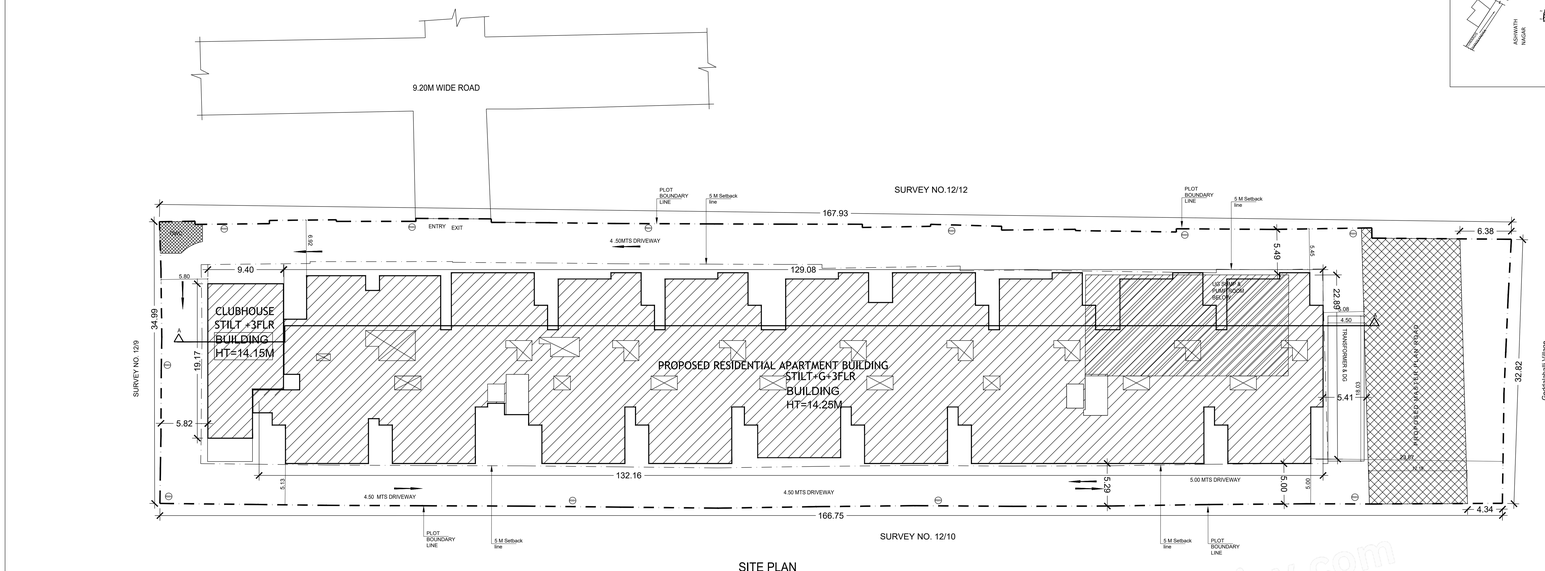
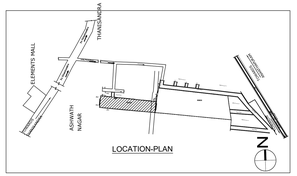




LOCATION-PLAN

SCALE : 1:200

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of Block - A (ABCD) Wing - A-1 (ABCD) Consisting of STILT, GF+3UF.
2.The sanction is accorded for Apartment A (ABCD) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main to be paid to the concerned authority BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unlawent incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
9.The debris shall be removed and transported to near by dumping yard.
9.The open spaces, parking spaces and recreational spaces, common passages / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(E&A) Code leaving 3.00 mts. from the building within the premises.
11.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 No. 20.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the form of a memorandum and if the contravention persists, the Architect / Engineer will be informed for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section 1V-E (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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) latest edition and IS 4326 latest edition and special publication of building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 17-H of Bye-law No. 35 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions stipulated in G.O. No. 11/2009 are complied with.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (applicable for Residential units of 20 and above and 100 Kgs and above built up area for Commercial buildings).
30.The foundations and basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation every year by the Owner / Association.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc.). The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall shall not deviate from structurally designed construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner is about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.The Open spaces, parking, Lift, Lift Machine, Staircase, Water tank, Pump room, Transformer shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for ej sites measuring 180 Sqm up to 240 Sqm Ej minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or property damage/ environmental damage/ nuisance caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosakaraj Houses) Letter No. LD5SEL/ETD/013, dated: 01-04-2013

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place. 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

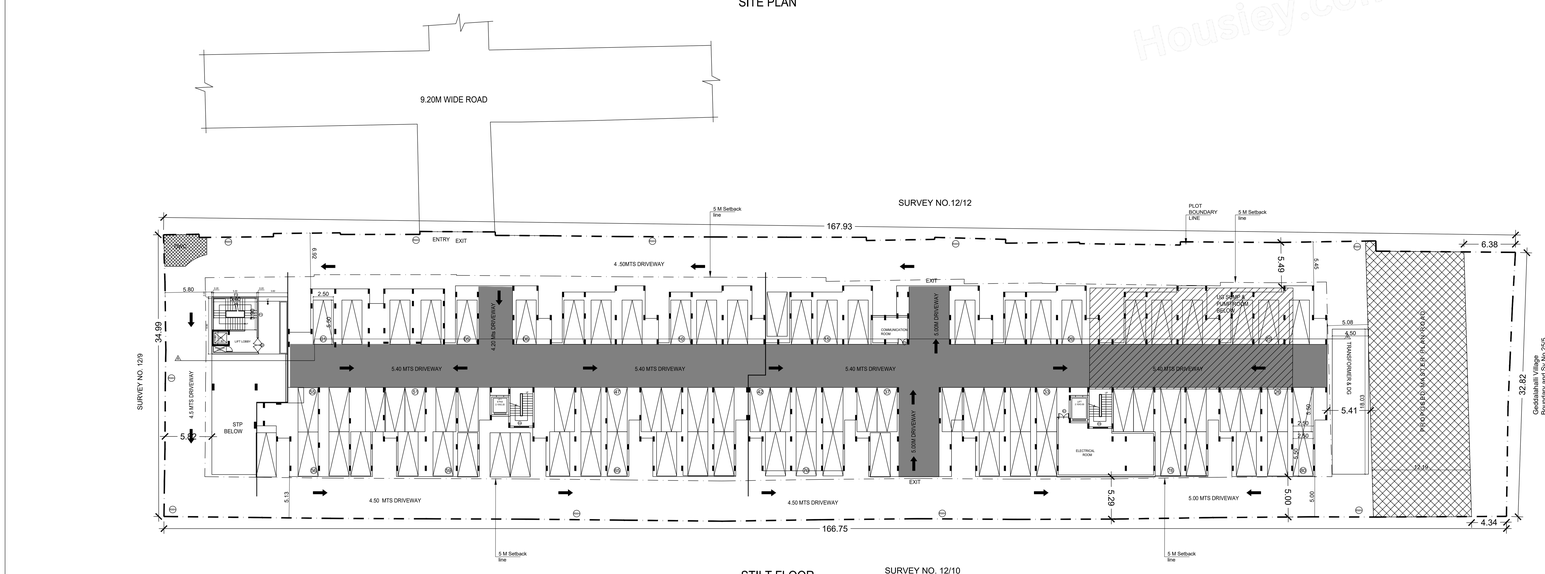
Color Notes

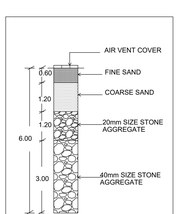
COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO : 1.0.19	
	VERSION DATE: 18/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/210628/23/24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 816/12/11	
Nature of Sanction: NEW	City Survey No.: 12/11	
Location: RING-III	Khata No. (As per Khata Extract): 816/12/11	
Building Line Specified as per Z.R: NA	Locality / Street of the property: THANISANDRA VILLAGE, K.R.PURAM HOBLI, BANGALORE.	
Zone: Yelahanka		
Ward: Ward-008		
Planning District: 304-Tarnandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3791.75
Deduction for NetPlot Area		
Road Widening Area		403.42
Total		403.42
NET AREA OF PLOT	(A-Deductions)	3388.33
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2694.16
Proposed Coverage Area (49.93 %)		2690.25
Achieved Net coverage area (49.93 %)		2690.25
Balance coverage area left (0.07 %)		3.91
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		10133.55
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		10133.55
Residential FAR (100.00%)		10371.61
Proposed FAR Area		10371.61
Achieved Net FAR Area (1.74)		10371.61
Balance FAR Area (0.01)		63.95
BUILT UP AREA CHECK		
Proposed BuiltUp Area		13068.67
Substructure Area Add in BUA (Layout Let)		0.02
Achieved BuiltUp Area		13068.69

Approval Date :





C/S OF RWH PIT

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (ABCD)	1	13539.55	470.88	13068.67	275.41	66.12	4.62	2650.92	10071.60	10071.60	72	393.65	
Grand Total:	1	13539.55	470.88	13068.67	275.41	66.12	4.62	2650.92	10071.60	10071.60	72.00	393.65	

UnitBUA Table for Block :A (ABCD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A101	FLAT	157.64	153.85	9	18
	A102	FLAT	112.90	110.10	8	
	A103	FLAT	112.90	110.10	8	
	A104	FLAT	112.90	110.10	8	
	A105	FLAT	112.90	110.10	8	
	A106	FLAT	112.90	110.10	8	
	A107	FLAT	112.90	110.10	8	
	A108	FLAT	112.90	110.10	8	
	A109	FLAT	112.90	110.10	8	
	A110	FLAT	110.15	107.83	8	
	A111	FLAT	110.15	107.83	8	
	A112	FLAT	110.15	107.83	8	
	A113	FLAT	110.15	107.83	8	
	A114	FLAT	110.15	107.83	8	
	A115	FLAT	110.15	107.83	8	
	A116	FLAT	110.15	107.83	8	
	A117	FLAT	110.15	107.83	8	
	A118	FLAT	110.64	108.15	8	
FIRST FLOOR PLAN	A201	FLAT	157.64	153.85	9	18
	A202	FLAT	112.90	110.10	8	
	A203	FLAT	112.90	110.10	8	
	A204	FLAT	112.90	110.10	8	
	A205	FLAT	112.90	110.10	8	
	A206	FLAT	112.90	110.10	8	
	A207	FLAT	112.90	110.10	8	
	A208	FLAT	112.90	110.10	8	
	A209	FLAT	112.90	110.10	8	
	A210	FLAT	110.15	107.83	8	
	A211	FLAT	110.15	107.83	8	
	A212	FLAT	110.15	107.83	8	
	A213	FLAT	110.15	107.83	8	
	A214	FLAT	110.15	107.83	8	
	A215	FLAT	110.15	107.83	8	
	A216	FLAT	110.15	107.83	8	
	A217	FLAT	110.15	107.83	8	
	A218	FLAT	110.64	108.15	8	
SECOND FLOOR PLAN	A301	FLAT	157.64	153.85	9	18
	A302	FLAT	112.90	110.10	8	
	A303	FLAT	112.90	110.10	8	
	A304	FLAT	112.90	110.10	8	
	A305	FLAT	112.90	110.10	8	
	A306	FLAT	112.90	110.10	8	
	A307	FLAT	112.90	110.10	8	
	A308	FLAT	112.90	110.10	8	
	A309	FLAT	112.90	110.10	8	
	A310	FLAT	110.15	107.83	8	
	A311	FLAT	110.15	107.83	8	
	A312	FLAT	110.15	107.83	8	
	A313	FLAT	110.15	107.83	8	
	A314	FLAT	110.15	107.83	8	
	A315	FLAT	110.15	107.83	8	
	A316	FLAT	110.15	107.83	8	
	A317	FLAT	110.15	107.83	8	
	A318	FLAT	110.64	108.15	8	
THIRD FLOOR PLAN	A401	FLAT	157.64	153.85	9	18
	A402	FLAT	112.90	110.10	8	
	A403	FLAT	112.90	110.10	8	
	A404	FLAT	112.90	110.10	8	
	A405	FLAT	112.90	110.10	8	
	A406	FLAT	112.90	110.10	8	
	A407	FLAT	112.90	110.10	8	
	A408	FLAT	112.90	110.10	8	
	A409	FLAT	112.90	110.10	8	
	A410	FLAT	110.15	107.83	8	
	A411	FLAT	110.15	107.83	8	
	A412	FLAT	110.15	107.83	8	
	A413	FLAT	110.15	107.83	8	
	A414	FLAT	110.15	107.83	8	
	A415	FLAT	110.15	107.83	8	
	A416	FLAT	110.15	107.83	8	
	A417	FLAT	110.15	107.83	8	
	A418	FLAT	110.64	108.15	8	
Total:			8210.80	8021.56	580	72

Block :A (ABCD)

Floor Name	Gross BUA(Area in Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	25.27	0.00	25.27	20.66	0.00	4.62	0.00	0.00	0.00	0.00	00	00
Third Floor	2651.67	113.82	2537.85	69.74	13.80	0.00	0.00	2454.31	2454.31	18	18	0.00
Second Floor	2748.62	115.10	2634.52	52.20	13.80	0.00	0.00	2568.52	2568.52	18	18	139.14
First Floor	2748.61	125.78	2623.83	52.20	13.80	0.00	0.00	2557.83	2557.83	18	18	124.45
Ground Floor	2673.12	116.18	2556.94	52.20	13.80	0.00	0.00	2490.94	2490.94	18	18	134.06
Stilt Floor	2690.26	0.00	2690.26	28.42	10.92	0.00	2650.92	0.00	0.00	00	00	00
Total:	13539.55	470.88	13068.67	275.41	66.12	4.62	2650.92	10071.60	10071.60	72	393.65	
Total Number of Same Blocks	1											
Grand Total:												

SCHEDULE OF OPENING - FOR RESIDENTIAL UNITS

DOORS

DOOR NO.	SIZE	LOCATION
D	1.20X2.10	ENTRANCE DOOR
D1	1.05X2.10	BEDROOM DOOR
D2	0.75X2.10	TOILET DOORS
SD	3.975X 2.25	BALCONY DOOR
SD1	3.65X 2.25	BALCONY DOOR
SD2	3.35X 2.25	BALCONY DOOR
MS1	1.20X 2.10	MAINTENANCE ROOM DOOR
DD	0.75X1.65	ELECTELE DUCT DOOR

SCHEDULE OF OPENING

WINDOWS

WINDOW NO.	SIZE	LOCATION
W1	3.35 X 1.80	BEDROOM
W2	2.63 X 1.35	BEDROOM
W3	1.45 X 1.35	BEDROOM
W4	1.33 X 1.35	BEDROOM
KW	1.55X1.15	KITCHEN
KW1	1.33X1.15	KITCHEN
V	0.60X0.60	BATH
SW	1.80X 1.05	STAIRCASE

SCHEDULE OF OPENING - CLUB HOUSE

DOORS

DOOR NO.	SIZE	LOCATION
GD	1.80X2.10	LOBBY DOOR
SWD1	1.20X2.10	MULTIPURPOSE ROOM
SWD2	1.00X2.10	CLUBHOUSE ROOMS
SWD3	0.90X2.10	TERRACE
D2	0.75X2.10	TOILET DOOR
FG	-	FIXED GLASS

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.175 X 17 X 1	76.50	76.50
SECOND FLOOR PLAN	1.20 X 3.175 X 17 X 1	76.50	76.50
THIRD FLOOR PLAN	1.20 X 3.175 X 17 X 1	76.50	76.50
Total:	-	-	229.50

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	72	990.00	80	1100.00
Visitor's Car Parking	8	110.00	0	0.00
Total Car	80	1100.00	80	1100.00
TwoWheeler	-	110.00	0	0.00
Other Parking	-	-	-	1550.82
Total		1210.00		2650.82

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ABCD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (ABCD)	Residential	Apartment	50 - 225	1	-	1	72	-
	Total						72	80

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MOHAMMED SHAFIQ ARSHAD @ M.S.ARSHAD Reg.by G.P.A holder M/s. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD Salma Biz House, #34/1, 3rd Floor, 1st Main Museum Avenue Road, Opp. Lakeside Hospital Road, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
D.SRINIVASAN A.20, TCM ROYAN ROAD, BANGALORE BCC/BL-3.6/E-6126/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.12/11, KATHA NO.816/12/11, THANISANDRA VILLAGE, K.R.PURAM HOBLI, BANGALORE, WARD NO.08

DRAWING TITLE : SITE PLAN AND STILT FLOOR PLAN

SHEET NO : 1 OF 3

SANCTIONING AUTHORITY :

SECRETARY - LICENSE BANGALORE DEVELOPMENT AUTHORITY

ASSISTANT DIRECTOR

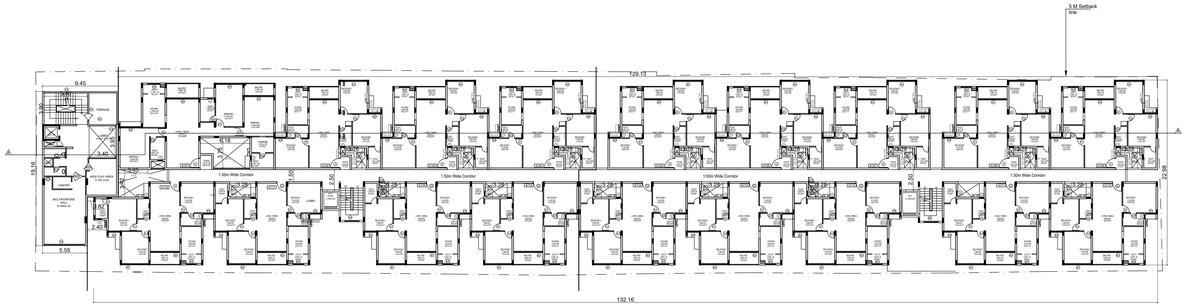
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Bruhat Bangalore Mahanagara Palike
TELANGANA

Digitally signed by PRAKASH M Date: 2024.06.25 18:09:04
Project No.:PR/210628/23/24
Approved by Bruhat Bangalore Mahanagara Palike
Designation: Assistant Director of Town Planning (HO/BL)
Place: BBMP/Bengaluru/PR/210628/23/24

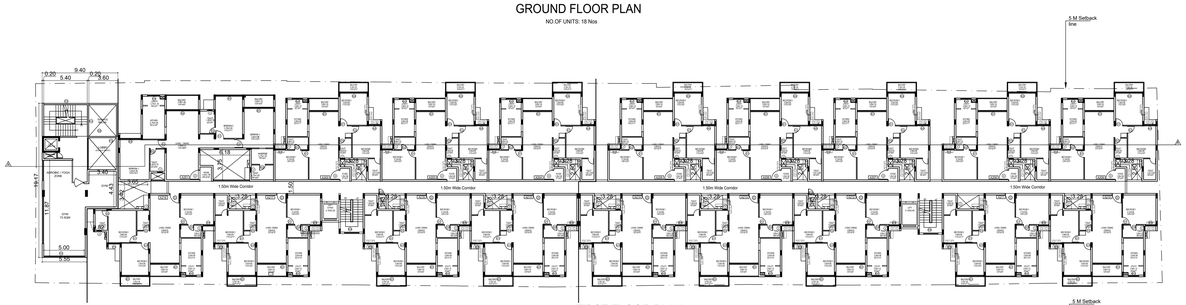
UserDefinedMetric (1600.00 x 890.00MM)

This is system generated report and does not require any signature



GROUND FLOOR PLAN

NO.OF UNITS: 18 Nos



FIRST FLOOR PLAN

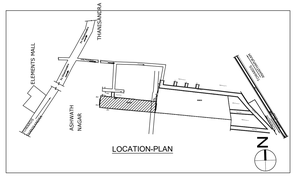
NO.OF UNITS: 18 Nos

SECOND FLOOR PLAN

NO.OF UNITS: 18 Nos

3RD FLOOR PLAN

NO.OF UNITS: 18 Nos



LOCATION-PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of Block - A (ABCD) Wing - A-1 (ABCD) Consisting of STILT, GF+SUF.
2. The sanction is accorded for Apartment A (ABCD) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main to be paid to the concerned BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
9.The debris shall be removed and transported to near by dumping yard.
9.The open spaces, parking spaces and recreational spaces, service areas / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(E&S) Code leaving 3.00 mts. from the building within the premises.
11.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 No. 29.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the form of a memorandum/notice/order/ and if no satisfactory reply is received within the stipulated time, the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section IV-8 (b) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month its completion shall apply for permission to occupy the building.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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 of Bureau of Indian Standards depending upon the zone of building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the steeper entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions laid down in G.O. No. 4CI 4NJ 2005 dated 31-08-2005 are complied.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity installed at site for its re-use / disposal (applicable for Municipal units of 20 and above and 100 bigger and above built up area for Municipal Corporations).
30.The foundations and basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation every Two years for renewal of Trade License.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall shall not discontinue / abandon the work or construct beyond the sanctioned plan, without previous approval of the authority. They shall explain to the owner is about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.Open spaces adjoining to the site, if any, shall be maintained by the owner and the same shall be permanent and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability or damages caused to public or private properties, 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.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ACCENDUM (Housekeep Hostelies) Letter No. LD/INSLE/120/13, dated: 01-04-2013 :

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:200

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO : 1.0.15	
	VERSION DATE: 18/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/3143/23/23/24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 816/12/11	
Nature of Sanction: NEW	City Survey No.: 12/11	
Location: RING-III	Khata No. (As per Khata Extract): 816/12/11	
Building Line Specified as per Z.R: NA	Locality / Street of the property: THANISANDRA VILLAGE, K.R.PURAM HOBLI, BANGALORE.	
Zone: Yelahanka		
Ward: Ward-008		
Planning District: 304-Tarnaandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3391.75
Deduction for NetPlot Area		
Road Widening Area		403.42
Total		403.42
NET AREA OF PLOT	(A-Deductions)	3388.33
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2694.16
Proposed Coverage Area (49.93 %)		2690.25
Achieved Net coverage area (49.93 %)		2690.25
Balance coverage area left (0.07 %)		3.91
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		10133.55
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TOR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		10133.55
Residential FAR (100.00%)		10071.61
Proposed FAR Area		10071.61
Achieved Net FAR Area (1.74)		10071.61
Balance FAR Area (0.01)		63.95
BUILT UP AREA CHECK		
Proposed BuiltUp Area		13068.67
Substructure Area Add in BUA (Layout Lvl)		0.02
Achieved BuiltUp Area		13068.69

Approval Date :

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Parking	Resi.			
A (ABCD)	1	13539.55	470.88	13068.67	275.41	66.12	4.62	2650.92	10071.60	10071.60	72	393.65
Grand Total:	1	13539.55	470.88	13068.67	275.41	66.12	4.62	2650.92	10071.60	10071.60	72.00	393.65

UnitBUA Table for Block :A (ABCD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A101	FLAT	157.64	153.85	9	18
	A102	FLAT	112.90	110.10	8	
	A103	FLAT	112.90	110.10	8	
	A104	FLAT	112.90	110.10	8	
	A105	FLAT	112.90	110.10	8	
	A106	FLAT	112.90	110.10	8	
	A107	FLAT	112.90	110.10	8	
	A108	FLAT	112.90	110.10	8	
	A109	FLAT	112.90	110.10	8	
	A110	FLAT	110.15	107.83	8	
	A111	FLAT	110.15	107.83	8	
	A112	FLAT	110.15	107.83	8	
	A113	FLAT	110.15	107.83	8	
	A114	FLAT	110.15	107.83	8	
	A115	FLAT	110.15	107.83	8	
	A116	FLAT	110.15	107.83	8	
	A117	FLAT	110.15	107.83	8	
	A118	FLAT	110.64	108.15	8	
FIRST FLOOR PLAN	A201	FLAT	157.64	153.85	9	18
	A202	FLAT	112.90	110.10	8	
	A203	FLAT	112.90	110.10	8	
	A204	FLAT	112.90	110.10	8	
	A205	FLAT	112.90	110.10	8	
	A206	FLAT	112.90	110.10	8	
	A207	FLAT	112.90	110.10	8	
	A208	FLAT	112.90	110.10	8	
	A209	FLAT	112.90	110.10	8	
	A210	FLAT	110.15	107.83	8	
	A211	FLAT	110.15	107.83	8	
	A212	FLAT	110.15	107.83	8	
	A213	FLAT	110.15	107.83	8	
	A214	FLAT	110.15	107.83	8	
	A215	FLAT	110.15	107.83	8	
	A216	FLAT	110.15	107.83	8	
	A217	FLAT	110.15	107.83	8	
	A218	FLAT	110.64	108.15	8	
SECOND FLOOR PLAN	A301	FLAT	157.64	153.85	9	18
	A302	FLAT	112.90	110.10	8	
	A303	FLAT	112.90	110.10	8	
	A304	FLAT	112.90	110.10	8	
	A305	FLAT	112.90	110.10	8	
	A306	FLAT	112.90	110.10	8	
	A307	FLAT	112.90	110.10	8	
	A308	FLAT	112.90	110.10	8	
	A309	FLAT	112.90	110.10	8	
	A310	FLAT	110.15	107.83	8	
	A311	FLAT	110.15	107.83	8	
	A312	FLAT	110.15	107.83	8	
	A313	FLAT	110.15	107.83	8	
	A314	FLAT	110.15	107.83	8	
	A315	FLAT	110.15	107.83	8	
	A316	FLAT	110.15	107.83	8	
	A317	FLAT	110.15	107.83	8	
	A318	FLAT	110.64	108.15	8	
THIRD FLOOR PLAN	A401	FLAT	157.64	153.85	9	18
	A402	FLAT	112.90	110.10	8	
	A403	FLAT	112.90	110.10	8	
	A404	FLAT	112.90	110.10	8	
	A405	FLAT	112.90	110.10	8	
	A406	FLAT	112.90	110.10	8	
	A407	FLAT	112.90	110.10	8	
	A408	FLAT	112.90	110.10	8	
	A409	FLAT	112.90	110.10	8	
	A410	FLAT	110.15	107.83	8	
	A411	FLAT	110.15	107.83	8	
	A412	FLAT	110.15	107.83	8	
	A413	FLAT	110.15	107.83	8	
	A414	FLAT	110.15	107.83	8	
	A415	FLAT	110.15	107.83	8	
	A416	FLAT	110.15	107.83	8	
	A417	FLAT	110.15	107.83	8	
	A418	FLAT	110.64	108.15	8	
Total:			8210.80	8021.56	580	72

SCHEDULE OF OPENING - FOR RESIDENTIAL UNITS

DOORS

DOOR NO	SIZE	LOCATION
D	1.20X2.10	ENTRANCE DOOR
D1	1.00X2.10	BEDROOM DOOR
D2	0.75X2.10	TOILET DOORS
SD	3.975X 2.25	BALCONY DOOR
SD1	3.65X 2.25	BALCONY DOOR
SD2	3.35X 2.25	BALCONY DOOR
MS1	1.20X 2.10	MAINTENANCE ROOM DOOR
DD	0.75X1.65	ELECTSLE DUCT DOOR

SCHEDULE OF OPENING

WINDOWS

WINDOW NO	SIZE	LOCATION
W1	3.35 X 1.80	BEDROOM
W2	2.63 X 1.35	BEDROOM
W3	1.45 X 1.35	BEDROOM
W4	1.33 X 1.35	BEDROOM
KW	1.55X1.15	KITCHEN
KW1	1.33X1.15	KITCHEN
V	0.60X0.60	BATH
SW	1.80X1.05	STAIRCASE

SCHEDULE OF OPENING - CLUB HOUSE

DOORS

DOOR NO	SIZE	LOCATION
GD	1.80X2.10	LOBBY DOOR
SWD1	1.20X2.10	MULTIPURPOSE ROOM
SWD2	1.00X2.10	CLUBHOUSE ROOMS
SWD3	0.90X2.10	TERRACE
D2	0.75X2.10	TOILET DOOR
FG	-	FIXED GLASS

Block :A (ABCD)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Parking	Resi.			
Terrace Floor	25.27	0.00	25.27	20.66	0.00	4.62	0.00	0.00	0.00	00	00	0.00
Third Floor	2651.67	113.82	2537.85	69.74	13.80	0.00	0.00	0.00	2454.31	2454.31	18	0.00
Second Floor	2748.62	115.10	2634.52	52.20	13.80	0.00	0.00	0.00	2568.52	2568.52	18	135.14
First Floor	2749.61	125.78	2623.83	52.20	13.80	0.00	0.00	0.00	2557.83	2557.83	18	124.45
Ground Floor	2673.12	116.18	2556.94	52.20	13.80	0.00	0.00	0.00	2490.94	2490.94	18	134.08
Stilt Floor	2690.26	00	2690.26	28.42	10.92	0.00	2650.92	0.00	0.00	00	00	0.00
Total:	13539.55	470.88	13068.67	275.41	66.12	4.62	2650.92	10071.60	10071.60	72	393.65
Total Number of Same Blocks	1											
Total:	13539.55	470.88	13068.67	275.41	66.12	4.62	2650.92	10071.60	10071.60	72	394

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.75 X 17.X 1	76.50	76.50
SECOND FLOOR PLAN	1.20 X 3.75 X 17.X 1	76.50	76.50
THIRD FLOOR PLAN	1.20 X 3.75 X 17.X 1	76.50	76.50
Total:	-	-	229.50

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	72	990.00	80	1100.00
Visitor's Car Parking	8	110.00	0	0.00
Total Car	80	1100.00	80	1100.00
Two/Wheeler	-	110.00	0	0.00
Other Parking	-	-	-	1550.82
Total		1210.00		2650.82

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ABCD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (ABCD)	Residential	Apartment	50 - 225	1	-	1	72	-
	Total:						72	80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MOHAMMED SHAFIQ ARSHAD @ M.S.ARSHAD Reg.by G.P.A holder Mrs. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD Salma Biz House, #34/1, 3rd Floor, T.-(* *) Museum Avenue Road, Opp. Lakeside Hospital Road, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
D.SRINIVASAN J-25, TCM ROYAN ROAD, BANGALORE
BCC/BL-3.6/E-0126/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO 12/11, KATHA NO.816/12/11, THANISANDRA VILLAGE, K.R.PURAM HOBLI, BANGALORE, WARD NO.08

DRAWING TITLE : GROUND, 1st , 2nd AND 3rd FLOOR PLAN

SHEET NO : 2 OF 3

SANCTIONING AUTHORITY :

SIGNATURE - LABOUR WELFARE OFFICER

SIGNATURE DIRECTOR

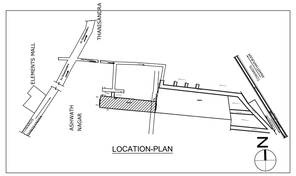
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by PRAKASH M
Date: 2024.03.27 15:09:54
Organisation: BANGALORE DEVELOPMENT AUTHORITY
Location: Bangalore
Designation: Assistant Director
Reason: Approving Authority
Contact Info: PRAKASH M
Project No.:PR/3143/23/23-24/N
Application Type: General
Nature of Sanction: NEW
Proposal Type: Building Permission
Location: RING-III
Area: YELAHANKA

YELAHANKA

This is system generated report and does not require any signature

UserDefinedMetric (1600.00 x 890.00MM)



SCALE : 1:200

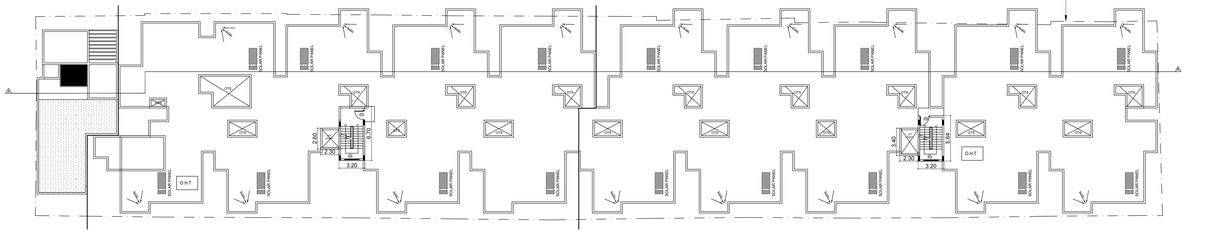
Color Notes

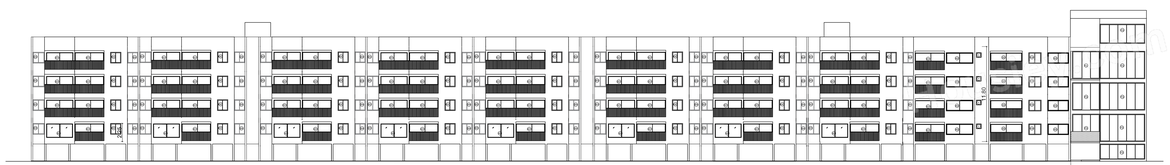
COLOR INDEX

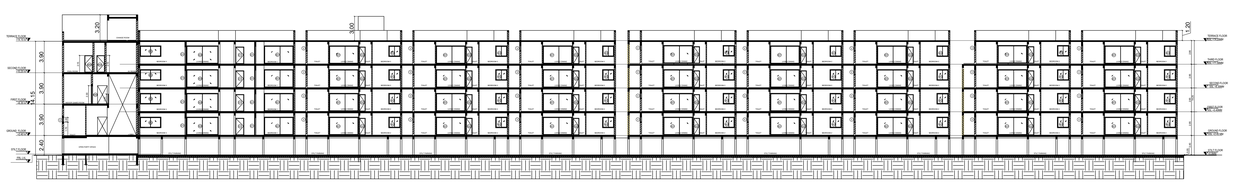
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO : 1.0.19	
	VERSION DATE: 18/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/210630/23/24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 816/12/11	
Nature of Sanction: NEW	City Survey No.: 12/11	
Location: RING-III	Khata No. (As per Khata Extract): 816/12/11	
Building Line Specified as per Z.R: NA	Locality / Street of the property: THANISANDRA VILLAGE, K.R.PURAM HOBLI, BANGALORE	
Zone: Yelahanka		
Ward: Ward-008		
Planning District: 304-Tarnasandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3791.75
Deduction for NetPlot Area		
Road Widening Area		403.42
Total		403.42
NET AREA OF PLOT	(A-Deductions)	3388.33
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2694.16
Proposed Coverage Area (49.93 %)		2690.25
Achieved Net coverage area (49.93 %)		2690.25
Balance coverage area left (0.07 %)		3.91
FAR CHECK :		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		10135.56
Additional F.A.R within Ring I and II for amalgamated plot - (		0.00
Allowable TOR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		10135.56
Residential FAR (100.00%)		10071.61
Proposed FAR Area		10071.61
Achieved Net FAR Area (1.74)		10071.61
Balance FAR Area (0.01)		63.95
BUILT UP AREA CHECK		
Proposed BuiltUp Area		13068.67
Substructure Area Add in BUA (Layout Lvl)		0.02
Achieved BuiltUp Area		13068.69

Approval Date :







Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of Block - A (ABCD) Wing - A-1 (ABCD) Consisting of STILT, GF+SUF.
2.The sanction is accorded for Apartment A (ABCD) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main to the site are payable to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
9.The debris shall be removed and transported to near by dumping yard.
9.The open spaces, parking spaces and recreational spaces, service areas / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&A) Ct code leaving 3.00 mts. from the building within the premises.
11.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 No. 29.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the form of a memorandum/notice/letter/telegram/telephone call/SMS/Email/Fax/Web site/ or any third party.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section IV-B (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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-I-latest edition. The structural safety of the building against earthquake shall be ensured.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions laid down in G.O. No. 803 are complied with by the owner.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity installed at site for its re-use / disposal (applicable for Residential units of 20 and above and 10,000 sqm and above built up area for Commercial buildings).
30.The owners / occupants of the apartments shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation every year by the Owner / Association.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc.. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall shall not deviate from structurally designed construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner is about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.Open Space mentioned in the Plan, shall be kept unencumbered at all times and shall not be permanent and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability / damages or damages caused to public or private properties, 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.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaga Hosalitee) Letter No. LD/SEL/ET/20/13, dated: 01-04-2013 :

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

FAR &Tenement Details

Block	No. of Same Blog.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area outher than Tanement
			Cubod			StairCase	Lift	Lift Machine	Parking	Resi.			
A (ABCD)	1	13539.55	470.88	13068.67	275.41	66.12	4.62	2600.92	10071.60	10071.60	72	393.65	
Grand Total:	1	13539.55	470.88	13068.67	275.41	66.12	4.62	2600.92	10071.60	10071.60	72.00	393.65	

UnitBUA Table for Block :A (ABCD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A101	FLAT	157.64	153.85	9	18
	A102	FLAT	112.90	110.10	8	
	A103	FLAT	112.90	110.10	8	
	A104	FLAT	112.90	110.10	8	
	A105	FLAT	112.90	110.10	8	
	A106	FLAT	112.90	110.10	8	
	A107	FLAT	112.90	110.10	8	
	A108	FLAT	112.90	110.10	8	
	A109	FLAT	112.90	110.10	8	
	A110	FLAT	110.15	107.83	8	
	A111	FLAT	110.15	107.83	8	
	A112	FLAT	110.15	107.83	8	
	A113	FLAT	110.15	107.83	8	
	A114	FLAT	110.15	107.83	8	
	A115	FLAT	110.15	107.83	8	
	A116	FLAT	110.15	107.83	8	
	A117	FLAT	110.15	107.83	8	
	A118	FLAT	110.64	108.15	8	
FIRST FLOOR PLAN	A201	FLAT	157.64	153.85	9	18
	A202	FLAT	112.90	110.10	8	
	A203	FLAT	112.90	110.10	8	
	A204	FLAT	112.90	110.10	8	
	A205	FLAT	112.90	110.10	8	
	A206	FLAT	112.90	110.10	8	
	A207	FLAT	112.90	110.10	8	
	A208	FLAT	112.90	110.10	8	
	A209	FLAT	112.90	110.10	8	
	A210	FLAT	110.15	107.83	8	
	A211	FLAT	110.15	107.83	8	
	A212	FLAT	110.15	107.83	8	
	A213	FLAT	110.15	107.83	8	
	A214	FLAT	110.15	107.83	8	
	A215	FLAT	110.15	107.83	8	
	A216	FLAT	110.15	107.83	8	
	A217	FLAT	110.15	107.83	8	
	A218	FLAT	110.64	108.15	8	
SECOND FLOOR PLAN	A301	FLAT	157.64	153.85	9	18
	A302	FLAT	112.90	110.10	8	
	A303	FLAT	112.90	110.10	8	
	A304	FLAT	112.90	110.10	8	
	A305	FLAT	112.90	110.10	8	
	A306	FLAT	112.90	110.10	8	
	A307	FLAT	112.90	110.10	8	
	A308	FLAT	112.90	110.10	8	
	A309	FLAT	112.90	110.10	8	
	A310	FLAT	110.15	107.83	8	
	A311	FLAT	110.15	107.83	8	
	A312	FLAT	110.15	107.83	8	
	A313	FLAT	110.15	107.83	8	
	A314	FLAT	110.15	107.83	8	
	A315	FLAT	110.15	107.83	8	
	A316	FLAT	110.15	107.83	8	
	A317	FLAT	110.15	107.83	8	
	A318	FLAT	110.64	108.15	8	
THIRD FLOOR PLAN	A401	FLAT	157.64	153.85	9	18
	A402	FLAT	112.90	110.10	8	
	A403	FLAT	112.90	110.10	8	
	A404	FLAT	112.90	110.10	8	
	A405	FLAT	112.90	110.10	8	
	A406	FLAT	112.90	110.10	8	
	A407	FLAT	112.90	110.10	8	
	A408	FLAT	112.90	110.10	8	
	A409	FLAT	112.90	110.10	8	
	A410	FLAT	110.15	107.83	8	
	A411	FLAT	110.15	107.83	8	
	A412	FLAT	110.15	107.83	8	
	A413	FLAT	110.15	107.83	8	
	A414	FLAT	110.15	107.83	8	
	A415	FLAT	110.15	107.83	8	
	A416	FLAT	110.15	107.83	8	
	A417	FLAT	110.15	107.83	8	
	A418	FLAT	110.64	108.15	8	
Total:	-	-	8210.90	8021.56	580	72

SCHEDULE OF OPENING - FOR RESIDENTIAL UNITS

DOORS

DOOR NO.	SIZE	LOCATION
D	1.20X2.10	ENTRANCE DOOR
D1	1.05X2.10	BEDROOM DOOR
D2	0.75X2.10	TOILET DOORS
SD	3.975X 2.25	BALCONY DOOR
SD1	3.65X 2.25	BALCONY DOOR
SD2	3.35X 2.25	BALCONY DOOR
MD1	1.20X 2.10	MAINTENANCE ROOM DOOR
DD	0.75X1.65	ELECTTILE DUCT DOOR

SCHEDULE OF OPENING

WINDOWS

WINDOW NO.	SIZE	LOCATION
W1	3.35 X 1.80	BEDROOM
W2	2.63 X 1.35	BEDROOM
W3	1.45 X 1.35	BEDROOM
W4	1.33 X 1.35	BEDROOM
KW	1.55X1.15	KITCHEN
KW1	1.30X1.15	KITCHEN
V	0.60X0.60	BATH
SW	1.80X 1.05	STAIRCASE

SCHEDULE OF OPENING - CLUB HOUSE

DOORS

DOOR NO.	SIZE	LOCATION
GD	1.80X2.10	LOBBY DOOR
SWD1	1.20X2.10	MULTIPURPOSE ROOM
SWD2	1.00X2.10	CLUBHOUSE ROOMS
SWD3	0.90X2.10	TERRACE
D2	0.75X2.10	TOILET DOOR
FG	-	FIXED GLASS

Block :A (ABCD)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area outher than Tanement
		Cubod		StairCase	Lift	Lift Machine	Parking	Resi.			
Terrace Floor	25.27	0.00	25.27	20.66	0.00	4.62	0.00	0.00	0.00	00	0.00
Third Floor	2651.67	113.82	2537.85	69.74	13.80	0.00	0.00	2454.31	2454.31	18	0.00
Second Floor	2749.62	115.10	2634.52	52.20	13.80	0.00	0.00	2568.52	2568.52	18	135.14
First Floor	2749.61	125.78	2623.83	52.20	13.80	0.00	0.00	2557.83	2557.83	18	124.45
Ground Floor	2673.12	116.18	2556.94	52.20	13.80	0.00	0.00	2490.94	2490.94	18	134.08
Stilt Floor	2690.26	0.00	2690.26	28.42	10.92	0.00	2600.92	0.00	0.00	00	0.00
Total:	13539.55	470.88	13068.67	275.41	66.12	4.62	2600.92	10071.60	10071.60	72	393.65
Total Number of Same Blocks	1										
Total:	13539.55	470.88	13068.67	275.41	66.12	4.62	2600.92	10071.60	10071.60	72	394

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.75 X 17 X 1	76.50	76.50
SECOND FLOOR PLAN	1.20 X 3.75 X 17 X 1	76.50	76.50
THIRD FLOOR PLAN	1.20 X 3.75 X 17 X 1	76.50	76.50
Total:	-	-	229.50

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	72	990.00	80	1100.00
Visitor's Car Parking	8	110.00	0	0.00
Total Car	80	1100.00	80	1100.00
Two/Wheeler	-	110.00	0	0.00
Other Parking	-	-	-	1550.82
Total	-	1210.00	-	2650.82

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ABCD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area	Units		Car	
			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (ABCD)	Residential	Apartment	50 - 225	1	-	1	72	-
	Total :		-	-	-	-	72	80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MOHAMMED SHAFIQ ARSHAD @ M.S.ARSHAD Reg by G.P.A Holder Mrs. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD Salma Biz House, #34/1, 3rd Floor, 1st Main Meanee Avenue Road, Opp. Lakeside Hospital Road, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
D SRINIVASAN J-25, TCM ROYAN ROAD, BANGALORE
BCC/BL-3.6/E-0126/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO 32/11, KATHA NO.816/12/11, THANISANDRA VILLAGE, K.R.PURAM HOBLI, BANGALORE, WARD NO.08

DRAWING TITLE : TERRACE FLOOR PLAN, SECTION AND ELEVATION

SHEET NO : 3 OF 3

SANCTIONING AUTHORITY :

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

AUTHORITY SIGNATURE

DESIGNATION : JOINT DIRECTOR

YELAHANKA

Digitally signed by PRAKASH M
Date: 2024.06.25 15:09:04
Project No.:PR/210630/23/24
Application No.:BBMP/Ad.Plan/Building Permission/Amalgamated Plan
Designation: Assistant Director
Location: Bangalore,India
Status: BBMP(Ad.Plan)-PLA-SUG(SUG-24

This is system generated report and does not require any signature

UserDefinedMetric (1600.00 x 890.00MM)