1	1.00	2.10	05
PROPOSED (TOWER D E F)	ED	1.10	2.10	165
PROPOSED (TOWER D E F)	FD2	1.10	2.10	01
PROPOSED (TOWER D E F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	V	1.00	1.00	910
PROPOSED (TOWER D E F)	V	1.00	1.20	02
PROPOSED (TOWER D E F)	KW	1.10	1.40	62
PROPOSED (TOWER D E F)	W5	1.10	2.10	29
PROPOSED (TOWER D E F)	KW	1.50	1.40	21
PROPOSED (TOWER D E F)	KW1	1.50	1.80	114
PROPOSED (TOWER D E F)	W1	1.50	2.10	190
PROPOSED (TOWER D E F)	SD5	1.50	2.10	95
PROPOSED (TOWER D E F)	SD3	1.50	2.10	104
PROPOSED (TOWER D E F)	KW1	1.50	2.10	62
PROPOSED (TOWER D E F)	W1	1.80	2.10	214
PROPOSED (TOWER D E F)	SD3	1.80	2.10	32
PROPOSED (TOWER D E F)	SD5	1.80	2.10	30
PROPOSED (TOWER D E F)	SD4	1.80	2.10	11
PROPOSED (TOWER D E F)	SD2	1.80	2.10	12
PROPOSED (TOWER D E F)	SD1	1.80	2.10	22
PROPOSED (TOWER D E F)	SD	1.80	2.10	21
PROPOSED (TOWER D E F)	W4	2.00	1.80	02
PROPOSED (TOWER D E F)	W2	2.00	1.80	01
PROPOSED (TOWER D E F)	W1	2.00	2.10	29
PROPOSED (TOWER D E F)	W3	2.00	2.10	21
PROPOSED (TOWER D E F)	SD1	2.40	2.10	31
PROPOSED (TOWER D E F)	SD5	2.50	2.10	94
PROPOSED (TOWER D E F)	W6	2.50	2.10	31
PROPOSED (TOWER D E F)	SD3	2.50	2.10	33

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 2/159/1 ,UTTARAHALLI,MANAKAPALYA VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.

Consisting of Ptn- 2Basement + 1Ground + 10 fr- 2Basement + 1Ground + 10 UF only.

2.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and kept pasted and they shall be made available during inspections.

3.Permission granted for

Excavation or footings before erection of walls on the foundation and in the case of a lowermost storey before erecting the columns."COMMENCEMENT CERTIFICATE" shall be obtained for the site above SVI Sqm.

4.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, cubicles at ground level for postal services & space for letter boxing within the premises shall be provided.

8.The

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident or bodily injuries arising during the time of construction.

10.The

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

11. The applicant shall not misuse the premises mentioned in the sanctioning plan.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be

accessible to all the tenants and occupants.

12.The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (Cod.) Code bearing 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50

x 3.00 m in the basement for

installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people

using the street

& 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 plan is liable to be revoked under 3(3) of the Act.

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.Registration of Supervisors of works shall be made in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-VI

(Bye-law No. 3.9) under sub-section 5+5 (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 Rain

Water Harvesting Structures are provided & maintain in

good condition for storage of water for non- potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in

Nationa

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 of 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 IX (Bye laws 4K" 21) of Building bye-laws 2003 and Government orders from time to time shall be ensured.

25.The applicant should provide at least one common toilet in the ground floor for the use of the Physically Handicapped persons

/ drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities

shall be restricted to the hours between 8.00 am to the

work earlier than 7.00 AM to avoid inconvenience 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

Unit provided in the premises. (Applicable

re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28.The building and its 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.Adequate measures

shall be provided as per the building bye-laws.

30.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.

31.

1.Accommodation shall be

provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

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

3.Employment of child labour in the

construction activities strictly prohibited.

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an intimation regarding the commencement of the work in the form as may be prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DC letter No. BWSSB/ADE(SW)/19-20, Dated: 29-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

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

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

38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated 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. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated, action will be initiated against the owner / developer / architect and the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

45.The Sanction is accorded for the Residential Building proposed by the applicant. This cannot be considered for claiming the ownership of the property.

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life occurs during construction / before handing over the possession of apartments / sale of portion of 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.

48.Consent from as per Labour Department of Government of Karnataka vide NOCKDNJM /Amalagag/Hoodiley/ Letter No. LO/NOC/7/2013, dated: 01-04-2013

(Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be ensured.

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

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

4.I 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"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.18
	VERSION DATE: 06/05/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/2/159/23/24	Plot Subclass: Apartment
Application Type: General	Land Use Zone: Residential
Proposal Type: Building Permission	Plot/Sub Plot No.: 2/159/1
Nature of Sanction: NEW	City Survey No.: 97
Location: RING-III	Khata No. (As per Khata Extract): 2/159/1
Building Line Specified as per Z.R. NA	Locality / Street of the property: UTTARAHALLI MANAKAPALYAKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 212-[BIMCAPA Master Plan]	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 17097.73
NET AREA OF PLOT	(A-Deductions) 17097.73
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	8548.87
Proposed Coverage area (52.04 %)	5736.31
Achieved Net coverage area (52.04 %)	5736.31
Balance coverage area left (7.96 %)	3412.56
FAR CHECK	
Permissible F.A.R. as per BIMCAPA Zoning Regulation (2.75)	47018.75
Residential FAR (100.00%)	40999.98
Proposed FAR Area	40999.98
Achieved Net FAR Area (2.75)	40999.98
Balance FAR Area (0.00)	0.00
BUILT UP AREA CHECK	
Proposed BuiltUp Area	76715.16
Substructure Area in BUA (Layout) (-)	72.09
Achieved BuiltUp Area	74788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
BUILDING-01 (TOWER A B C)	Residential	Apartment	Highrise	R
BUILDING-02 (TOWER D E F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block	Type	Subtype	Area (Sq.mt.)	Units				Car	
Name				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BUILDING-01 (TOWER A B C)	Residential	Apartment	50 - 225	1	-	1	159	-	
BUILDING-02 (TOWER D E F & CLUBHOUSE)	Residential	Apartment	50 - 225	1	-	1	176	-	
	Total :		-	-	-		335	370	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8375.00	370	9250.00
Visitor's Car Parking	00	00.00	0	0.00
Total Car	335	8375.00	370	9250.00
Two/Wheeler	-	-	-	-
Other Parking	-	-	-	13527.71
Total	-	8375.00	-	22777.71

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
BUILDING-01 (TOWER A B C)	1	39417.82	2492.75	33924.87	1165.13	563.89	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94.48
BUILDING-02 (TOWER D E F & Club House)	1	40999.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99
Grand Total:	2	80307.27	5591.90	74715.17	2622.58	1166.33	73.29	2853.59	9.68	792.00	20167.71	40999.99	40999.99	335.00	1735.47

BUILDING - 01 (TOWER A, B, C)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking					
Terrace Floor	164.58	0.00	164.58	89.23	71.69	26.66	0.00	0.00	0.00	0.00	0.00	00	0.00		
Tenth Floor	1732.96	162.22	1680.76	89.10	45.06	18.25	97.93	0.44	0.00	0.00	1334.76	1334.76	15	0.00	
Eighth Floor	2606.11	238.84	2367.27	89.10	37.62	0.00	145.74	0.44	0.00	0.00	1994.37	1994.37	15	0.00	
Eighth Floor	2510.60	226.60	2275.50	89.10	37.62	0.00	153.14	0.44	0.00	0.00	1994.70	1994.70	15	0.00	
Seventh Floor	2503.24	235.58	2267.66	89.10	37.62	0.00	144.94	0.44	0.00	0.00	1995.98	1995.98	15	0.00	
Seventh Floor	2514.24	230.85	2278.64	89.10	37.62	0.00	151.89	0.44	0.00	0.00	1998.59	1998.59	15	0.00	
Sixth Floor	2496.19	230.61	2260.58	89.10	37.62	0.00	138.65	0.44	0.00	0.00	1994.77	1994.77	15	0.00	
Fourth Floor	2500.12	235.82	2264.30	89.10	37.62	0.00	142.66	0.44	0.00	0.00	1994.58	1994.58	15	0.00	
Fifth Floor	2519.45	238.23	2281.12	89.10	37.62	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	15	0.00	
Second Floor	2496.22	230.56	2265.63	89.10	37.62	0.00	138.56	0.44	0.00	0.00	1994.91	1994.91	15	0.00	
Third Floor	2479.09	230.61	2243.48	89.10	37.62	0.00	121.27	0.44	0.00	0.00	1995.05	1995.05	15	0.00	
Ground Floor	2335.26	214.16	2121.11	89.10	37.62	0.00	0.00	0.44	0.00	0.00	1893.95	1893.95	14	94.48	
Basement Floor	4809.62	0.00	4809.62	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4414.50	0.00	00	00	
Basement Second Floor	4800.02	0.00	4800.02	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4500.00	0.00	00	00	
Total:	39417.82	2492.75	33924.87	1165.13	563.89	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94.48	
Total Number of Same Blocks	1														
Total:	39417.82	2492.75	33924.87	1165.13	563.89	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94	

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking					
Terrace Floor	227.96	0.00	227.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	00	0.00		
Tenth Floor	1790.05	147.84	1632.96	167.31	37.62	0.00	77.82	0.44	0.00	0.00	1339.97	1339.97	17	0.00	
Eighth Floor	2656.66	248.80	2569.86	167.31	37.62	0.00	154.87	0.44	0.00	0.00	2209.62	2209.62	17	0.00	
Eighth Floor	2813.06	239.36	2573.70	89.10	37.62	0.00	162.24	0.44	0.00	0.00	2296.30	2296.30	17	0.00	
Seventh Floor	2807.04	239.31	2568.17	89.10	37.62	0.00	155.99	0.44	0.00	0.00	2295.98	2295.98	17	0.00	
Seventh Floor	2818.02	238.56	2579.46	89.10	37.56	0.00	163.14	0.44	0.00	0.00	2299.22	2299.22	17	0.00	
Sixth Floor	3800.72	239.37	2561.35	89.10	37.62	0.00	149.85	0.44	0.00	0.00	2294.34	2294.34	17	0.00	
Fourth Floor	2804.55	239.37	2565.18	89.10	37.62	0.00	153.49	0.44	0.00	0.00	2294.53	2294.53	17	0.00	
Fifth Floor	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96	
Second Floor	3448.16	275.22	3172.94	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2861.94	2861.94	17	576.51	
Third Floor	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75	
Ground Floor	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	2501.79	2501.79	16	360.77	
Basement Floor	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	0.00	198.00	5489.02	0.00	00	00	
Basement Second Floor	5632.04	0.00	5632.04	59.40	37.62	0.00	0.00	0.00	0.00	198.00	5337.02	0.00	00	00	
Total:	43999.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99	
Total Number of Same Blocks	1														
Total:	43999.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640	

N

SCALE - 1:200

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID

NAME & ADDRESS OF THE OWNER :
MOHAN BABU K AND HARSH K MANAGING DIRECTORS OF
M/s VAISHNAV LIFE SPACES PRIVATE LIMITED
No. 4/805, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
RESHMA K ,#805,MITHUNA WHITE PEARL,MODHS LAYOUT, BCC/BL-3.6/E-6376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 2/159/1, Sy. No. : 9/1 , Uttarahalli Manavarthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198,

DRAWING TITLE :
3rd & 4th FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

SIGNATURE	NAME	DESIGNATION	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.

H O - SOUTH

Digitally signed by Prathibha R
Date: 2020.06.08 17:48:39 IST
Reason: Approved
Location: BBMP

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

5th FLOOR PLAN (LVL +115.95)
NO OF UNITS = 32X01 = 32 NO'S

BLOCK	UNITS
BLOCK A	08
BLOCK B	08
BLOCK C	08
BLOCK D	08
BLOCK E	08
BLOCK F	08
TOTAL	48

6th FLOOR PLAN (LVL +118.95)
NO OF UNITS = 32X01 = 32 NO'S

BLOCK	UNITS
BLOCK A	08
BLOCK B	08
BLOCK C	08
BLOCK D	08
BLOCK E	08
BLOCK F	08
TOTAL	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A,B,C)	D1	1.00	1.00	446
PROPOSED (TOWER A,B,C)	KW	1.10	1.40	64
PROPOSED (TOWER A,B,C)	WS	1.10	2.10	31
PROPOSED (TOWER A,B,C)	KW1	1.50	1.80	95
PROPOSED (TOWER A,B,C)	SD5	1.50	2.10	96
PROPOSED (TOWER A,B,C)	SD3	1.50	2.10	96
PROPOSED (TOWER A,B,C)	KW1	1.50	2.10	64
PROPOSED (TOWER A,B,C)	W1	1.50	2.10	192
PROPOSED (TOWER A,B,C)	W1	1.80	2.10	129
PROPOSED (TOWER A,B,C)	SD3	1.80	2.10	32
PROPOSED (TOWER A,B,C)	SD5	1.80	2.10	31
PROPOSED (TOWER A,B,C)	W1	2.00	2.10	32
PROPOSED (TOWER A,B,C)	SD1	2.40	2.10	32
PROPOSED (TOWER A,B,C)	W6	2.50	2.10	32
PROPOSED (TOWER A,B,C)	SD5	2.50	2.10	99
PROPOSED (TOWER A,B,C)	SD3	2.50	2.10	33

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	D2	0.75	2.10	702
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	700
PROPOSED (TOWER D,E,F)	ED	1.10	2.10	109

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	D2	0.75	2.10	805
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	818
PROPOSED (TOWER D,E,F)	ED	0.90	2.10	11
PROPOSED (TOWER D,E,F)	D1	1.00	2.10	05
PROPOSED (TOWER D,E,F)	ED	1.10	2.10	165
PROPOSED (TOWER D,E,F)	FD2	1.10	2.10	01
PROPOSED (TOWER D,E,F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	V	1.00	1.00	510
PROPOSED (TOWER D,E,F)	V	1.00	1.20	02
PROPOSED (TOWER D,E,F)	KW	1.10	1.40	62
PROPOSED (TOWER D,E,F)	WS	1.10	2.10	29
PROPOSED (TOWER D,E,F)	KW	1.50	1.40	21
PROPOSED (TOWER D,E,F)	KW1	1.50	1.80	114
PROPOSED (TOWER D,E,F)	W	1.50	2.10	190
PROPOSED (TOWER D,E,F)	SD5	1.50	2.10	95
PROPOSED (TOWER D,E,F)	SD3	1.50	2.10	164
PROPOSED (TOWER D,E,F)	KW1	1.50	2.10	62
PROPOSED (TOWER D,E,F)	W1	1.80	2.10	214
PROPOSED (TOWER D,E,F)	SD3	1.80	2.10	32
PROPOSED (TOWER D,E,F)	SD5	1.80	2.10	30
PROPOSED (TOWER D,E,F)	SD4	1.80	2.10	11
PROPOSED (TOWER D,E,F)	SD2	1.80	2.10	12
PROPOSED (TOWER D,E,F)	SD1	1.80	2.10	22
PROPOSED (TOWER D,E,F)	SD	1.80	2.10	01
PROPOSED (TOWER D,E,F)	W4	2.00	1.80	02
PROPOSED (TOWER D,E,F)	W2	2.00	1.80	01
PROPOSED (TOWER D,E,F)	W1	2.00	2.10	29
PROPOSED (TOWER D,E,F)	W2	2.00	2.10	21
PROPOSED (TOWER D,E,F)	SD1	2.40	2.10	31
PROPOSED (TOWER D,E,F)	SD5	2.50	2.10	94
PROPOSED (TOWER D,E,F)	W6	2.50	2.10	31
PROPOSED (TOWER D,E,F)	SD3	2.50	2.10	33

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 219/9/1, UTTARAHALLI,MANAKATHERI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.

2.Consisting of Ptn- 2Basement + 1Ground + 10 to 11Upper floors.

3.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 submit an application in the prescribed form for the extension of the period for such further period as may be 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.

Zone: Rajarajeshwarinagar
Ward: Ward-198
Planning District: 219 (BIMCAPA Master Plan)

AREA DETAILS : SQ.MT.
AREA OF PLOT (Minimum) (A) 17097.73
NET AREA OF PLOT (A-Deductions) 17097.73
COVERAGE CHECK
Permissible Coverage area (65.00 %) 8548.87
Proposed Coverage area (58.04 %) 9736.33
Achieved Net coverage area (58.04 %) 9736.33
Balance coverage area (6.96 %) 1411.46
FAR CHECK
Permissible F.A.R. as per BIMCAPA Zoning Regulation (2.75) 47018.75
Residential FAR (100.00%) 46999.98
Proposed FAR Area 46999.98
Achieved Net FAR Area (2.75) 46999.98
Balance FAR Area (0.0) 18.77
BUILT UP AREA CHECK
Proposed BuiltUp Area 76715.16
Achieved BuiltUp Area 76788.12

3) 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 rule involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an application in the prescribed form for the extension of the period for such further period as may be prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No: BWSSB/ADM/2019-20, Dated: 29-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 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 Built area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two trees for single unit.

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

38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated according to BBMP Act &C 2003.

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

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, action will be initiated against the owner / developer / architect and the plan / sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

45.The sanctioned plan should be displayed conspicuously by the applicant. This cannot be considered for claiming the ownership of the property.

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or property occurs during construction, neighbouring property or to the workers working in the 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.

48.Consumption of water as per Cabinet decision vide item number 46 dated:-04.09.2009(Urdu Ahvalinagar Hoodlavu Letter No: LD3NCC1/2013, dated: 01.04.2013)

Registration of :

Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be ensured.

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 in 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.I 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"

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.19
	VERSION DATE: 06/05/2014
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/219/9/23/1/4	Plot Subclass: Apartment
Application Type: General	Land Use Zone: Residential
Proposal Type: Building Permission	Plot/Sub Plot No.: 219/9/1
Nature of Sanction: NEW	City Survey No.: 97
Location: RING-III	Khata No. (As per Khata Extract): 219/9/1
Building Line Specified as per Z.R. No:	Locality / Street of the property: UTTARAHALLI MANAKATHERI,MANAKATHERI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING(01-TOWER A,B,C)	Residential	Apartment	Highrise	R
BUILDING(02-TOWER D,E,F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
BUILDING(01-TOWER A,B,C)	Residential	Apartment	50 - 225	1	-	1	108	-
BUILDING(02-TOWER D,E,F & CLUBHOUSE)	Residential	Apartment	50 - 225	1	-	1	176	-
	Total :	-	-	-	-	335	570	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8375.00	570	14250.00
Visitor's Car Parking	20	500.00	-	0.00
Total Car	335	8500.00	570	8860.00
Two/Wheeler	-	-	-	-
Other Parking	-	-	-	13022.71
Total	-	8500.00	-	22197.71

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
BUILDING(01-TOWER A,B,C)	1	39417.82	2482.75	33924.87	1193.13	563.69	44.91	1388.87	4.84	396.00	9069.00	21291.83	21291.83	159	94.48
BUILDING(02-TOWER D,E,F & Club House)	1	43889.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	25708.16	25708.16	176	1640.99
Grand Total:	2	83307.27	5581.90	74715.17	2622.58	1166.33	73.29	2853.09	9.68	792.00	20197.71	46999.99	46999.99	335.00	1735.47

BUILDING - 01 (TOWER A, B, C)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.				
Terrace Floor	164.58	0.00	164.58	66.23	71.69	26.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Floor	1732.08	152.22	1985.75	89.10	40.56	16.25	87.65	0.44	0.00	0.00	1334.75	1334.75	10	0.00
Floor	3906.11	238.84	2367.27	89.10	37.82	0.00	140.74	0.44	0.00	0.00	1994.37	1994.37	19	0.00
Floor Eighth	2910.60	235.60	2275.00	89.10	37.82	0.00	153.14	0.44	0.00	0.00	1994.70	1994.70	19	0.00
Floor Seventh	2903.24	238.58	2367.89	89.10	37.82	0.00	144.94	0.44	0.00	0.00	1995.98	1995.98	19	0.00
Floor Sixth	2914.24	235.80	2278.64	89.10	37.82	0.00	151.89	0.44	0.00	0.00	1999.59	1999.59	19	0.00
Floor Fifth	3496.19	235.61	2260.58	89.10	37.82	0.00	138.65	0.44	0.00	0.00	1994.77	1994.77	19	0.00
Floor Fourth	2920.12	235.62	2284.50	89.10	37.82	0.00	142.66	0.44	0.00	0.00	1994.68	1994.68	19	0.00
Floor Third	2919.45	238.33	2281.12	89.10	37.82	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	19	0.00
Floor Second	2496.22	235.59	2260.63	89.10	37.82	0.00	138.66	0.00	0.00	0.00	1994.91	1994.91	19	576.51
Floor First	3479.09	235.61	2242.48	89.10	37.82	0.00	121.27	0.44	0.00	0.00	1995.05	1995.05	19	0.00
Floor Ground	2335.26	214.15	2121.11	89.10	37.82	0.00	0.00	0.44	0.00	0.00	1993.95	1993.95	14	94.48
Floor Basement First	4809.62	0.00	4809.62	59.40	37.82	0.00	0.00	0.44	0.00	0.00	4614.55	0.00	0.00	0.00
Basement Second	4850.02	0.00	4850.02	59.40	37.82	0.00	0.00	0.44	0.00	0.00	4695.00	0.00	0.00	0.00
Total:	39417.82	2482.75	33924.87	1193.13	563.69	44.91	1388.87	4.84	396.00	9069.00	21291.83	21291.83	159	94.48
Total Number of Same Blocks	1													
Total:	39417.82	2482.75	33924.87	1193.13	563.69	44.91	1388.87	4.84	396.00	9069.00	21291.83	21291.83	159	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.				
Terrace Floor	237.96	0.00	237.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Floor	1780.05	147.84	1632.86	107.31	37.82	0.00	77.82	0.44	0.00	0.00	1309.67	1309.67	10	0.00
Floor	3808.66	248.80	2569.86	107.31	37.82	0.00	154.87	0.44	0.00	0.00	2209.62	2209.62	17	0.00
Floor Eighth	2813.06	239.36	2573.70	89.10	37.82	0.00	162.24	0.44	0.00	0.00	2284.30	2284.30	17	0.00
Floor Seventh	2807.34	239.31	2568.17	89.10	37.82	0.00	155.99	0.44	0.00	0.00	2285.06	2285.06	17	0.00
Floor Sixth	2818.02	239.36	2579.46	89.10	37.82	0.00	163.14	0.44	0.00	0.00	2288.22	2288.22	17	0.00
Floor Fifth	3950.72	239.37	2961.35	89.10	37.82	0.00	149.85	0.44	0.00	0.00	2284.34	2284.34	17	0.00
Floor Fourth	2804.55	239.37	2565.18	89.10	37.82	0.00	153.49	0.44	0.00	0.00	2284.53	2284.53	17	0.00
Floor Third	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
Floor Second	3448.16	215.23	3172.96	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2961.54	2961.54	17	576.51
Floor First	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
Floor Ground	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	302.18	2501.79	16	360.77
Floor Basement First	5784.03	0.00	5784.03	59.40	37.82	0.00	0.00	0.00	188.00	5489.02	0.00	0.00	0.00	0.00
Basement Second	5632.04	0.00	5632.04	59.40	37.82	0.00	0.00	0.00	188.00	5337.02	0.00	0.00	0.00	0.00
Total:	43889.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	25708.16	25708.16	176	1640.99
Total Number of Same Blocks	1													
Total:	43889.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	25708.16	25708.16	176	1640

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID

GPA HOLDER'S ADDRESS WITH ID :

MOHAN BABU K AND HARSH K MANAGING DIRECTORS OF M/s VAISHNAV LIFE SPACES PRIVATE LIMITED No. 4/2BS, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE :

REDHMA K ,#805,MITHUNA WHITE PEARL,MODIHS LAYOUT, BCC/BL-3.6/E-6376/2018-19

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 219/9/1, Sy. No : 9/1, Uttarahalli Manavarthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198.

DRAWING TITLE :

5th & 6th FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

SIGNATURE	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.

Digitally signed by Prathibha R
Date: 2019.08.30 17:39:39 IST
Reason: Approved
Location: BBMP

BBMP
HO - SOUTH

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

UserDefinedMetric (841.00 x 1850.00MM)

BLOCK	UNITS
BLOCK A	04
BLOCK B	04
BLOCK C	04
BLOCK D	04
BLOCK E	04
BLOCK F	04
TOTAL	24

BLOCK	UNITS
BLOCK A	04
BLOCK B	04
BLOCK C	04
BLOCK D	04
BLOCK E	04
BLOCK F	04
TOTAL	24

UserDefinedMetric (841.00 x 1850.00MM)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A,B,C)	V	1.00	1.20	446
PROPOSED (TOWER A,B,C)	KW	1.10	1.40	64
PROPOSED (TOWER A,B,C)	W5	1.10	2.10	31
PROPOSED (TOWER A,B,C)	KW1	1.50	1.80	95
PROPOSED (TOWER A,B,C)	SD5	1.50	2.10	96
PROPOSED (TOWER A,B,C)	SD3	1.50	2.10	96
PROPOSED (TOWER A,B,C)	KW1	1.50	2.10	64
PROPOSED (TOWER A,B,C)	W1	1.50	2.10	192
PROPOSED (TOWER A,B,C)	W1	1.80	2.10	129
PROPOSED (TOWER A,B,C)	SD3	1.80	2.10	32
PROPOSED (TOWER A,B,C)	SD5	1.80	2.10	31
PROPOSED (TOWER A,B,C)	W1	2.00	2.10	32
PROPOSED (TOWER A,B,C)	SD1	2.40	2.10	32
PROPOSED (TOWER A,B,C)	W6	2.50	2.10	32
PROPOSED (TOWER A,B,C)	SD5	2.50	2.10	95
PROPOSED (TOWER A,B,C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	02	0.75	2.10	702
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	700
PROPOSED (TOWER D,E,F)	ED	1.10	2.10	159

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	D2	0.75	2.10	805
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	816
PROPOSED (TOWER D,E,F)	ED	0.90	2.10	11
PROPOSED (TOWER D,E,F)	D1	1.00	2.10	05
PROPOSED (TOWER D,E,F)	ED	1.10	2.10	160
PROPOSED (TOWER D,E,F)	FD2	1.10	2.10	01
PROPOSED (TOWER D,E,F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	V	1.00	1.00	616
PROPOSED (TOWER D,E,F)	V	1.00	1.20	02
PROPOSED (TOWER D,E,F)	KW	1.10	1.40	62
PROPOSED (TOWER D,E,F)	W5	1.10	2.10	29
PROPOSED (TOWER D,E,F)	KW	1.50	1.40	31
PROPOSED (TOWER D,E,F)	KW1	1.50	1.80	114
PROPOSED (TOWER D,E,F)	W1	1.50	2.10	190
PROPOSED (TOWER D,E,F)	SD5	1.50	2.10	95
PROPOSED (TOWER D,E,F)	SD3	1.50	2.10	104
PROPOSED (TOWER D,E,F)	KW1	1.50	2.10	62
PROPOSED (TOWER D,E,F)	W1	1.80	2.10	214
PROPOSED (TOWER D,E,F)	SD3	1.80	2.10	32
PROPOSED (TOWER D,E,F)	SD5	1.80	2.10	30
PROPOSED (TOWER D,E,F)	SD4	1.80	2.10	11
PROPOSED (TOWER D,E,F)	SD2	1.80	2.10	12
PROPOSED (TOWER D,E,F)	SD1	1.80	2.10	22
PROPOSED (TOWER D,E,F)	S0	1.80	2.10	01
PROPOSED (TOWER D,E,F)	W4	2.00	1.80	02
PROPOSED (TOWER D,E,F)	W2	2.00	1.80	01
PROPOSED (TOWER D,E,F)	W1	2.00	2.10	29
PROPOSED (TOWER D,E,F)	W2	2.00	2.10	21
PROPOSED (TOWER D,E,F)	SD1	2.40	2.10	31
PROPOSED (TOWER D,E,F)	SD5	2.50	2.10	54
PROPOSED (TOWER D,E,F)	W6	2.50	2.10	31
PROPOSED (TOWER D,E,F)	SD3	2.50	2.10	33

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 219/9/1 ,UTTARAHALLI,MANAKAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.

a) Consisting of 1Nos (Basement + 1Ground + 10 No (Basement + 1Ground + 10 F only)

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

3.20187 71 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.Development charges

Sanctioned or floatings 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 5?1 Sqm.

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, cubicles at ground level for postal services & space for displaying sanitary within the premises be provided.

8.The

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident and hazardous arising during the time of construction.

10.The

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

11.The applicant shall not misuse the premises mentioned in the sanctioning plan.

12. The applicant / builder is prohibited from cutting 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 equipment as per K.E.R.C (Cod C) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50

x 3.50 m in the basement for

installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people

and vehicles 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 plan is liable to be revoked under Rule 5.8.3 and

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.Rain water harvesting structures as per Bye-law 32 of the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-XI

(Bye-law No. 3.8) under sub-section 5=5 (a to b)

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

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Competent Authority.

20.The applicant shall ensure that the Rain

Water Harvesting Structures are provided & maintain in

good condition for storage of water for non- potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in

National

Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards 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 11 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4K" 21) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant should provide at least one common toilet in the ground floor for the use of the persons visiting

/ drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities

shall be restricted to the hours between 8 am to 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

Machine/Composting Pit / Pits to be provided

re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28.The applicant / owners / developers shall be designed for structural stability and safety to ensure for safe 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.Adequate measures

shall be provided as per the building bye-law.

30.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 ensure complete safety in respect of fire hazards.

31.

1.Accommodation shall be

provided for setting up of schools for imparting education to the children of

construction workers in the labour camps / construction sites.

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

3.Employment of child labour in the

construction activities strictly prohibited.

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an intimation regarding the status of the work in the format as may be specified in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DC letter No. BWSSB(SOUTH)/ID. Dated. 29-09-2015 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

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

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

38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated according to BBMP Act 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, the plan sanction shall be withdrawn automatically without prejudice and the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

45.Any false information / misrepresentation of facts submitted by the applicant. This cannot be considered for claiming the ownership of the property.

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life occurs during construction / demolition, the owner / developer shall be solely responsible for the same.

48.The Applicant / Owner / Builder / Developer shall ensure that the sanctioned plan is displayed on the project site.

49.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.

50.Applicant shall abide as per Labour Department Circular vide Lr.No.KE/BNG/CR-xxx-NOC/NOJM /Vinodaraja Hiremath/dtd.letter No. LO/NOC/7/2013, dated. 01-04-2013.

I 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 ensured.

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

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

4.I 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"

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.19
	VERSION DATE: 06/05/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/219/9/23/24	Plot Subuse: Apartment
Application Type: General	Land Use Zone: Residential
Proposal Type: Building Permission	Plot/Sub Plot No.: 219/9/1
Nature of Sanction: NEW	City Survey No.: 371
Location: RING-III	Khata No. (As per Khata Extract): 219/9/1
	Building Line Specified as per Z.R. NA
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 212 (BIMCAPA Master Plan)	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 17007.73
NET AREA OF PLOT	(A-Deductions) 17007.73
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	8548.87
Proposed Coverage Area (50.04 %)	8136.33
Achieved Net coverage area (50.04 %)	8136.33
Balance coverage area left (10.04 %)	3412.99
FAR CHECK	
Permissible F.A.R. as per BIMCAPA Zoning Regulation (2.75)	47018.75
Residential FAR (100.00%)	40999.99
Proposed FAR Area	40999.99
Achieved Net FAR Area (2.75)	40999.99
Balance FAR Area (0.00)	0.00
BUILT UP AREA CHECK	
Proposed BuiltUp Area	76715.16
Substructure Area (Not in BUA (Layout Lvl)	72.00
Achieved BuiltUp Area	74788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
BUILDING-01(TOWER A,B,C)	Residential	Apartment	Highrise	R
BUILDING-02(TOWER D,E,F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area	Units			Car	
				Resi.	Proj.	Regd./Unit	Regd.	Proposed
BUILDING-01(TOWER A,B,C)	Residential	Apartment	30 - 225	1	-	1	169	-
BUILDING-02(TOWER D,E,F & Clubhouse)	Residential	Apartment	30 - 225	1	-	1	176	-
	Total :		-	-	-	-	335	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8300.00	370	9900.00
Visitors Car Parking	35	00.00	0	0.00
Total Car	335	8300.00	370	9900.00
Motorcycle	-	-	-	-
Other Parking	-	-	-	12027.71
Total		8300.00		21927.71

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenements (No.)	Carpet Area after Non Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
BUILDING-01(TOWER A,B,C)	1	30417.62	2482.75	33824.87	1165.13	963.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	169	94.48
BUILDING-02(TOWER D,E,F & Club House)	1	43889.45	3099.15	46790.30	1467.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99
Grand Total:	2	80307.07	5581.90	74715.17	2622.58	1566.33	73.29	2853.59	9.68	792.00	20197.71	40999.99	40999.99	335.00	1735.47

BUILDING -01 (TOWER A, B, C)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenements (No.)	Carpet Area after Non Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.58	0.00	164.58	66.23	71.69	26.66	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1752.96	102.22	1855.18	89.10	45.36	16.25	97.65	0.44	0.00	0.00	1334.76	1334.76	10	0.00
Eighth Floor	2506.11	238.84	2367.27	89.10	37.62	0.00	143.74	0.44	0.00	0.00	1864.32	1864.32	15	0.00
Eighth Floor	2510.60	235.60	2275.00	89.10	37.62	0.00	153.14	0.44	0.00	0.00	1864.75	1864.75	15	0.00
Seventh Floor	2503.24	235.58	2367.66	89.10	37.62	0.00	144.94	0.44	0.00	0.00	1595.58	1595.58	15	0.00
Sixth Floor	2514.24	235.60	2278.64	89.10	37.62	0.00	151.89	0.44	0.00	0.00	1899.59	1899.59	15	0.00
Fifth Floor	2496.19	235.61	2260.58	89.10	37.62	0.00	138.65	0.44	0.00	0.00	1864.77	1864.77	15	0.00
Fourth Floor	2500.12	235.62	2264.50	89.10	37.62	0.00	142.66	0.44	0.00	0.00	1864.68	1864.68	15	0.00
First Floor	2519.45	238.33	2281.12	89.10	37.62	0.00	154.47	0.44	0.00	0.00	1899.49	1899.49	15	0.00
Second Floor	2496.22	235.59	2260.63	89.10	37.62	0.00	138.56	0.44	0.00	0.00	1864.91	1864.91	15	0.00
First Floor	2479.09	235.61	2243.48	89.10	37.62	0.00	121.27	0.44	0.00	0.00	1866.05	1866.05	15	0.00
Ground Floor	2335.26	214.15	2121.11	89.10	37.62	0.00	0.00	0.44	0.00	0.00	1893.96	1893.96	14	94.48
Basement First	4809.52	0.00	4809.52	59.40	37.62	0.00	0.00	0.00	198.00	4014.50	0.00	0.00	00	0.00
Basement Second	4850.02	0.00	4850.02	59.40	37.62	0.00	0.00	0.00	198.00	4055.00	0.00	0.00	00	0.00
Total:	30417.62	2482.75	33824.87	1165.13	963.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	169	94.48
Number of Same Blocks	1													
Total:	30417.62	2482.75	33824.87	1165.13	963.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	169	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenements (No.)	Carpet Area after Non Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	227.96	0.00	227.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1780.35	147.84	1632.86	167.31	37.62	0.00	77.92	0.44	0.00	0.00	1339.67	1339.67	07	0.00
Eighth Floor	2656.66	248.80	2569.86	167.31	37.62	0.00	154.87	0.44	0.00	0.00	2209.62	2209.62	17	0.00
Eighth Floor	2813.36	239.36	2573.70	89.10	37.62	0.00	162.24	0.44	0.00	0.00	2284.30	2284.30	17	0.00
Seventh Floor	2807.94	239.31	2568.17	89.10	37.62	0.00	155.95	0.44	0.00	0.00	2285.06	2285.06	17	0.00
Sixth Floor	2815.62	239.36	2576.46	89.10	37.62	0.00	163.14	0.44	0.00	0.00	2288.23	2288.23	17	0.00
Fifth Floor	3950.72	239.37	2941.35	89.10	37.62	0.00	149.93	0.44	0.00	0.00	2284.24	2284.24	17	0.00
Fourth Floor	2804.55	239.31	2565.18	89.10	37.62	0.00	153.49	0.44	0.00	0.00	2284.53	2284.53	17	0.00
First Floor	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
Second Floor	3448.16	275.23	3172.93	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2961.54	2961.54	17	576.51
First Floor	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
Ground Floor	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	2931.79	2931.79	16	360.77
Basement First	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	198.00	5489.02	0.00	0.00	00	0.00
Basement Second	5832.04	0.00	5832.04	59.40	37.62	0.00	0.00	0.00	198.00	5537.02	0.00	0.00	00	0.00
Total:	43889.45	3099.15	40790.30	1467.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99
Number of Same Blocks	1													
Total:	43889.45	3099.15	40790.30	1467.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID :

NAME & ADDRESS OF THE OWNER :
MOHAN BABU K AND HARSH K MANAGING DIRECTORS OF
M/s VAISHNAV LIFE SPACES PRIVATE LIMITED
No. 438/B, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
RESHMA K ,#805,MITHUNA WHITE PEARL,MODIHS LAYOUT, BCC/BL-3.6/E-6376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 219/9/1, Sy. No : 9/1, Uttarahalli Manavarthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198,

DRAWING TITLE :
7th & 8th FLOOR PLAN

SHEET NO : 8

H.O. – SOUTH

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR	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 license by the competent authority.

Digitally signed by BBMP (Approving Authority)
Date: 2024.05.06 17:48:37 IST
Reason: Approved
Location: BBMP

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

9th FLOOR PLAN (LVL: +127.95)
NO OF UNITS = 32X01 = 32 NO'S

BLOCK	UNITS
BLOCK A	08
BLOCK B	08
BLOCK C	08
BLOCK D	08
TOTAL	32

10th FLOOR PLAN (LVL: +130.95)
NO OF UNITS = 32X01 = 32 NO'S

BLOCK	UNITS
BLOCK A	08
BLOCK B	08
BLOCK C	08
BLOCK D	08
TOTAL	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A,B,C)	V	1.00	1.00	446
PROPOSED (TOWER A,B,C)	KW	1.10	1.40	64
PROPOSED (TOWER A,B,C)	W5	1.10	2.10	31
PROPOSED (TOWER A,B,C)	KW1	1.50	1.80	95
PROPOSED (TOWER A,B,C)	SD5	1.50	2.10	96
PROPOSED (TOWER A,B,C)	SD3	1.50	2.10	96
PROPOSED (TOWER A,B,C)	KW1	1.50	2.10	64
PROPOSED (TOWER A,B,C)	W1	1.50	2.10	192
PROPOSED (TOWER A,B,C)	W1	1.80	2.10	129
PROPOSED (TOWER A,B,C)	SD3	1.80	2.10	32
PROPOSED (TOWER A,B,C)	SD5	1.80	2.10	31
PROPOSED (TOWER A,B,C)	W1	2.00	2.10	32
PROPOSED (TOWER A,B,C)	SD1	2.40	2.10	32
PROPOSED (TOWER A,B,C)	W6	2.50	2.10	32
PROPOSED (TOWER A,B,C)	SD5	2.50	2.10	95
PROPOSED (TOWER A,B,C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	G2	0.75	2.10	702
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	700
PROPOSED (TOWER D,E,F)	ED	1.10	2.10	109

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	D2	0.75	2.10	805
PROPOSED (TOWER D,E,F)	D1	0.90	2.10	816
PROPOSED (TOWER D,E,F)	ED	0.90	2.10	11
PROPOSED (TOWER D,E,F)	D1	1.00	2.10	05
PROPOSED (TOWER D,E,F)	ED	1.10	2.10	165
PROPOSED (TOWER D,E,F)	FD2	1.10	2.10	01
PROPOSED (TOWER D,E,F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D,E,F)	V	1.00	1.00	510
PROPOSED (TOWER D,E,F)	V	1.00	1.20	02
PROPOSED (TOWER D,E,F)	KW	1.10	1.40	62
PROPOSED (TOWER D,E,F)	W5	1.10	2.10	29
PROPOSED (TOWER D,E,F)	KW	1.50	1.40	01
PROPOSED (TOWER D,E,F)	KW1	1.50	1.80	114
PROPOSED (TOWER D,E,F)	W1	1.50	2.10	190
PROPOSED (TOWER D,E,F)	SD5	1.50	2.10	95
PROPOSED (TOWER D,E,F)	SD3	1.50	2.10	104
PROPOSED (TOWER D,E,F)	KW1	1.50	2.10	62
PROPOSED (TOWER D,E,F)	W1	1.80	2.10	214
PROPOSED (TOWER D,E,F)	SD3	1.80	2.10	32
PROPOSED (TOWER D,E,F)	SD5	1.80	2.10	30
PROPOSED (TOWER D,E,F)	SD4	1.80	2.10	11
PROPOSED (TOWER D,E,F)	SD2	1.80	2.10	12
PROPOSED (TOWER D,E,F)	SD1	1.80	2.10	32
PROPOSED (TOWER D,E,F)	SD	1.80	2.10	01
PROPOSED (TOWER D,E,F)	W4	2.00	1.80	02
PROPOSED (TOWER D,E,F)	W2	2.00	1.80	01
PROPOSED (TOWER D,E,F)	W1	2.00	2.10	29
PROPOSED (TOWER D,E,F)	W2	2.00	2.10	21
PROPOSED (TOWER D,E,F)	SD1	2.40	2.10	31
PROPOSED (TOWER D,E,F)	SD5	2.50	2.10	94
PROPOSED (TOWER D,E,F)	W6	2.50	2.10	31
PROPOSED (TOWER D,E,F)	SD3	2.50	2.10	33

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 219/9/1 (UTTARAHALLI MAHAMANEKAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU K, Bangalore.

a) Consisting of Ber. 2Basement + 1Ground + 10 for 2Basement + 1Ground + 10 UP only.

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

2.2(1)(f) 77 area reserved for car parking shall not be converted for any other purpose.

4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and kept present and they shall be made available during inspections.

5.Consideration of

a) Location of 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 SI1 Sqm.

b) The 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, cubicles at ground level for postal services & space for letter boxing within the premises shall be provided.

8.The

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

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

10.The

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

11. The applicant shall not misuse the open spaces, reserved for car parking purpose.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be

accessible to all the tenants and occupants.

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

13. The applicant shall provide a separate room preferably 4.50

x 3.50 m in the basement for

installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32.

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people

and vehicles in and

& 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 plan sanction is liable to be revoked. Action 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.Registration of Supervisors of works shall be done as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-VI of

(Bye-law No. 3.8) under sub-section 5=5 (a) to (c).

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 rain water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in

National

Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards 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 IX (Bye laws 4K" 21) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant should provide at least one common toilet in the ground floor for the use of the Physically Handicapped persons.

Drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities

shall be restricted to the hours between 8.00 am to the

work earlier than 7.00 AM to avoid Incidental 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

Machine/Composting Pit / Vermi Bin

re-use / disposal (Applicable to Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28.The structural engineer / owners 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

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.Adequate measures

shall be provided as per the building bye-law.

30.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.

31.

1.Accommodation shall be

provided for setting up of schools for imparting education to the children of

construction workers in the labour camps / construction sites.

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

3.Employment of child labour in the

construction activities strictly prohibited.

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an intimation regarding the commencement of the foundation or footing of the work as prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DC letter No. BWSSB/ADE(S)-20, Dated. 29-06-2015 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

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

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

38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2003.

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, the plan sanction will be withdrawn automatically without prejudice and the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

45.The Applicant / Owner / Developer shall not misguide by the applicant. This cannot be considered for claiming the ownership of the property.

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or property is occurred during construction, the owner / GPA holder / developer of the said 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.

48.Consent issued for Labour Department of Karnataka vide Commencement vide ADDN/DUM (Hmadiagg/Hmc/Rec Letter No. LO/NO(CT)/2012, dated: 01-04-2013.

Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be ensured.

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

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

4.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"

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.19
		VERSION DATE: 06/05/2024
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/219/9/23/24		Plot Sub-use: Apartment
Application Type: General		Land Use Zone: Residential
Proposal Type: Building Permission		Plot/Sub Plot No.: 219/9/1
Nature of Sanction: NEW		City Survey No.: 971
Location: RING-III		Khata No. (As per Khata Extract): 219/9/1
Building Line Specified as per Z.R. NA		Locality / Street of the property: UTTARAHALLI MAHAMANEKAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK
Zone: Rajarajeshwarinagar		
Ward: Ward-198		
Planning District: 212 (BIMCAPA Master Plan)		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17097.73
NET AREA OF PLOT	(A-Deductions)	17097.73
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		8548.87
Proposed Coverage Area (57.04 %)		9,736.31
Achieved Net coverage area (52.04 %)		8,136.31
Balance coverage area left (5.00 %)		412.56
FAR CHECK		
Permissible F.A.R. as per BMICAPA Zoning Regulation (2.75)		47018.75
Residential FAR (100.00%)		40999.98
Balance FAR Area		40999.98
Proposed Total FAR Area (2.75)		40999.98
Balance FAR Area (0.0)		0.00
BUILT UP AREA CHECK		
Proposed BuildUp Area		76715.16
Substructure Add In BUA (Layout) (-)		72.99
Achieved BuildUp Area		74,788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING-01(TOWER A,B,C)	Residential	Apartment	Highrise	R
BUILDING-02(TOWER D,E,F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
BUILDING-01 (TOWER A,B,C)	Residential	Apartment	30 - 225	1	-	1	169	-
BUILDING-02 (TOWER D,E,F & Clubhouse)	Residential	Apartment	30 - 225	1	-	1	176	-
Total :			-	-	-	-	335	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	335	8,000.00	370	8860.00
Visitor's Car Parking	00	00.00	0	0.00
Total Car	335	8000.00	370	8860.00
TwoWheeler	-	-	-	-
Other Parking	-	-	-	13537.71
Total :		16000.00		22397.71

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.				
BUILDING-01 (TOWER A & C)	1	39417.62	2482.75	33924.87	1165.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	159	94.48
BUILDING-02 (TOWER D,E,F & Club House)	1	40999.45	3099.15	40790.30	1457.45	602.64	28.38	1484.62	4.84	396.00	11139.21	20708.16	176	1640.99
Grand Total :	2	80307.07	5581.90	74715.17	2622.58	1166.33	73.29	2873.59	9.68	792.00	20197.71	41999.99	335.00	1735.47

BUILDING -01 (TOWER A, B, C)

Floor Name	Gross Buildup Area	Deductions From Gross BuUpArea in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.58	0.00	164.58	66.23	11.66	26.66	0.00	0.00	0.00	0.00	0.00	00	00	0.00
First Floor	1732.98	162.22	1570.76	85.10	40.56	15.25	57.65	0.44	0.00	0.00	1334.76	1334.76	10	0.00
First Floor Ninth	2936.11	238.84	2797.27	85.10	37.62	0.00	145.74	0.44	0.00	0.00	1964.37	1964.37	15	0.00
First Floor Eighth	2910.62	238.83	2771.00	85.10	37.62	0.00	153.14	0.44	0.00	0.00	1964.70	1964.70	15	0.00
First Floor Seventh	2953.24	238.88	2367.06	85.10	37.62	0.00	144.94	0.44	0.00	0.00	1995.56	1995.56	15	0.00
First Floor Fifth	2914.24	235.80	2278.64	85.10	37.62	0.00	151.89	0.44	0.00	0.00	1969.59	1969.59	15	0.00
First Floor Fourth	2496.19	235.61	2260.58	85.10	37.62	0.00	138.65	0.44	0.00	0.00	1964.77	1964.77	15	0.00
First Floor Third	2500.12	235.62	2264.50	85.10	37.62	0.00	142.66	0.44	0.00	0.00	1964.68	1964.68	15	0.00
First Floor Second	2519.45	238.33	2281.12	85.10	37.62	0.00	154.47	0.44	0.00	0.00	1985.49	1985.49	15	0.00
First Floor First	2496.22	235.59	2260.63	85.10	37.62	0.00	138.56	0.44	0.00	0.00	1964.91	1964.91	15	0.00
First Floor Ground	3479.09	235.61	2243.48	85.10	37.62	0.00	121.27	0.44	0.00	0.00	1900.05	1900.05	15	0.00
First Floor Basement	2226.26	214.15	2121.11	85.10	37.62	0.00	0.00	0.44	0.00	0.00	1902.95	1893.99	14	94.48
First Floor Basement Second	4809.52	0.00	4809.52	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4014.50	0.00	00	0.00
First Floor Basement Second	4850.02	0.00	4850.02	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4055.00	0.00	00	0.00
First Floor Total Number of Same Blocks	39417.62	2482.75	33924.87	1165.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94.48
Total:	39417.62	2482.75	33924.87	1165.13	563.69	44.91	1388.97	4.84	396.00	9069.50	21291.83	21291.83	159	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BuUpArea in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	227.96	0.00	227.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	00	00	0.00
First Floor	1780.35	147.84	1632.86	107.31	37.62	0.00	0.44	0.00	0.00	0.00	1139.67	1139.67	07	0.00
First Floor Eighth	2858.66	248.80	2609.86	107.31	37.62	0.00	0.44	0.00	0.00	0.00	2209.62	2209.62	17	0.00
First Floor Seventh	2813.06	239.36	2573.70	89.10	37.62	0.00	0.44	0.00	0.00	0.00	2196.30	2196.30	17	0.00
First Floor Sixth	2867.94	239.31	2568.17	89.10	37.62	0.00	0.44	0.00	0.00	0.00	2195.99	2195.99	17	0.00
First Floor Fifth	2918.82	239.36	2579.46	89.10	37.56	0.00	0.44	0.00	0.00	0.00	2206.23	2206.23	17	0.00
First Floor Fourth	3950.72	239.37	2941.35	89.10	37.62	0.00	149.93	0.44	0.00	0.00	2194.34	2194.34	17	0.00
First Floor Third	2954.55	239.37	2565.18	89.10	37.62	0.00	153.49	0.44	0.00	0.00	2194.53	2194.53	17	0.00
First Floor Second	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
First Floor First	3448.16	275.33	3172.84	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2861.84	2861.84	17	576.51
First Floor Ground	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2564.13	2564.13	17	270.75
First Floor Basement	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	302.18	2501.79	16	360.77
First Floor Basement Second	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	198.00	5489.02	0.00	0.00	00	0.00
First Floor Basement Second	5632.04	0.00	5632.04	59.40	37.62	0.00	0.00	0.00	198.00	5337.02	0.00	0.00	00	0.00
First Floor Total Number of Same Blocks	43869.45	3099.15	40790.30	1457.45	602.64	28.38	1484.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99
Total:	43869.45	3099.15	40790.30	1457.45	602.64	28.38	1484.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID
SIGNATURE OF THE DEVELOPER :
MOHAN BABU K AND HARSH K MANAGING DIRECTORS OF M/s VAISHNAV LIFE SPACES PRIVATE LIMITED
No. 43/B3, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
RESHMA K J #805,MITHUNA WHITE PEARL,MODIHS LAYOUT, BCC/BL-3.6/E-6376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 219/9/1, Sy. No. : 9/1, Uttarahalli Manavarthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198,

DRAWING TITLE :
9th & 10th FLOOR PLAN

SHEET NO : 9

SANCTIONING AUTHORITY :

SIGNATURE WITH SEAL	NAME WITH DESIGNATION	DEPUTY DIRECTOR	ASST 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.

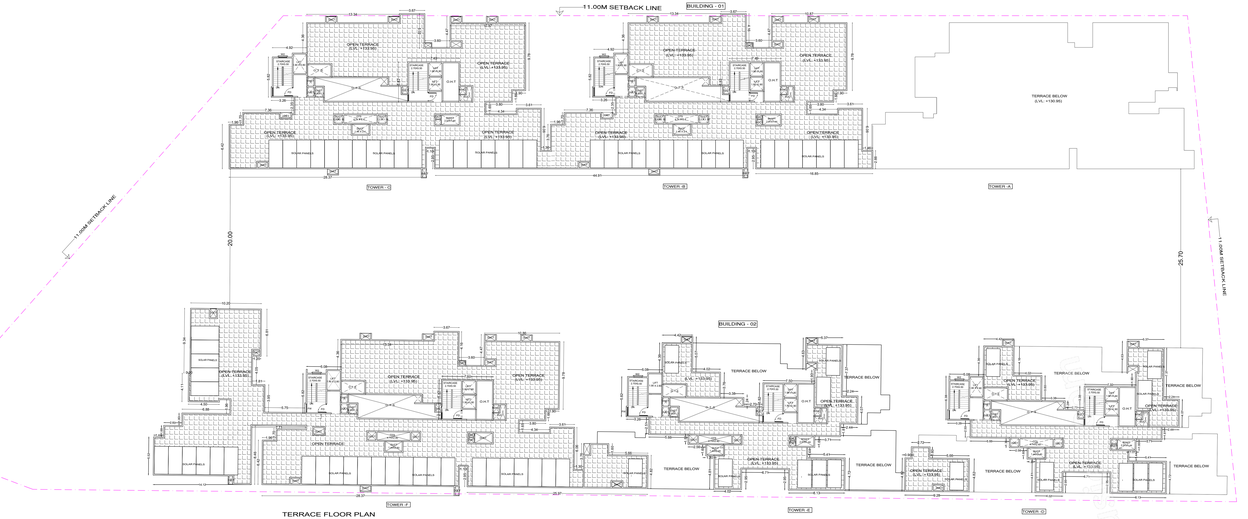
Digitally signed by Dy Director Town Planning (BBMP) Date: 2024.06.06 15:48:31 IST Reason: Approved Location: BBMP

H/O - SOUTH

This is system generated report and does not require any signature.

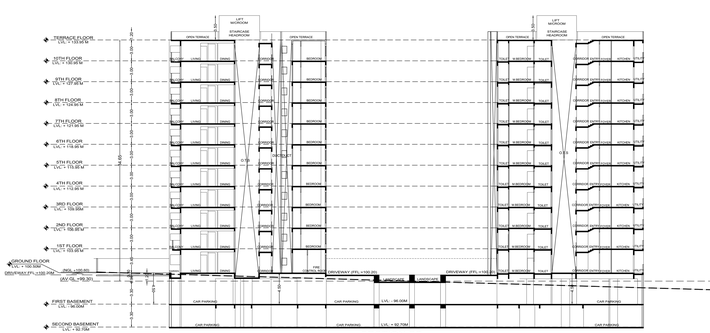
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (841.00 x 1850.00MM)



TERRACE FLOOR PLAN
(LVL +133.95)

FRONT ELEVATION (West Side)



SECTION-BB

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	V	1.00	1.00	446
PROPOSED (TOWER A B C)	KW	1.10	1.40	64
PROPOSED (TOWER A B C)	W5	1.10	2.10	31
PROPOSED (TOWER A B C)	KW1	1.50	1.80	55
PROPOSED (TOWER A B C)	SD5	1.50	2.10	96
PROPOSED (TOWER A B C)	SD3	1.55	2.10	96
PROPOSED (TOWER A B C)	KW1	1.50	2.10	64
PROPOSED (TOWER A B C)	W1	1.50	2.10	192
PROPOSED (TOWER A B C)	W1	1.80	2.10	129
PROPOSED (TOWER A B C)	SD3	1.80	2.10	32
PROPOSED (TOWER A B C)	SD5	1.80	2.10	31
PROPOSED (TOWER A B C)	W1	2.00	2.10	32
PROPOSED (TOWER A B C)	SD1	2.40	2.10	32
PROPOSED (TOWER A B C)	W6	2.50	2.10	32
PROPOSED (TOWER A B C)	SD3	2.50	2.10	32

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER A B C)	D2	0.75	2.10	702
PROPOSED (TOWER A B C)	D1	0.80	2.10	700
PROPOSED (TOWER A B C)	ED	1.10	2.10	159

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	D2	0.75	2.10	805
PROPOSED (TOWER D E F)	D1	0.90	2.10	816
PROPOSED (TOWER D E F)	ED	0.90	2.10	11
PROPOSED (TOWER D E F)	D1	1.00	2.10	55
PROPOSED (TOWER D E F)	ED	1.10	2.10	165
PROPOSED (TOWER D E F)	FD2	1.10	2.10	01
PROPOSED (TOWER D E F)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (TOWER D E F)	V	1.00	1.00	510
PROPOSED (TOWER D E F)	V	1.00	1.20	02
PROPOSED (TOWER D E F)	KW	1.10	1.40	62
PROPOSED (TOWER D E F)	W5	1.10	2.10	29
PROPOSED (TOWER D E F)	KW	1.50	1.40	21
PROPOSED (TOWER D E F)	KW1	1.50	1.80	114
PROPOSED (TOWER D E F)	W1	1.50	2.10	190
PROPOSED (TOWER D E F)	SD5	1.50	2.10	95
PROPOSED (TOWER D E F)	SD3	1.50	2.10	104
PROPOSED (TOWER D E F)	KW1	1.50	2.10	62
PROPOSED (TOWER D E F)	W1	1.80	2.10	214
PROPOSED (TOWER D E F)	SD3	1.80	2.10	32
PROPOSED (TOWER D E F)	SD5	1.80	2.10	30
PROPOSED (TOWER D E F)	SD4	1.80	2.10	11
PROPOSED (TOWER D E F)	SD2	1.80	2.10	12
PROPOSED (TOWER D E F)	SD1	1.80	2.10	22
PROPOSED (TOWER D E F)	SD	1.80	2.10	01
PROPOSED (TOWER D E F)	W4	2.00	1.80	02
PROPOSED (TOWER D E F)	W2	2.00	1.80	01
PROPOSED (TOWER D E F)	W1	2.00	2.10	29
PROPOSED (TOWER D E F)	W2	2.00	2.10	21
PROPOSED (TOWER D E F)	SD1	2.40	2.10	31
PROPOSED (TOWER D E F)	SD5	2.50	2.10	94
PROPOSED (TOWER D E F)	W6	2.50	2.10	31
PROPOSED (TOWER D E F)	SD3	2.50	2.10	33

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 219/9/1 (
UTTARAHALLI MANAVANTHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU
K, Bangalore.
a) Ground floor 29basement + 1Ground + 10
b) 2basement + 1Ground + 10 (UP only)
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.2019T 71 are 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.Development charges
Sufficient provisions of footings before erection of walls on the foundation and in the case of columnar structure before erection of columns to the satisfaction of the Engineer-in-charge.
6.Commencement 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 Bucks for running telephone cables, cubicles at ground level for postal services & space for changing garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be maintained after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident or unforeseen incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Cod.) Code bearing 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people & around the site.
15.Permission shall be obtained from forest department / section 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 plan is liable to be cancelled and the building
shall be demolished 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.Registration of professionals and structural engineers in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-VI of the Bye-law No. 3.6) under sub-section 5+5 (a) to (c).
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 times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in 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 11 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws 4A" 21) 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 security personnel.
26.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 applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall be restricted to the hours mentioned in the work earlier than 7.00 AM to avoid noise 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 Equipment to be provided by the owner / developer in-use / disposal (Applicable to Apartments with a plot of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The applicant / owner / developers 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.Adequate drinking water facilities shall be provided as per the building bye-law.
30.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.
31.
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall submit an intimation regarding the commencement or the plinth level of the work as per the prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DC letter No. BWSSB/ACR/2019-20, Dated. 29-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner denote building construction against the sanctioned plan the action will be initiated according to BBMP Act 2020.

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

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, action will be initiated against the owner / developer / professionals and the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The Sanction is accorded for the documents submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of pedestrials involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life occurs during construction activities or to the persons working in the building / premises under the 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.
48.Commencement Certificate as per Labour Department Circular dated 07.03.2014 vide ADD/NDUM /Amalgag/Hoodi/dtd Letter No. LO/INS/CT/2013, dated: 01.04.2014.
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 ensured.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working of 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.I 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"

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.18
	VERSION DATE: 06/05/2019
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/219/9/23/24	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential
Proposal Type: Building Permission	Plot/Sub Plot No.: 219/9/1
Nature of Sanction: NEW	City Survey No.: 91
Location: RING-III	Khata No. (As per Khata Extract): 219/9/1
Building Line Specified as per Z.R. NA	Locality / Street of the property: UTTARAHALLI MANAVANTHEKAVAL VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 215 [BAMCAPA Master Plan]	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 17097.73
NET AREA OF PLOT	(A-Deductions) 17097.73
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	8548.87
Proposed Coverage Area (57.04 %)	9.736.31
Achieved Net coverage area (52.04 %)	8.136.31
Balance coverage area left (7.96 %)	3412.56
FAR CHECK	
Permissible F.A.R. as per BMCAPA Zoning Regulation (2.75)	47018.75
Residential FAR (100.00%)	40999.98
Proposed FAR Area	40999.98
Achieved Net FAR Area (2.75)	40999.98
Balance FAR Area (0.0)	19.77
BUILT UP AREA CHECK	
Proposed BuiltUp Area	76715.16
Substructure Add In BUA (Layout Lvl)	72.00
Achieved BuiltUp Area	74788.12

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING-01 (TOWER A,B,C)	Residential	Apartment	Highrise	R
BUILDING-02 (TOWER D,E,F & CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BUILDING-01 (TOWER A,B,C)	Residential	Apartment	30 - 225	1	-	1	159	-	-
BUILDING-02 (TOWER D,E,F & Clubhouse)	Residential	Apartment	30 - 225	1	-	1	176	-	-
	Total :		-	-	-	-	335	372	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt)	No.	Area (Sq.mt)
Car	335	8038.08	372	8880.00
TWW's Car Parking	00	00.00	0	0.00
Total Car	335	8038.08	372	8880.00
TwoWheeler	-	-	-	-
Other Parking	-	-	-	13527.71
Total		8038.08		22407.71

FAR &Tenement Details

Block	No. of Same Blg.	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Balcony	SubStructure	Ramp	Parking	Resi.			
BUILDING-01 (TOWER A B C)	1	3647.82	2482.75	3304.67	1165.13	963.69	44.91	1388.97	4.84	396.00	30993.50	21291.83	159	94.48
BUILDING-02 (TOWER D,E,F & Club House)	1	42889.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	176	1640.99
Grand Total:	2	80307.27	5581.90	74715.17	2622.58	1566.33	73.29	2853.59	9.68	792.00	20707.71	40999.99	335.00	1740.47

BUILDING - 01 (TOWER A, B, C)

Floor Name	Gross Built-Up Area	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.08	0.00	164.08	68.23	71.69	20.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sixteenth Floor	1732.98	192.22	1585.76	89.10	40.06	18.25	97.85	0.44	0.00	0.00	1334.76	1334.76	15	0.00
Fifteenth Floor	2686.11	238.84	2297.27	89.10	37.62	0.00	145.74	0.44	0.00	0.00	1994.37	1994.37	15	0.00
Fourteenth Floor	2510.60	235.60	2275.00	89.10	37.62	0.00	153.14	0.44	0.00	0.00	1994.70	1994.70	15	0.00
Thirteenth Floor	2503.24	239.58	2267.66	89.10	37.62	0.00	144.94	0.44	0.00	0.00	1995.98	1995.98	15	0.00
Twelfth Floor	2514.24	235.60	2278.64	89.10	37.62	0.00	151.80	0.44	0.00	0.00	1998.09	1998.09	15	0.00
Eleventh Floor	2496.19	235.61	2260.58	89.10	37.62	0.00	138.85	0.44	0.00	0.00	1994.77	1994.77	15	0.00
Tenth Floor	2926.12	235.62	2264.50	89.10	37.62	0.00	142.88	0.44	0.00	0.00	1994.68	1994.68	15	0.00
Ninth Floor	2516.40	238.33	2281.12	89.10	37.62	0.00	154.47	0.44	0.00	0.00	1999.49	1999.49	15	0.00
Eighth Floor	2496.22	235.59	2260.63	89.10	37.62	0.00	138.90	0.44	0.00	0.00	1994.51	1994.51	15	0.00
Seventh Floor	2479.09	235.61	2243.48	89.10	37.62	0.00	121.27	0.44	0.00	0.00	1995.05	1995.05	15	0.00
Sixth Floor	2339.26	214.15	2121.11	89.10	37.62	0.00	0.00	0.44	0.00	0.00	1993.99	1993.99	14	94.48
Fifth Floor	4809.52	0.00	4809.52	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4014.50	0.00	00	0.00
Fourth Floor	4850.02	0.00	4850.02	59.40	37.62	0.00	0.00	0.00	0.00	198.00	4055.00	0.00	00	0.00
Third Floor	3647.82	2482.75	3304.67	1165.13	963.69	44.91	1388.97	4.84	396.00	9069.50	2120.83	21291.83	159	94.48
Total Number of Same Blocks	1													
Total:	3647.82	2482.75	3304.67	1165.13	963.69	44.91	1388.97	4.84	396.00	9069.50	2120.83	21291.83	159	94

BUILDING -02 (TOWER D, E, F & CLUBHOUSE)

Floor Name	Gross Built-Up Area	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Balcony	Substructure	Ramp	Parking	Resi.			
Terrace Floor	237.96	0.00	237.96	101.17	98.41	28.38	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1760.30	147.34	1632.96	107.31	37.62	0.00	77.92	0.44	0.00	0.00	1409.37	1409.37	07	0.00
Fourteenth Floor	2656.66	248.80	2569.86	107.31	37.62	0.00	154.87	0.44	0.00	0.00	2209.62	2209.62	17	0.00
Thirteenth Floor	2813.06	239.36	2573.70	89.10	37.62	0.00	162.24	0.44	0.00	0.00	2236.30	2294.36	17	0.00
Twelfth Floor	2807.94	239.31	2568.17	89.10	37.62	0.00	155.99	0.44	0.00	0.00	2295.98	2295.98	17	0.00
Eleventh Floor	2818.62	239.36	2579.46	89.10	37.56	0.00	163.14	0.44	0.00	0.00	2299.83	2299.23	17	0.00
Tenth Floor	3950.72	239.37	2941.35	89.10	37.62	0.00	149.93	0.44	0.00	0.00	2294.34	2294.34	17	0.00
Ninth Floor	2804.55	239.31	2565.18	89.10	37.62	0.00	153.49	0.44	0.00	0.00	2294.53	2294.53	17	0.00
Eighth Floor	3468.35	407.95	3060.40	119.34	41.42	0.00	169.64	0.44	0.00	0.00	2733.56	2733.56	17	427.96
Seventh Floor	3446.51	275.23	3171.96	119.34	41.42	0.00	149.80	0.44	0.00	0.00	2861.94	2861.94	17	576.51
Sixth Floor	3427.70	570.65	2857.05	119.34	41.42	0.00	131.72	0.44	0.00	0.00	2644.13	2644.13	17	270.75
Fifth Floor	3267.86	252.66	3015.20	119.34	41.45	0.00	0.00	0.44	0.00	0.00	2501.79	2501.79	16	360.77
Fourth Floor	5784.03	0.00	5784.03	59.40	37.62	0.00	0.00	0.00	0.00	0.00	5488.02	0.00	00	0.00
Third Floor	5632.04	0.00	5632.04	59.40	37.62	0.00	0.00	0.00	0.00	198.00	5337.02	0.00	00	0.00
Total:	43869.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99
Total Number of Same Blocks	1													
Total:	43869.45	3099.15	40790.30	1457.45	602.64	28.38	1464.62	4.84	396.00	11139.21	20708.16	20708.16	176	1640.99

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID :
NAME & ADDRESS OF THE OWNER :
MOHAN BABU K AND HARSH K MANAGING DIRECTORS OF M/s VAISHNAV LIFE SPACES PRIVATE LIMITED No. 4/2BS, 24th Cross, 13th Main, BDK 2nd Stage, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE :
RESHMA K ,#805,MITHUNA WHITE PEARL,MODS LAYOUT, BCCBL-3,BE-8376/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP Khatha No : 219/9/1, Sy. No. 9/1, Uttarahalli Manavanthekaval Village, Uttarahalli Hobli, Bengaluru South Taluk, Ward No : 198.

DRAWING TITLE :
TERRACE FLOOR PLAN ELEVATION & SECTION

SHEET NO : 10

SANCTIONING AUTHORITY :

Name (Block Wise)	Designation	Valid upto	Signature
Name (Block Wise)	Designation (Block Wise)	Valid upto (Block Wise)	Signature (Block Wise)

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 Assistant Director of Town Planning (South) BBMP
Date: 2019.06.06 16:49:39 IST
Reason: Approved
Location: BBMP

Assistant Director of Town Planning (South)
BBMP

HO - SOUTH

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

UserDefinedMetric (841.00 x 1850.00MM)