SITE PLAN

NO.OF SURFACE PARKING: 104 Nos

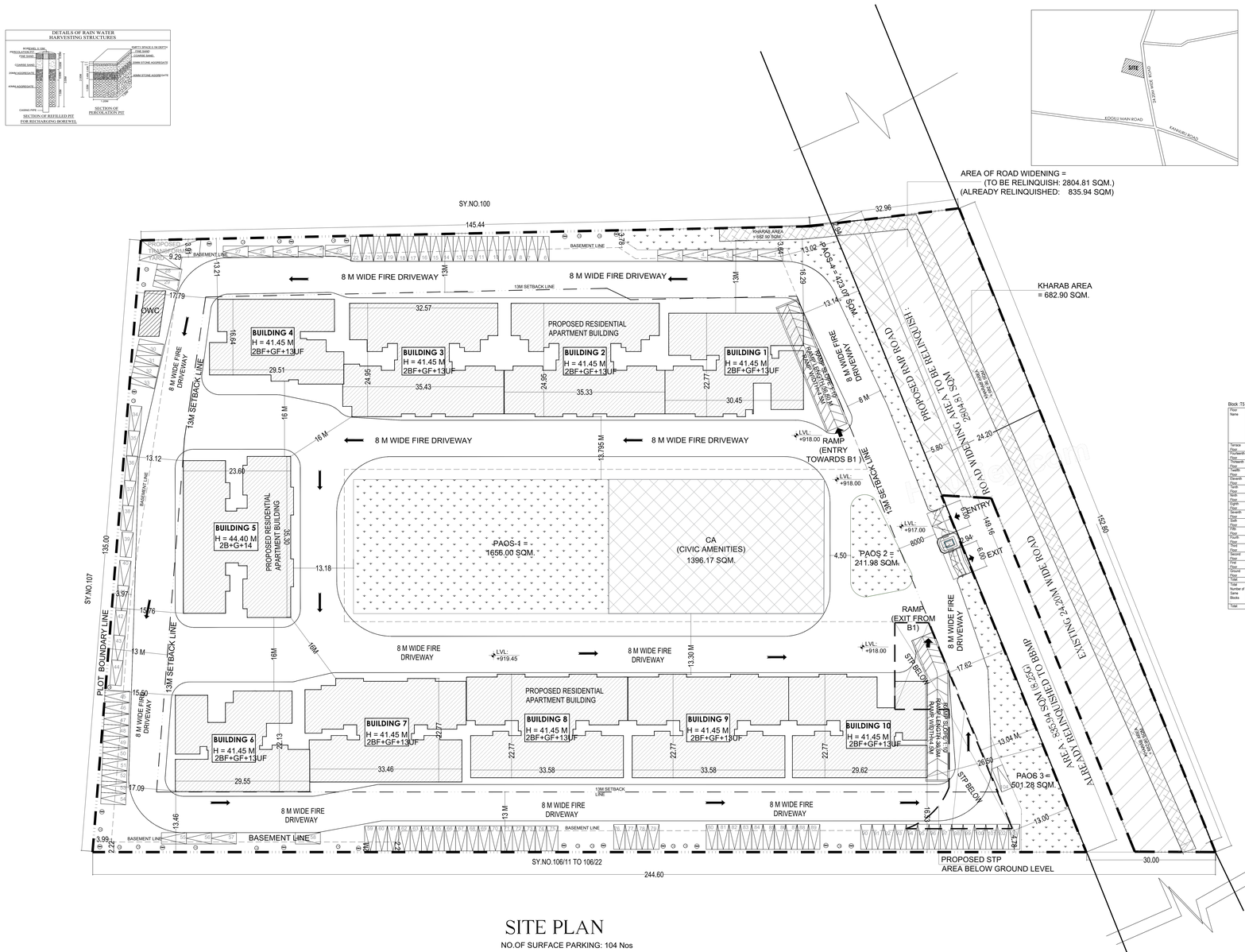

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Fig. 1:250

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.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/JS/BNG/25-26	Plot Subclass: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO: 337/1906/6/10, SY.NO: 106/9 AND 106/10
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-III	Khata No. (As per Khata Extract): 337/1906/6/10
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2264233350
Zone: Yelahanka	Locality / Street of the property: KODLU VILLAGE, YELAHANKA HOBLI, BANGALORE
Ward: Ward-005	
Planning District: 309-Yemalanda	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 5534.94
Deduction for NetPlot Area	2762.51
Turnkey Free of Cost	2804.81
Area	2804.81
NET AREA OF PLOT	(A-Deductions) 2519.63
Deduction for Balance Pol Area	
RW Area surrendered Free of Cost	2804.81
Amenity Area	1396.18
Total:	4201.00
BALANCE AREA OF PLOT	(A-Deductions) 2732.31
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	11961.16
Proposed Coverage Area (25.71 %)	6099.24
Achieved Net coverage area (39.71 %)	9259.24
Balance coverage area left (34.29 %)	5701.92
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	78581.58
Total Perm. FAR area (3.00)	78581.58
Residential FAR (100.00%)	78998.93
Proposed FAR Area	78998.93
Achieved Net FAR Area (2.99)	78998.94
Balance FAR Area (0.02)	592.44
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	121186.93
Substructure Area Add in BUA (Layout List)	0.92
Achieved BuiltUp Area	121186.84

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule hereunder.
1 Sanction is accorded for the Residential Building plan at KATHA NO. 337/1906/6/10, SY.NO 106/9 AND 106/10 , KODLU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a) Consist of 1for. 1Basement + 1Ground + 14 for. 1Ground + 13 for. 1Ground + 14 UF only
2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.3ADU 87 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 owner shall be responsible for the construction work as per the approved plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5 On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the Authority.
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 Permission shall be given for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8 The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9 The applicant shall provide all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10 The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11 The applicant shall not misuse the premises at any point of time such as 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 (Sub.E) code leaving 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 / structures etc. in & around the site.
15 The applicant shall obtained from forest department / section for cutting trees before the commencement of the work.
16 If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for
instance and cannot Per registered if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX [Rule bye law No. 3.8) under sub section 9 of (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. (I) Indian Standard published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Building(s) 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 potable 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 a€" 31) of
Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped.
26.Fire safety measures to be adopted entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its waste disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above
built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and temporary shoring of the sides of excavation as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the first week of
June before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI [Rule 9 (1)] and get the work inspected at the time of 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 CC/ after No. BWSSB/ACM/2019-20, Dated: 24-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
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, 2018 (KECBC).
38.If the Applicant / Owner deviates 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 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority, as per the provisions of Act 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 granting such based on any court of law.
45.The commencement certificate is issued 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 measure to ensure the safety of the workers working in the premises and people around.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Accepted the modification of Sanctioned plan vide Modification vide ADDENDUM (Shadaksharaiah Hosahlur Letter No. LD/NOC/ET/201/2, 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 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 No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Approval Date :

Block :T5 (BUILDINGS)

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.)	Tenant (No.)	Carpet Area after than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	140.67	0.00	140.67	126.21	0.00	14.46	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Twelfth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Eleventh Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Tenth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Ninth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Eighth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Seventh Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Sixth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Fifth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Fourth Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Third Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
Second Floor	723.90	39.59	684.31	32.93	14.46	0.00	3.42	0.05	645.45	645.45	04	0.00
First Floor	723.90	184.30	649.60	32.93	14.46	0.00	3.42	0.05	602.16	602.16	03	0.00
Ground Floor	723.90	19.86	714.04	32.93	14.46	0.00	3.42	0.05	666.60	666.60	02	297.46
Total	11149.17	718.83	10430.34	625.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297.46
Total Number of Same Blocks	1											
Total	11149.17	718.83	10430.34	625.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297

Block :T6 TO T10 (BUILDINGS)

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.)	Tenant (No.)	Carpet Area after than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	591.74	0.00	591.74	519.39	72.35		0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Twelfth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Eleventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Tenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Ninth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Eighth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Seventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Sixth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Fifth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Fourth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Third Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
Second Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00	
First Floor	3221.73	816.96	2404.77	167.89	72.41	0.00	0.05	2164.42	2164.42	15	0.00	
Ground Floor	3237.91	93.00	3144.90	167.89	72.41	0.00	0.05	2904.54	2904.54	09	1388.22	
Total	46364.75	3389.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1388.22	
Total Number of Same Blocks	1											
Total	46364.75	3389.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1388	

Block :T11 TO T4 (BUILDINGS)

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.)	Tenant (No.)	Carpet Area after than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	477.36	0.00	477.36	419.65	0.00		57.71	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Twelfth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Eleventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Tenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Ninth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Eighth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Seventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Sixth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Fifth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Fourth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Third Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
Second Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	18	0.00
First Floor	2475.59	482.54	1993.05	135.11	57.71	0.00	7.27	0.05	0.00	0.00	1792.91	14	0.00
Ground Floor	2260.08	39.76	2040.32	135.11	57.71	0.00	7.27	0.05	0.00	0.00	2040.18	07	880.96
Basement I Floor	11120.97	172.13	10668.84	170.38	140.57	0.00	0.00	0.00	454.11	10189.19	0.00	00	0.00
Basement II Floor	11120.97	0.00	11120.97	170.38	140.57	0.00	0.00	0.00	514.07	10301.36	0.00	00	0.00
Total	69441.31	1604.87	67746.63	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	880.96
Total Number of Same Blocks	1												
Total	69441.31	1604.87	67746.63	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	881

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.)	Tenant (No.)	Carpet Area after than Tenament
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Resi.			
T1 TO T4 (BUILDING)	1	69441.89	1604.87	67746.82	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	880.96
T6 TO T10 (BUILDING)	1	46364.75	3389.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	0.00	0.00	39052.12	264	1388.22
T5 (BUILDING)	1	11149.17	718.83	10430.34	625.16	216.90	14.46	44.46	0.75	0.00	0.00	9533.61	57	297.46
Grand Total:	3	126955.56	5799.64	121185.92	5999.48	2328.92	144.52	268.16	2.15	768.18	32690.54	78989.98	558.00	2566.64

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Req.	Prop.	Reqd./Unit	Reqd.	Prop.	
T1 TO T4 (BUILDING)	Residential	Apartment	90 - 225	1	-	1	237	-	
T6 TO T10 (BUILDING)	Residential	Apartment	90 - 225	1	-	1	264	-	
T5 (BUILDING)	Residential	Apartment	90 - 225	1	-	1	57	-	
Total :	-	-	-	-	-	-	558	148	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 TO T4 (BUILDING)	Residential	Apartment	Highrise	R
T6 TO T10 (BUILDING)	Residential	Apartment	Highrise	R
T5 (BUILDING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	558	1672.50	148	10285.00
Visitors Car Parking	57	782.75	0	0.00
Total Car	615	8456.25	148	10285.00
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	2	24557.67
Total :	-	9240.00	-	34842.67

OWNER / DEVELOPER'S SIGNATURE

ARCHITECT / ENGINEER / SUPERVISOR'S SIGNATURE:

GOORU J PROPERTIES LIMITED Rep.by Authorized Signatory Akila Jayaraman 15th Floor, Prestige Obelisk, Kasturba Road, Bengaluru.

ARCHITECT/ENGINEER/ SUPERVISOR'S SIGNATURE

VINOD.P.R 11 3 rd cross Doctors layout chikkalasandra b- 61 BCC/BL-3 845 /4521/2019-2020

PROJECT TITLE:

PROPOSED SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.337/1906/6/10, S. P.ID NO.2264233350, SY NO.106/9 AND 106/10, KODLU VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO.05

DRAWING TITLE: SITE PLAN

SHEET NO: 1

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.

YELAHANKA

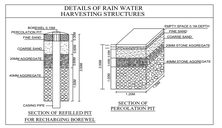
This is system generated report and does not require any signature.

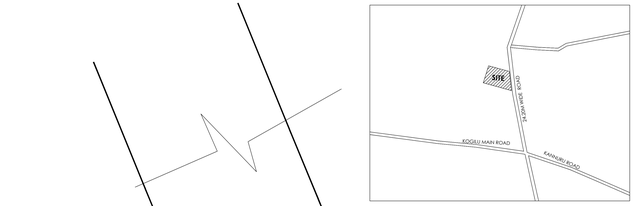
UserDefinedMetric (1800.00 x 890.00MM)

GROUND FLOOR PLAN

NO.OF SURFACE PARKING: 103 Nos

NO.OF UNITS: 18 Nos





AREA OF ROAD WIDENING =
(TO BE RELINQUISH: 2804.81 SQM.)
(ALREADY RELINQUISHED: 835.94 SQM)

KHARAB AREA
= 682.90 SQM.

PROPOSED RAMP ROAD

EXISTING 24.20M WIDE ROAD

ALREADY RELINQUISHED TO BBMP AREA: 835.94 SQM

PROPOSED TRANSFORMER YARD

SY.NO.100

SY.NO.107

SY.NO.106/11 TO 106/22

PLOT BOUNDARY LINE

KHARAB AREA = 682.90 SQM.

AREA = 835.94 SQM.

PROPOSED RAMP ROAD AREA = 2804.81 SQM

EXISTING 24.20M WIDE ROAD

ENTRY

EXIT

RAMP (EXIT FROM B1)

RAMP UP (EXIT FROM B1)

RAMP-01 (EXIT FROM B1)

RAMP SLOPE 1:6.67 (EXIT FROM B1)

PAOS-1 = 1656.00 SQM.

PAOS 2 = 211.98 SQM.

PAOS 3 = 501.28 SQM.

CA (CIVIC AMENITIES) 1396.17 SQM.

8 M WIDE FIRE DRIVEWAY

8 M WIDE FIRE TENDER PATHWAY

13M SETBACK LINE

16 M

BASEMENT LINE

DWC

OHT

TOWER-1 G+19

TOWER-2 G+19

TOWER-3 G+19

TOWER-4 G+13

TOWER-5 G+13

TOWER-6 G+13

TOWER-7 G+13

TOWER-8 G+13

TOWER-9 G+13

TOWER-10 G+13

TOWER-11 G+13

TOWER-12 G+13

TOWER-13 G+13

TOWER-14 G+13

TOWER-15 G+13

TOWER-16 G+13

TOWER-17 G+13

TOWER-18 G+13

LVL +919.45

LVL +918.00

LVL +917.00

LVL +916.00

LVL +915.00

LVL +914.40

244.60

30.00

152.80

149.16

6000

2.94

6.00

4.50

5.80

32.96

145.44

Block :T5 (BUILDINGS)

Floor Name	Gross Buiup 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 after than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	140.67	0.00	140.67	126.21	0.00	14.46	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Thirteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Twelfth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Eleventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Tenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Ninth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Eighth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Seventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Sixth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Fifth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Fourth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Third Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
Second Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00	
First Floor	733.90	164.39	569.50	32.93	14.46	0.00	0.00	0.05	502.16	502.16	03	0.00	
Ground Floor	733.90	19.80	714.04	32.93	14.46	0.00	0.00	0.05	666.60	666.60	02	297.46	
Total:	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297.46	
Total Number of Same Blocks	1												
Total:	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297	

Block :T6 TO T10 (BUILDINGS).

Floor Name	Gross Buiup 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 after than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure		Resi.			
Terrace Floor	591.74	0.00	591.74	519.39	0.00	72.35	0.00	0.00	0.00	00	0.00		
Fourteenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Thirteenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Twelfth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Eleventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Tenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Ninth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Eighth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Seventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Sixth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Fifth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Fourth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Third Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
Second Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.05	2831.93	2831.93	20	0.00		
First Floor	3221.73	816.96	2404.77	167.89	72.41	0.00	0.05	2164.42	2164.42	15	0.00		
Ground Floor	3237.81	93.02	3144.80	167.89	72.41	0.00	0.05	2904.54	2904.54	09	1388.22		
Total:	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1388.22		
Total Number of Same Blocks	1												
Total:	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1388		

Block :T1 TO T4 (BUILDINGS).

Floor Name	Gross Buiup 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 after than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	477.36	0.00	477.36	419.65	0.00	57.71	0.00	0.00	0.00	0.00	00	0.00		
Thirteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Twelfth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Eleventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Tenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Ninth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Eighth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Seventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Sixth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Fifth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Fourth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Third Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
Second Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	18	0.00		
First Floor	2475.59	482.54	1993.05	135.11	57.71	0.00	7.27	0.05	0.00	0.00	14	0.00	1792.91	1792.91
Ground Floor	2260.08	39.76	2040.32	139.11	57.71	0.00	7.27	0.05	0.00	0.00	14	0.00	2040.18	2040.18
Basement	17130.97	172.13	16958.84	170.38	145.17	0.00	0.00	0.00	454.11	16189.19	0.00	0.00	0.00	0.00
Total:	17130.97	0.00	17130.97	170.38	145.17	0.00	0.00	0.00	454.11	16189.19	0.00	0.00	0.00	0.00
Total:	69441.31	1604.87	67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	3832.09	
Total Number of Same Blocks	1													
Total:	69441.31	1604.87	67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	881	

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 after than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
T1 TO T4 (BUILDING)	1	69441.89	1694.87	67746.82	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	880.96
T6 TO T10 (BUILDING)	1	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	0.00	0.00	39052.12	39052.12	264	1388.22
T5 (BUILDING)	1	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	0.75	0.00	0.00	9533.61	9533.61	57	297.46
Grand Total:	3	126955.56	5799.64	121155.92	5994.48	2328.92	144.52	268.16	2.15	768.18	32690.54	78989.98	78989.98	558.00	2566.64

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule annexed.
1 Sanction is accorded for the Residential Building plan at KATHA NO. 323/1506/6/10, SY NO 106/5 AND 106/10 , KOGLU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a) Consist of 1for 1Basement + 1Ground + 14 for 1Ground + 13
2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.3e)Old trees 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 licensee shall also cause the approved plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5 On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the BBMP.
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 Permission shall be given for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8 The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9 The safety and health of the workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10 The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11 The building shall be constructed as per the provisions of building bye-laws in open spaces and the common facility areas, which shall be accessible to all the persons and occupants.

12 The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (Sub.E) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4'Ø 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 / structures etc. in & around the site.
15 The building shall not be occupied or allowed from fiscal Department / section for cutting trees before the commencement of the work.
16 If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for the
instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX (Rule 9(e) No. 3.6) under sub section 9 of (sub by la. 6).
18.The building shall be
constructed under the supervision of a registered structural engineer.
19.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage
of water for non-potable purposes or recharge of ground water at all
times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed 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.Building 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 4(7)1) of
Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped.
26.Sufficient two wheeler parking shall be provided within.
27.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above
built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safety measures to be taken in the excavation as
well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the
area before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VII (Rule 9(a) No. 3.2) and get the building licence revalidated. 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 OC letter No. BWSSB/8/36/2019-20, Dated: 24-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
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, 2018 (KECBC).
38.If the Applicant / Owner deviates 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 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as applicable 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 carrying out it based on any court of law.
45.The sanction 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 measure to ensure the safety of people working in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Consent shall be obtained from the competent authority for the proposal to relocate site AGOONUM (Anadadagi Hoodikal Letter No. CZA/KA/ETD/913, dated 31-01-2013).

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
T1 TO T4 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	237	-	
T6 TO T10 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	264	-	
T5 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	57	-	
Total:	-	-	-	-	-	-	558	148	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 TO T4 (BUILDING)	Residential	Apartment	Highrise	R
T6 TO T10 (BUILDING)	Residential	Apartment	Highrise	R
T5 (BUILDING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	558	1972.50	148	10285.00
Visitors Car Parking	57	1972.50	0	0.00
Total Car Parking	615	8456.25	148	10285.00
Tw/sMeter	-	753.75	0	0.00
Other Parking	-	-	-	24507.67
Total	-	30482.50	-	34792.67

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.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No.: PR/JS/BNP/25-26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 323/1506/6/10, SY NO. 106/5 AND 106/10
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-III	Khata No. (As per Khata Extract): 323/1506/6/10
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2254033330
Zone: Yelahanka	Locality / Street of the property: KOGLU VILLAGE, YELAHANKA HOBLI, BANGALORE
Ward: Ward-005	
Planning District: 005-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	27623.71
Deduction for NetPol Area	
Turnpike Tree of Cost	2804.81
Total:	2804.81
NET AREA OF PLOT	25118.90
Deduction for Balance Rd.Area	
RW Area surrendered Free of Cost	2804.81
Amenity Area	1396.18
Total:	4201.00
BALANCE AREA OF PLOT	20722.31
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	11961.16
Proposed Coverage Area (25.71 %)	6099.24
Achieved Net coverage area (29.71 %)	6099.24
Balance coverage area left (24.29 %)	5761.92
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	78331.34
Total Perm. FAR area (3.00)	78981.99
Residential FAR (100.00%)	78989.53
Proposed FAR Area	78989.53
Achieved Net FAR Area (2.99)	78989.54
Balance FAR Area (0.02)	592.44
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	121185.93
Substructure Area Add in BUA (Lateral Lvl)	0.00
Achieved BuiltUp Area	121186.84

Approval Date :

1:250

OWNER / DEVELOPER'S SIGNATURE

NAME AND ADDRESS OF OWNER / DEVELOPER:

GOORU J PROPERTIES LIMITED Rep.by Authorized Signatory Akila Jayaraman 15th Floor, Prestige Obelisk, Kasturba Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

VINOD.P.R 11.3 c6 cross Doctors layout chikkalasandra b- 61 BCC/BL-3.0/E-4521/2019-2020

PROJECT TITLE:

PROPOSED SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.323/1506/6/10, E.PID NO.2254033330, SY NO.106/5 AND 106/10, KOGLU VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO.05

DRAWING TITLE: GROUND FLOOR PLAN

SHEET NO: 2

SECTION, STREET/ WARD NO:

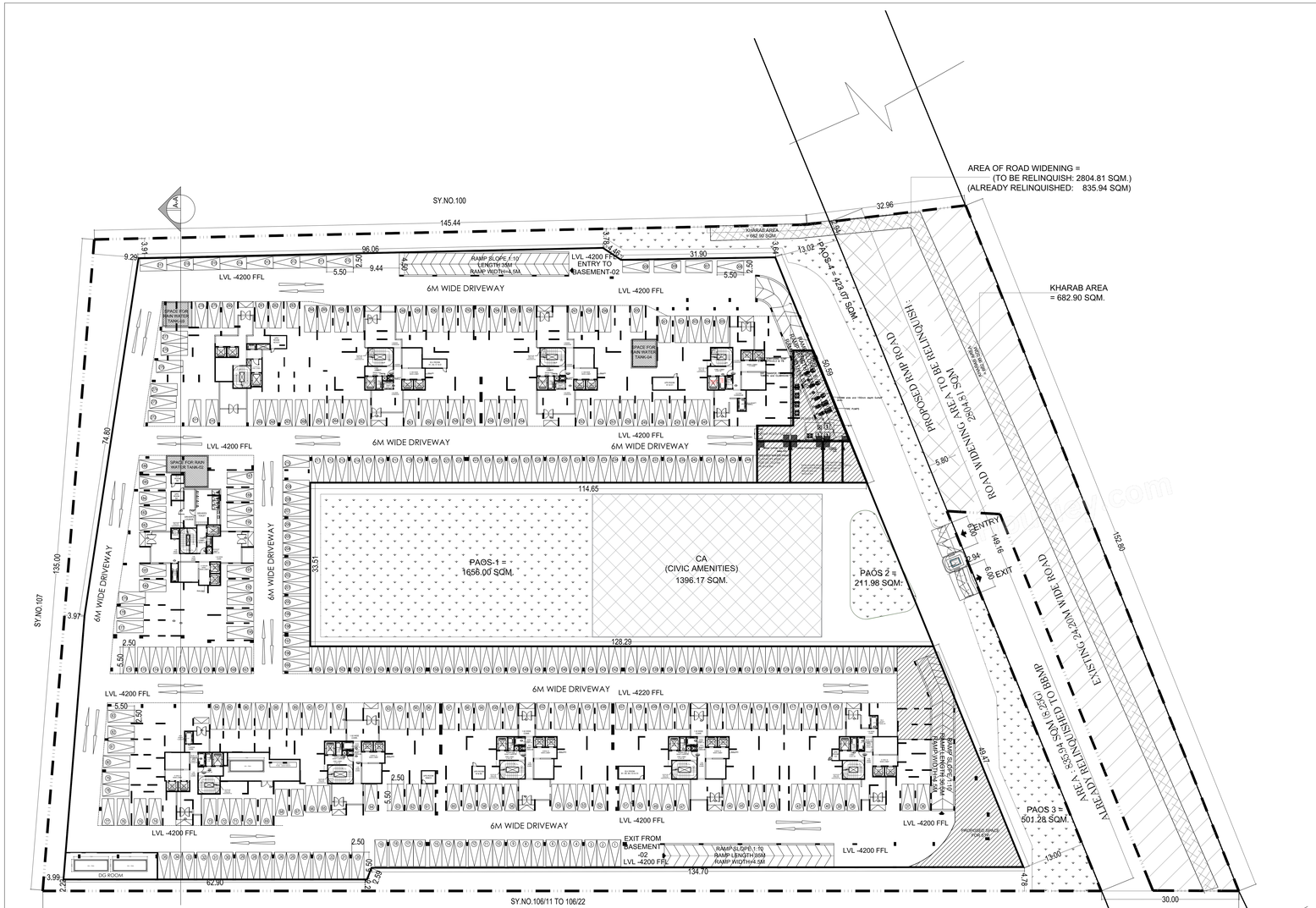
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

YELAHANKA

BRUHAT BENGALURU MAHANAGARA PALIKE
Office of the Commissioner
Province Corporation Complex
K.G. Road
Bengaluru-560 009

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

UserDefinedMetric (1800.00 x 890.00MM)



BASEMENT B1 PLAN

NO.OF CAR PARKING: 317 Nos

N.T.S. 1:250

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.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/JD/BNGS-26	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 337/1906/6/10, SY NO. 106/6 AND 106/10
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-II	Khata No. (As per Khata Extract): 337/1906/6/10
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2254033330
Zone: Yelahanka	Locality / Street of the property: KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE
Ward: Ward-005	
Planning District: 005-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 2762.51
Deduction for Nall/Pot Area	
Turnkey Free of Cost	2804.81
Amenity Area	2804.81
NET AREA OF PLOT (A-Deductions)	2519.82
Deduction for Balance Pot Area	
RW Area surrendered Free of Cost	2804.81
Amenity Area	1396.18
Total:	4201.00
BALANCE AREA OF PLOT (A-Deductions)	2372.31
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	11861.16
Proposed Coverage Area (25.71 %)	6099.24
Achieved Net coverage area (25.71 %)	6099.24
Balance coverage area left (34.29 %)	5761.92
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	29581.28
Total Perm. FAR area (2.50)	29581.28
Residential FAR (100.00%)	29998.93
Proposed FAR Area	29998.93
Achieved Net FAR Area (2.99)	29998.94
Balance FAR Area (0.02)	592.44
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	121186.93
Substructure Area Add in BUA (Lapsed Lvl)	0.00
Achieved BuiltUp Area	121186.94

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule annexed.
1.Sanction is accorded for the Residential Building plan at KATHA NO. 337/1906/6/10, SY NO 106/6 AND 106/10 , KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a).Consist of 1br. 1Basement + 1Ground + 14 for 1Ground + 13
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.3426.97 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 licensee shall keep one set of approved plans and specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or
footings before erection of walls on the foundation and in the case
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the BBMP.
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.Sufficient precautions for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct
temporary toilets for the use of construction workers and it should be
demolished after the construction.
9.The applicant shall take all the safety measures involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building
materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11.The applicant shall not misuse the premises at any point of time as per the approved plan.
12.The applicant shall provide adequate facilities like toilets, drinking water, open spaces and the common facility areas, which shall be accessible to all the persons and occupants.

13.The applicant shall provide a space for loading the distribution transformers & associated equipment as per R.E.C Book D) (side leaning 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4'Ø x 2.00 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 / structures etc. in & around the site.
15.The applicant shall obtained from fossil department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for the
instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX [Rule (see No. 3.8) under sub section 9 of (a) to (k).
18.The building shall be
constructed under the supervision of a registered structural engineer.
19.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage
of water for non-potable purposes or recharge of ground water at all
times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures"
bearing No. ()
22.Shall be constructed as per the Bye-laws of Indian Standards making the building resistant to earthquake, fire & lightning & provided 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 a€" 31) of

Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped.
26.Permission shall be obtained from
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and
early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
disposal. Disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above
built-up area for Commercial building).
28.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safe methods of excavation as well as
well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the
year,
one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of the 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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI (See rule 9) and get the same recorded. Before the commencement 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/8/36/2019-20, Dated: 24-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part 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, 2018 (KECBC).
38.If the Applicant / Owner decides 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 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as mandated by law 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 carrying out land survey in any court of law.
45.The sanction 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 measure to ensure the safety of men and material involved in the construction activity.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Accepted the clarification issued vide Additional Commissioner's Letter vide ADDENDUM (Shivalinga) Hoodikar Letter No. LDN/CC/ETD/12, 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.
8.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.

9.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 No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :T5 (BUILDING5)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	140.67	0.00	140.67	126.21	0.00	14.46	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Twelfth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Eleventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Tenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Ninth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Eighth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Seventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Sixth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Fifth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Fourth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Third Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
First Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Second Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.55	643.45	643.45	643.45	04	0.00
Ground Floor	733.90	194.30	539.60	32.93	14.46	0.00	0.00	0.55	502.16	502.16	03	0.00	
Total	733.90	19.86	714.04	32.93	14.46	0.00	0.00	0.55	666.60	666.60	02	297.46	
Total Number of Same Blocks	1												
Total:	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	8.75	9533.61	9533.61	57	297.46	

Block :T6 TO T10 (BUILDING6)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure		Resi.			
Terrace Floor	591.74	0.00	591.74	519.39	0.00	72.35	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Twelfth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Eleventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Tenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Ninth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Eighth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Seventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Sixth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Fifth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Fourth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Third Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
Second Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.50	2831.50	20	0.00	
First Floor	3221.73	816.96	2404.77	167.89	72.41	0.00	0.00	0.05	2164.42	2164.42	15	0.00	
Ground Floor	3237.60	93.00	3144.60	167.89	72.41	0.00	0.00	0.05	2904.04	2904.04	09	1388.22	
Total:	46364.75	3389.94	43008.76	2869.85	1013.74	72.35	0.70	0.75	39052.12	39052.12	264	1388.22	
Total Number of Same Blocks	1												
Total:	46364.75	3389.94	43008.76	2869.85	1013.74	72.35	0.70	0.75	39052.12	39052.12	264	1388.22	

Block :T1 TO T4 (BUILDING5)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	477.36	0.00	477.36	419.65	0.00	57.71	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Twelfth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eleventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Tenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Ninth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eighth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Seventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Sixth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fifth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fourth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Third Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Second Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
First Floor	2475.59	482.54	1993.05	135.11	57.71	0.00	7.27	0.05	0.00	0.00	1792.91	1792.91	14	0.00
Ground Floor	2260.08	39.76	2040.32	139.11	57.71	0.00	7.27	0.05	0.00	0.00	2040.19	2040.19	07	880.96
Basement I	11130.97	172.13	10958.84	170.38	145.17	0.00	0.00	0.00	464.11	10169.19	0.00	0.00	00	0.00
Basement II Floor	17130.97	0.00	17130.97	170.38	145.17	0.00	0.00	0.00	914.97	16301.36	0.00	0.00	00	0.00
Total:	69441.31	1654.87	67746.63	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	880.96	
Total Number of Same Blocks	1													
Total:	69441.31	1654.87	67746.63	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	880.96	

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.)	Tenmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
T1 TO T4 (BUILDING5)	1	69441.89	1654.87	67746.82	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	237	880.96
T6 TO T10 (BUILDING6)	1	46364.75	3389.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	0.00	0.00	39052.12	39052.12	264	1388.22
T5 (BUILDING5)	1	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	0.75	0.00	0.00	9533.61	9533.61	57	297.46
Grand Total:	3	126955.56	5763.64	121185.92	5994.48	2328.92	144.52	268.16	2.15	768.18	32690.54	78988.98	938.00	2566.64	

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
T1 TO T4 (BUILDING5)	Residential	Apartment	30 - 225	1	-	1	237	-	
T6 TO T10 (BUILDING6)	Residential	Apartment	30 - 225	1	-	1	264	-	
T5 (BUILDING5)	Residential	Apartment	30 - 225	1	-	1	57	-	
	Total:		-	-	-	-	558	148	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 TO T4 (BUILDING5)	Residential	Apartment	Highrise	R
T6 TO T10 (BUILDING6)	Residential	Apartment	Highrise	R
T5 (BUILDING5)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	558	1972.50	148	10285.00
Visitors Car Parking	57	762.75	0	0.00
Total Car	615	8456.25	148	10285.00
Scooter/Motor Cycle	-	703.75	0	0.00
Other Parking	-	-	-	24507.67
Total:		9040.00		34792.67

OWNER / DEVELOPER'S SIGNATURE

VINOD.P.R !!! 3 rd cross Doctors layout chikkalasandra b- 61 BCC/BL-3.6/E-4521/2019-2020

ARCHITECT/ENGINEER/ SUPERVISOR'S SIGNATURE

UNIT:-(IN SQ.MT.)
BASE

UNIT:-(SQ.MT.) IN 0
AREA (EXACT AREA)

GODREJ PROPERTIES LIMITED Rep by Authorized Signatory Akila Jayaraman 15th Floor, Prestige Obelisk, Kasturba Road, Bangaluru.

ARCHITECT/ENGINEER
VINOD.P !!! 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT
PROPOSED SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.337/1906/6/10, E.P.ID NO.2254033330, SY NO.106/6 AND 106/10, KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO.05

BLOCK(S): BASEMENT FLOOR-1

SHEET NO: 3

SECTION, STREET/:

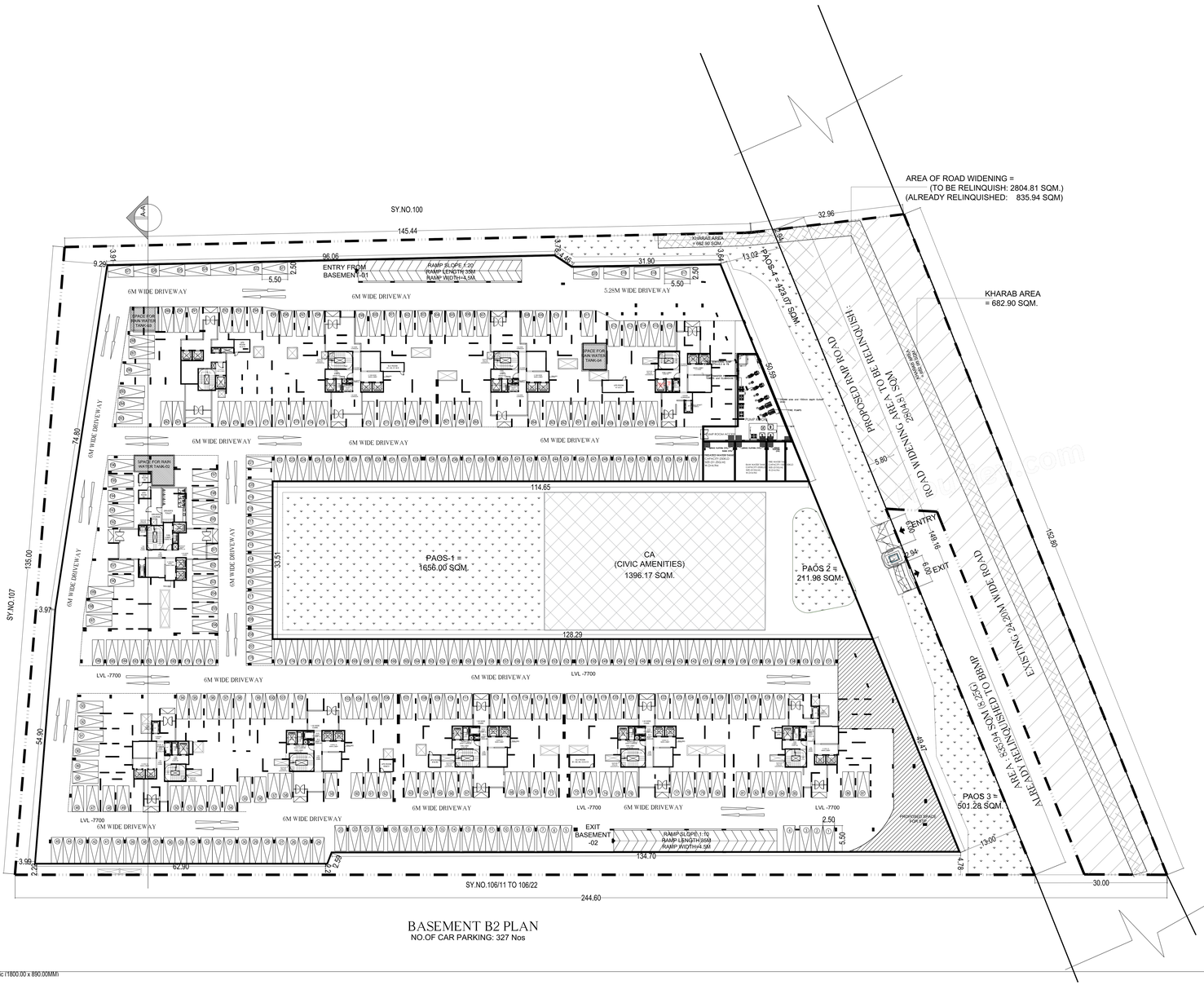
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

YELAHANKA

BRUHAT BENGALURU MAHANAGARA PALIKE
Office of the Commissioner
Bangalore

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

UserDefinedMetric (1800.00 x 890.00MM)



BASEMENT B2 PLAN

NO.OF CAR PARKING: 327 Nos

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule annexed.
1.Sanction is accorded for the Residential Building plan at KATHA NO. 323/1506/16,.01 NO.1506/9 AND 1567/2 , KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a).Consist of 1br. 1Basement + 1Ground + 14 for 1Ground + 13
for 1Ground + 14 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.342827.61 area reserved for car parking shall not be converted for any other purposes
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The licensee shall also ensure that a neatly prepared plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or
footings before erection of walls on the foundation and in the case
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the BBMP.
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.Sufficient precautions for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct
temporary toilets for the use of construction workers and it should be
demolished after the construction.
9.The applicant shall provide all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building
materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11.The applicant shall not misuse the premises at any point of time as per 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 (Sub.E) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4'Ø 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 / structures etc. in & around the site.
15.The applicant shall
obtained from forest department / section for cutting trees before the
commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second
instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX [Bye law No. 3.8] under sub section 9 of (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 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.Building 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 4C 31) of

Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and
early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and
above
built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safe methods of excavation to be followed as
well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the
year,
one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Annexure-XI along with the fee as may be prescribed by the Authority. Commencement of 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 CC/ after No. BWSSB/ACM/2019-20, Dated: 24-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part 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, 2018 (KECBC).
38.If the Applicant / Owner deviates 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 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as per provisions 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 granting such license 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 measure to ensure the safety of the workers working in the premises and public passing by.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Applicant / Owner / Builder / Contractor and the construction workers working in the construction site ADDENDUM (Shraddaagi Hoodige) Letter No. CSR/KLET/2012, 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" is mandatory before starting
the work and continue to avail the benefits extended under the various welfare schemes.
2.Display of the registration certificate and the name of the contractor is mandatory at the entrance of the work site.
3.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.

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

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

Block :T5 (BUILDING)

Floor Name	Gross Built-up Area	Deductions From Gross Built-Area (Stair Case) Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area (Res. other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	140.67	0.00	140.67	126.21	0.00	14.46	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Thirteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Twelfth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eleventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Tenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Ninth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eighth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Seventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Sixth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fifth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fourth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Third Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Second Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
First Floor	733.90	184.30	549.60	32.93	14.46	0.00	0.00	0.05	502.16	502.16	03	0.00
Ground Floor	733.90	19.86	714.04	32.93	14.46	0.00	0.00	0.05	666.60	666.60	02	297.46
Total	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297.46
Total Number of Same Blocks	1											
Total:	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297

Block :T6 TO T10 (BUILDINGS)

Floor Name	Gross Built-up Area	Deductions From Gross Built-Area (Stair Case) Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area (Res. other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	591.74	0.00	591.74	519.39	0.00	72.35	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Thirteenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Twelfth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Eleventh Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Tenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Ninth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Eighth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Seventh Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Sixth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Fifth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Fourth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Third Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
Second Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.00	0.05	2831.93	2831.93	20	0.00
First Floor	3221.73	816.96	2404.77	167.89	72.41	0.00	0.00	0.05	2164.42	2164.42	15	0.00
Ground Floor	3237.60	93.00	3144.60	167.89	72.41	0.00	0.00	0.05	2904.04	2904.04	19	1388.22
Total:	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	39052.12	39052.12	264	1388.22
Total Number of Same Blocks	1											
Total:	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	39052.12	39052.12	264	1388

Block :T1 TO T4 (BUILDINGS)

Floor Name	Gross Built-up Area	Deductions From Gross Built-Area (Stair Case) Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area (Res. other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	477.36	0.00	477.36	419.65	0.00	57.71	0.00	0.00	0.00	0.00	00	0.00	0.00
Fourteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Thirteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Twelfth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eleventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Tenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Ninth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eighth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Seventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Sixth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fifth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fourth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Third Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Second Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17

FIRST FLOOR PLAN

NO.OF UNITS: 32 Nos

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.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/200625/25	Plot Subuse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO: 337/1906/6/10, SY NO: 1906/6 AND 106/10
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-II	Khata No. (As per Khata Extract): 337/1906/6/10
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2264233330
Zone: Yelahanka	Locality / Street of the property: KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE
Ward: Ward-005	
Planning District: 309-Yamalanda	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	2782.51
Deduction for NetPol Area	
Turnkey Free of Cost	2804.81
Total:	2804.81
NET AREA OF PLOT	2519.82
Deduction for Balance Pol Area	
RW Area surrendered Free of Cost	2804.81
Amenity Area	1266.18
Total:	4351.00
BALANCE AREA OF PLOT (A-Deductions)	23722.31
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	11861.16
Proposed Coverage Area (25.71 %)	6099.24
Achieved Net coverage area (25.71 %)	6099.24
Balance coverage area left (34.29 %)	5761.92
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	70931.34
Total Perm. FAR area (3.00)	70931.35
Residential FAR (100.00%)	70998.93
Proposed FAR Area	70998.93
Achieved Net FAR Area (2.99)	70998.94
Balance FAR Area (0.02)	592.44
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	121186.30
Substructure Area Add In Built (Lesser) Lvl	0.92
Achieved BuiltUp Area	121186.84

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule annexed.
1.Sanction is accorded for the Residential Building plan at KATHA NO: 337/1906/6/10, SY NO: 1906/6 AND 106/10 , KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a).Consist of 1for. 1Basement + 1Ground + 14 for. 1Ground + 13
for. 1Ground + 14 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.24X7 RT area reserved for car parking shall not be converted for any other purposes
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The key plan indicating the sanctioned provisions shall be displayed there with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the BBMP.
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 arrangements for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The safety and health of the workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant shall make provision for firefighting services in the common passages, corridors, lift halls, lift rooms, which shall be accessible to all the buildings and occupants.

12.The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (Sub.E) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.The building shall not be occupied/let from hired /apartment / sanction for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX [Bye law No. 3.8(under sub section 9 of (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 rain water to recharge / increase 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. 1893 (Part-I) 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 19 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4C 31) of

Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped.
26.Sufficient parking shall be provided entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above
buildup area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for wet stabilization during the course of excavation for basements with safe design for retaining walls and safe methods of excavation to be adopted as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the
one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.(a)All
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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VII-A [Rule 9(1)]. In case, the work is not started within the said period, the sanction and the plan stands cancelled. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB superficial in the OC letter No. BWSSB/8/OC/06/2019-20, Dated: 24-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
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, 2018 (KECBC).
38.If the Applicant / Owner deviates 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 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority, as per the provisions 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 parceling out based on any court of law.
45.The owner shall submit the Occupancy application 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 measure to ensure the safety of the workers working in the premises and public around.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The applicant shall comply with all the conditions mentioned in the certificate vide ADDENDUM (Shivalinge) Hoodeur Letter No: CZ/WEST/DY/S, dated: 01-04-2019.
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 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 No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
T1 TO T4 (BUILDING)	Residential	Apartment	60 - 225	1	-	1	212	-
T6 TO T10 (BUILDING)	Residential	Apartment	60 - 225	1	-	1	264	-
T5 (BUILDING)	Residential	Apartment	60 - 225	1	-	1	67	-
Total :	-	-	-	-	-	-	558	748

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
T1 TO T4 (BUILDING)	Residential	Apartment	Highrise	R
T6 TO T10 (BUILDING)	Residential	Apartment	Highrise	R
T5 (BUILDING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	558	16772.50	748	19285.00
Visitor's Car Parking	57	782.75	0	0.00
Total Car	615	8456.25	748	19285.00
Taxi/Hirer	-	782.75	0	0.00
Other Parking	-	-	7	24507.67
Total	-	9040.00	-	34292.67

Block :T5 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	140.67	0.00	140.67	126.21	0.00	14.46	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Thirteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Twelfth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eleventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Tenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Ninth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eighth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Seventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Sixth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fifth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fourth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Third Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Second Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
First Floor	733.90	184.30	549.60	32.93	14.46	0.00	0.00	0.05	502.16	502.16	03	0.00
Ground Floor	733.90	19.86	714.04	32.93	14.46	0.00	0.00	0.05	666.62	666.62	02	297.46
Total:	11149.17	719.83	10429.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297.46
Total Number of Same Blocks	1											
Total:	11149.17	719.83	10429.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297

Block :T6 TO T10 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Substructure		Resi.			
Terrace Floor	591.74	0.00	591.74	519.39	0.00	72.35	0.00		0.00	0.00	00	0.00
Fifteenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Fourteenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Thirteenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Twelfth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Eleventh Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Tenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Ninth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Eighth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Seventh Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Sixth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Fifth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Fourth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Third Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
Second Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05		2831.93	2831.93	20	0.00
First Floor	3221.73	816.96	2404.77	167.89	72.41	0.00	0.05		2164.42	2164.42	15	0.00
Ground Floor	3237.91	93.02	3144.89	167.89	72.41	0.00	0.05		2904.54	2904.54	09	1388.22
Total:	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.70		39052.12	39052.12	264	1388.22
Total Number of Same Blocks	1											
Total:	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.70		39052.12	39052.12	264	1388

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.)	Tenmt (No.)	Carpet Area other than Tenament
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
T1 TO T4 (BUILDING)	1	69441.89	1604.87	67746.82	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	33403.25	33403.25	237	880.96
T6 TO T10 (BUILDING)	1	46364.75	3385.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	0.00	0.00	39052.12	39052.12	264	1388.22
T5 (BUILDING)	1	11149.17	719.83	10429.34	620.16	216.90	14.46	44.46	0.75	0.00	0.00	9533.61	9533.61	57	297.46
Grand Total:	3	126955.56	5709.64	121185.92	5994.48	2328.92	144.52	268.16	2.15	768.18	32690.54	78986.98	81989.98	558.00	2566.64

Block :T1 TO T4 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	477.36	0.00	477.36	419.65	0.00	57.71	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fourteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Thirteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Twelfth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eleventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Tenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Ninth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eighth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Seventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Sixth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fifth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fourth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Third Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Second Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
First Floor	2475.59	482.54	1993.05	135.11	57.71	0.00	7.27	0.05	0.00	0.00	1792.91	1792.91	14	0.00
Ground Floor	2260.08	39.76	2040.32	135.11	57.71	0.00	7.27	0.05	0.00	0.00	2040.18	2040.18	07	880.96
Total:	17130.97	172.13	16958.84	170.38	145.17	0.00	0.00	0.00	0.00	0.00	454.11	16169.19	0.00	0.00
Total Number of Same Blocks	1	0.00	17130.97	170.38	145.17	0.00	0.00	0.00	0.00	0.00	314.07	16931.36	0.00	0.00
Total:	69441.31	1604.87	67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	33403.25	33403.25	237	880.96

SECTION, STOREY:	
FAR &Tenement Details	
Block	
Floor	
Unit Type	
No. of Units	
Total Built Up Area	
Deductions	
Proposed FAR Area	
Total FAR Area	
Tenement	

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.

YELAHANKA

BBMP/Addl.Dc/YLK/0007/25-26

BBMP(Yelahanka) Province Corporation Limited
Corporation Office
Yelahanka
Bengaluru-560064

OWNER / GPA HOLDER'S SIGNATURE

NAME (IN BLOCK LETTERS)

M/S. ARRC INFRA

NAME & ADDRESS OF THE OWNER / DEVELOPER / AUTHORISED SIGNATORY

GOORE J PROPERTIES LIMITED Rep.by Authorized Signatory Akila Jayaraman 10th Floor, Prestige Obelisk, Kasturba Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

VINOD.P # 11-3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.0/E-4521/2019-2020

PROJECT TITLE :

PROPOSED SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.337/1906/6/10, E.PID NO.2264233330, SY NO.1906/6 AND 106/10, KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO.05

DRAWING TITLE :

FIRST FLOOR PLAN

SHEET NO : 5

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

UserDefinedMetric (18800.00 x 890.00MM)

TYPICAL 2-13TH FLOOR PLAN

NO.OF UNITS: 42X12 = 504 Nos

(TOWER-5) TYPICAL 2-13TH FLOOR PLAN

NO.OF UNITS: 04 Nos

N

Scale: 1:250

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.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/200/2025-26	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO: 337/1906/6/10, SY NO: 1906/6 AND 1906/10
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-III	Khata No. (As per Khata Extract): 337/1906/6/10
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2254233330
Zone: Yelahanka	Locality / Street of the property: KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE
Ward: Ward-005	
Planning District: 309-Yamalanda	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 2762.51
Deduction for NetPld Area	
Turnkey Free of Cost	2804.81
Amenity	2804.81
NET AREA OF PLOT	(A-Deductions) 2519.82
Deduction for Balance Pld Area	
RW Area surrendered Free of Cost	2804.81
Amenity Area	1266.18
Total:	4301.00
BALANCE AREA OF PLOT	(A-Deductions) 2372.51
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	1981.16
Proposed Coverage Area (25.71 %)	6099.24
Achieved Net coverage area (25.71 %)	6099.24
Balance coverage area left (34.29 %)	5761.92
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.50)	79331.36
Total Perm. FAR area (3.50)	79331.36
Residential FAR (100.00%)	78998.93
Proposed FAR Area	78998.93
Achieved Net FAR Area (2.99)	78998.94
Balance FAR Area (0.02)	332.44
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	121186.93
Substructure Area Add in BUA (Lecture/ Lib)	0.00
Achieved BuiltUp Area	121186.94

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule annexed.
1.Sanction is accorded for the Residential Building plan at KATHA NO: 337/1906/6/10, SY NO: 1906/6 AND 1906/10 , KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a).Consist of 1br. 1Basement + 1Ground + 14 for 1Ground + 13
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.24X7 ST area reserved for car parking shall not be converted for any other purposes.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The owner shall also obtain necessary sanctions and approved plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or
footings before erection of walls on the foundation and in the case
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the BBMP.
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.Shall make provision for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct
temporary toilets for the use of construction workers and it should be
demolished after the construction.
9.The safety and health of the workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building
materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11.The applicant shall not misuse the premises wherein the car parking, lift, 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 R.E.R.C Shall (3) clear leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4'Ø 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 / structures etc. in & around the site.
15.The applicant shall
obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for
instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX ' (Bye law No. 3.8) under sub section 9 of (vi) to (x).
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-I) 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Building/s 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-F of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4C 31) of

Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped.
26.Sufficient parking space to be provided 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 stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and
early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and
above
built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with safe design for retaining walls and safety measures to be taken at the entrance as
well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the
first year
, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Appendix-VI along with the fee as may be prescribed by the Authority for 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 CC/ after No. BWSSB/ACS/36/2019-20, Dated: 24-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part 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, 2018 (KECBC).
38.If the Applicant / Owner deviate 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 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as applicable 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 parceling court cases in any court of law.
45.The owner / applicant shall submit the completion 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 measure to ensure the safety of the adjacent properties during the excavation work.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The applicant shall comply with all the conditions mentioned in the revised vide ADDENDUM (Amalgam) Hoodikul Letter No. LD/NOC/ET/201/2, 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 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 No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Resi.	Resi.	Resi.Unit	Resi.	Resi.	Prop.
T1 TO T4 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	212	-	-
T6 TO T10 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	264	-	-
T5 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	67	-	-
	Total :		-	-	-	-	558	748	-

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 TO T4 (BUILDING)	Residential	Apartment	Highrise	R
T6 TO T10 (BUILDING)	Residential	Apartment	Highrise	R
T5 (BUILDING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	558	16732.50	748	10285.00
Visitors Car Parking	57	782.75	0	0.00
Total Car	615	8456.25	748	10285.00
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	24507.87
Total		9240.00		34792.87

Block :T5 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	140.67	0.00	140.67	126.21	0.00	14.46	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Thirteenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Twelfth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eleventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Tenth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Ninth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eighth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Seventh Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Sixth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fifth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fourth Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Third Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Second Floor	733.90	39.59	694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
First Floor	733.90	194.30	549.60	32.93	14.46	0.00	0.00	0.05	502.16	502.16	03	0.00
Ground Floor	733.90	19.86	714.04	32.93	14.46	0.00	0.00	0.05	666.60	666.60	02	297.46
Total:	11149.17	719.83	10429.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297.46
Total Number of Same Blocks	1											
Total:	11149.17	719.83	10429.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297

Block :T6 TO T10 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	591.74	0.00	591.74	519.39	0.00	72.35	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Thirteenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Twelfth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Eleventh Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Tenth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Ninth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Eighth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Seventh Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Sixth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Fifth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Fourth Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Third Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
Second Floor	3278.61	206.33	3072.28	167.89	72.41	0.00	0.05	2631.93	2631.93	20	0.00	
First Floor	3221.73	816.56	2404.77	167.89	72.41	0.00	0.05	2164.42	2164.42	15	0.00	
Ground Floor	3237.91	83.02	3154.89	167.89	72.41	0.00	0.05	2904.54	2904.54	09	1368.22	
Total:	46364.70	3389.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1368.22	
Total Number of Same Blocks	1											
Total:	46364.70	3389.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1368	

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.)	Tenmt (No.)	Carpet Area other than Tenament
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
T1 TO T4 (BUILDING)	1	69441.89	1604.87	67746.82	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	30403.25	237	880.96
T6 TO T10 (BUILDING)	1	46364.70	3389.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	0.00	0.00	39052.12	39052.12	264	1368.22
T5 (BUILDING)	1	11149.17	719.83	10429.34	620.16	216.90	14.46	44.46	0.75	0.00	0.00	9533.61	9533.61	57	297.46
Grand Total:	3	126955.56	5799.64	121185.92	5994.48	2328.92	144.52	268.16	2.15	768.18	32690.54	78988.98	78988.98	558.00	2546.64

Block :T1 TO T4 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	477.36	0.00	477.36	419.65	0.00	57.71	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Thirteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Twelfth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eleventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Tenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Ninth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eighth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Seventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Sixth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fifth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fourth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Third Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Second Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
First Floor	2475.59	482.54	1993.05	135.11	57.71	0.00	7.27	0.05	0.00	0.00	1792.91	1792.91	14	0.00
Ground Floor	2260.08	39.76	2040.32	135.11	57.71	0.00	7.27	0.05	0.00	0.00	2040.18	2040.18	07	880.96
Total:	17130.97	172.13	16958.84	170.38	145.17	0.00	0.00	0.00	454.11	16169.19	0.00	0.00	00	0.00
Ground Floor	17130.97	0.00	17130.97	170.38	145.17	0.00	0.00	0.00	0.00	16831.41	0.00	0.00	00	0.00
Total:	69441.72	1604.87	67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	30403.25	237	880.96
Total Number of Same Blocks	1													
Total:	69441.72	1604.87	67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	30403.25	237	881

SECTION, 67(3)(B)(1)

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.

YELAHANKA

BBMP/ZH-YELAHANKA/OC/20-21

Bruhat Bengaluru Mahanagara Palike
Krishna Rao Kidiyoor Memorial Building
Ambedkar Veedhi
Bengaluru
Phone: 080-22221188

OWNER / ZH HEADT/ DALITH

OWNER / ASSOCIATE NO 1
KAMAT G ENACT NAME:

GODREJ PROPERTIES LIMITED Rep.by Authorized Signatory Akila Jayaraman10th Floor, Prestige Obelisk, Kasturba Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR (LICENSE NO.)

VINOD.P.R-11-3-rd cross Doctors layout chikkalasandra b-61 BCC/BL-3.0/E-452/12019-2020

PROJECT TITLE :

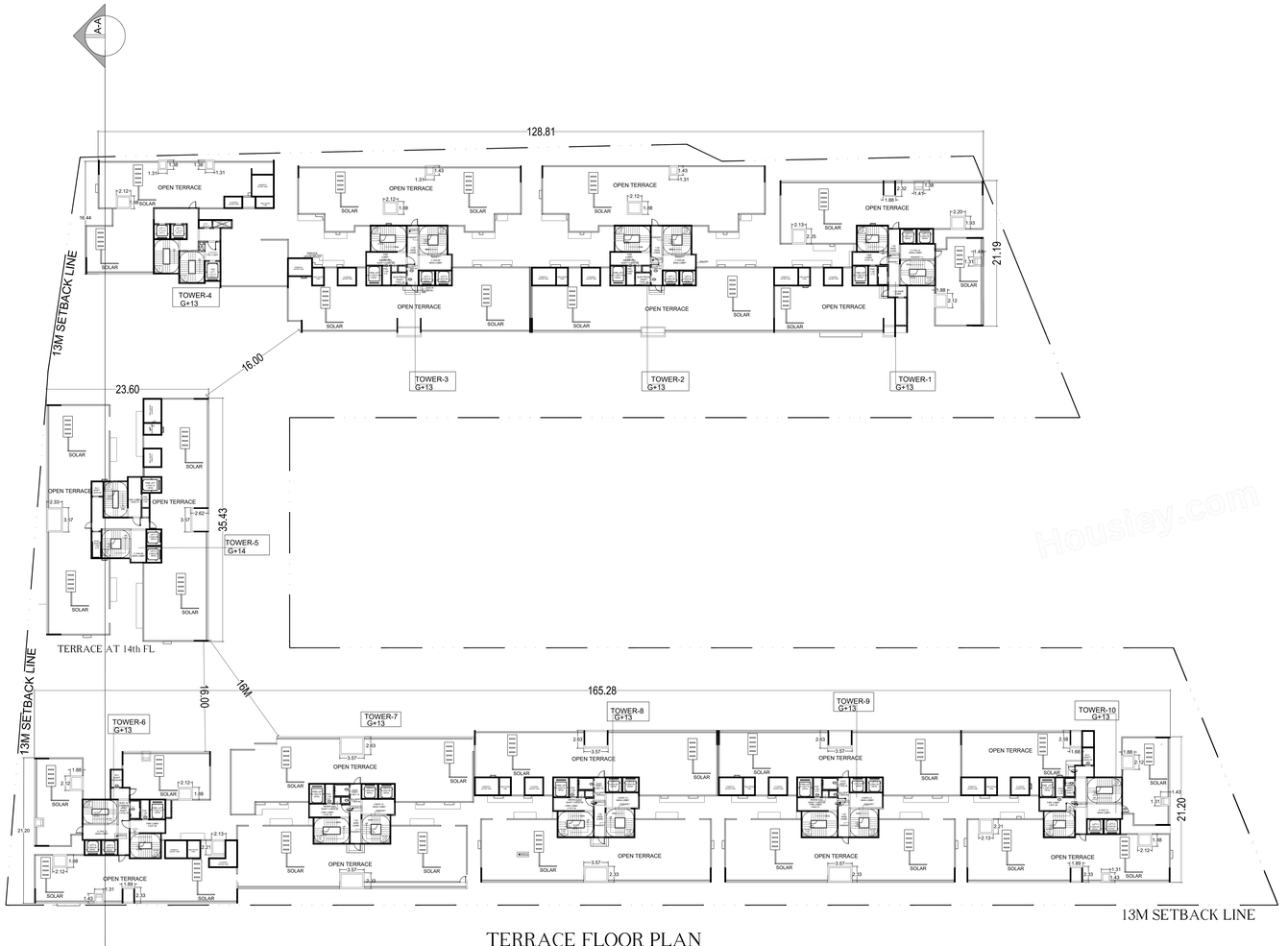
PROPOSED SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.337/1906/6/10, E.PID NO.22-042-233-35, SY NO.1906/9 AND 1906/10, KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO.05 :

DRAWING TITLE: TYPICAL FLOOR PLAN

SHEET NO: 6

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

Housley.com



Housley.com

Key Plan — N — Scale: 1:250

Color Notes

COLOR INDEX

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

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule annexed.
1.Sanction is accorded for the Residential Building plan at KATHA NO. 323/1506/6/10, SY NO 1506/9 AND 1506/10 , KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a).Consist of 1for. 1Basement + 1Ground + 14 for. 1Ground + 13
for. 1Ground + 14 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.SHORT BT 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 owner shall also ensure that a true copy of the approved plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or
footings before erection of walls on the foundation and in the case
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the BBMP.
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.Sufficient space for erecting telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct
temporary toilets for the use of construction workers and it should be
demolished after the construction.
9.The safety and health of the workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building
materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11.The applicant shall not misuse the premises put to use other than the 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 (Sub.E) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4'Ø 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 / structures etc. in & around the site.
15.Permission shall be
obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the first
instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX " (Bye law No. 3.8) under sub section 9 of (vi) to (x).
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.Building/s 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 7.41 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4C 31) of

Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped
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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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VII (Bye-law No. 4.4) and get the work inspected at the footings 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 CC/ OC letter No. BWSSB/8/36/2019-20, Dated: 24-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part 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, 2018 (KECBC).
38.If the Applicant / Owner deviates 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 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as applicable 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 parceling court cases in any court of law.
45.The applicant shall abide by the undertaking 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 measure to ensure the safety of the adjacent properties during excavation and building operations.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The applicant shall comply with all the conditions mentioned in the enclosure vide ADDENDUM (Shivalinga Hiremath) Letter No. LD/NOC/ET/25/12, 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 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 No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/200/MIS/25-26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 323/1506/6/10, SY NO. 1506/9 AND 1506/10
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-III	Khata No. (As per Khata Extract): 323/1506/6/10
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2254233330
Zone: Yelahanka	Locality / Street of the property: KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE
Ward: Ward-005	
Planning District: 309-Yemalanda	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 27623.51
Deduction for NetPot Area	
Turnkey Free of Cost	2804.81
Amenity Area	2804.81
NET AREA OF PLOT	(A-Deductions) 20178.93
Deduction for Balance Pot Area	
RW Area surrendered Free of Cost	2804.81
Amenity Area	1266.18
Total:	4351.00
BALANCE AREA OF PLOT	(A-Deductions) 23722.51
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	11861.16
Proposed Coverage Area (25.71 %)	6099.24
Achieved Net coverage area (25.71 %)	6099.24
Balance coverage area left (34.29 %)	5761.92
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	70031.54
Total Perm. FAR area (3.00)	70031.54
Residential FAR (100.00%)	70998.93
Proposed FAR Area	70998.93
Achieved Net FAR Area (2.99)	70998.94
Balance FAR Area (0.02)	932.44
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	121186.93
Substructure Area Add in BUA (Layout Lvl)	0.00
Achieved BuiltUp Area	121186.94

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
T1 TO T4 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	231	-
T6 TO T10 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	264	-
T5 (BUILDING)	Residential	Apartment	50 - 225	1	-	1	67	-
Total :	-	-	-	-	-	-	558	148

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 TO T4 (BUILDING)	Residential	Apartment	Highrise	R
T6 TO T10 (BUILDING)	Residential	Apartment	Highrise	R
T5 (BUILDING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	558	16732.50	148	10285.00
Visitors Car Parking	57	782.75	0	0.00
Total Car	615	8456.25	148	10285.00
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	24507.67
Total :	-	9240.00	-	34792.67

Block :T6 TO T10 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor	591.74	0.00	591.74	519.39	0.00	72.35	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Twelfth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Eleventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Tenth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Ninth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Eighth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Seventh Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Sixth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Fifth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Fourth Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Third Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
Second Floor	3378.61	206.33	3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00	
First Floor	3221.73	816.96	2404.77	167.89	72.41	0.00	0.00	2164.42	2164.42	15	0.00	
Ground Floor	3237.91	93.02	3144.89	167.89	72.41	0.00	0.05	2904.54	2904.54	09	1388.22	
Total :	46394.70	3389.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1388.22	
Total Number of Same Blocks	1											
Total:	46394.70	3389.94	43008.76	2869.85	1013.74	72.35	0.70	39052.12	39052.12	264	1388	

Block :T1 TO T4 (BUILDINGS)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	477.36	0.00	477.36	419.65	0.00	57.71	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Twelfth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eleventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Tenth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Ninth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eighth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Seventh Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Sixth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fifth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fourth Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Third Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Second Floor	2495.56	83.37	2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
First Floor	2475.59	482.54	1993.05	135.11	57.71	0.00	7.27	0.05	0.00	0.00	1792.91	1792.91	14	0.00
Ground Floor	2260.08	39.76	2040.32	139.11	57.71	0.00	7.27	0.05	0.00	0.00	2040.18	2040.18	07	880.96
Total :	17130.97	172.13	16958.84	170.38	145.17	0.00	0.00	0.00	0.00	0.00	454.11	16788.19	0.00	0.00
Ground Floor	17130.97	0.00	17130.97	170.38	145.17	0.00	0.00	314.07	16931.36	0.00	0.00	0.00	0.00	0.00
Total :	69441.72	1654.87	67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	30403.25	237	880.96
Total Number of Same Blocks	1													
Total:	69441.72	1654.87	67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	30403.25	237	881

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.)	Tenmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
T1 TO T4 (BUILDINGS)	1	69441.89	1694.87	67746.82	2504.47	1098.28	57.71	223.70	0.70	768.18	32690.54	30403.25	30403.25	237	880.96
T6 TO T10 (BUILDINGS)	1	46394.70	3389.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	0.00	0.00	39052.12	39052.12	264	1388.22
T5 (BUILDINGS)	1	11149.17	718.83	10430.34	620.16	216.90	14.46	44.46	0.75	0.00	0.00	9533.61	9533.61	67	297.46
Grand Total:	3	126985.56	5799.64	121185.92	5994.48	2328.92	144.52	268.16	2.15	768.18	32690.54	78988.98	78988.98	568.00	2566.64

UNIT | DIMENSION

UNIT: (MTS / FEET / INCH)
1 UNIT = 1 EXACT UNIT

Name, Designation & Address of Applicant
GODREJ PROPERTIES LIMITED Rep.by Authorized Signatory Akila Jayaraman 15th Floor, Prestige Obelisk, Kasturba Road, Bengaluru.

Name, Designation & Address of Architect
ARCHITECTS
DIPARSH T SHAH
VINOD.P.R # 11-3-d cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

Name, Designation & Address of Structural Engineer

Name, Designation & Address of Site Supervisor

PROJECT
PROPOSED SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.323/1506/6/10, S. NO.23/4/2/2330, SY NO.1506/9 AND 1506/10, KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO.05

BLOCK/TITLE: TERRACE FLOOR PLAN

SHEET NO: 7

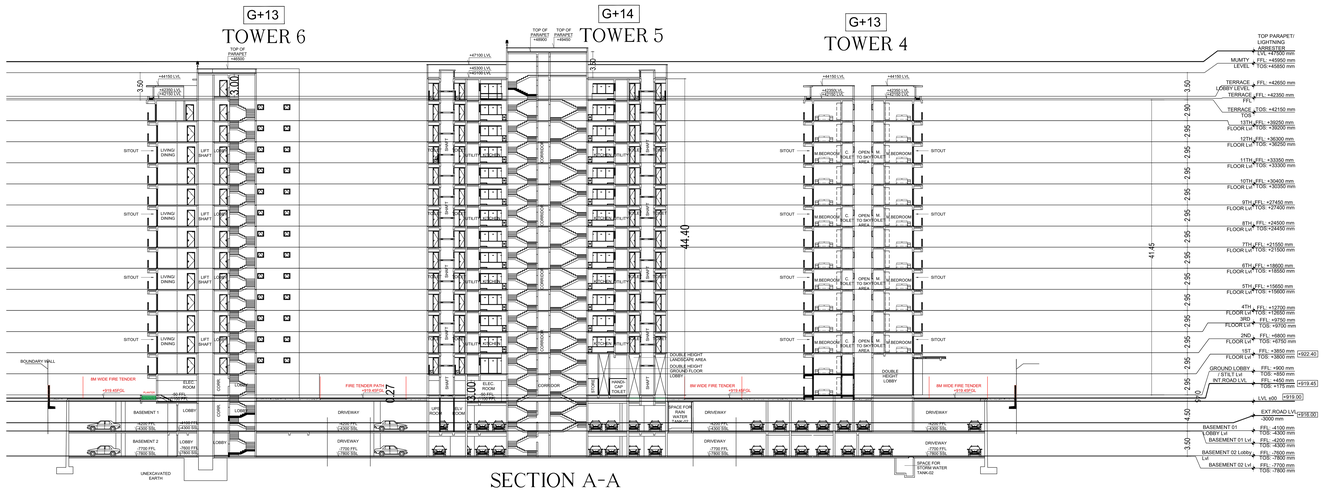
SECTION, ATSHEET:

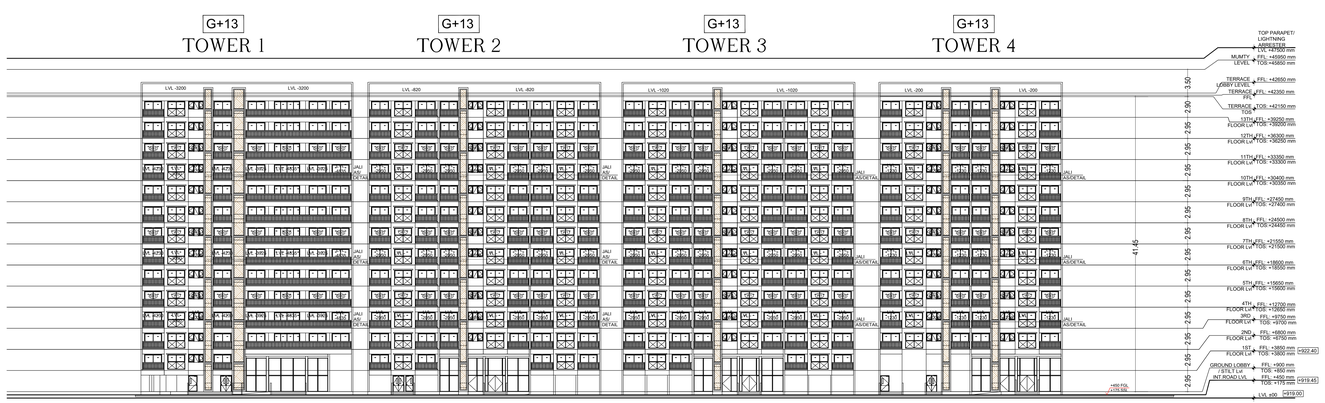
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

YELAHANKA

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

UserDefinedMetric (18800.00 x 890.00MM)





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Schedule annexed.
1.Sanction is accorded for the Residential Building plan at KATHA NO. 323/1506/6/16, SY NO 1506/9 AND 1506/10 , KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE , Bangalore.

a).Consist of 1br. 1Basement + 1Ground + 14 for 1Ground + 13
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.NOC/ BT area reserved for car parking shall not be converted for any other purposes
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The licensee shall ensure that the building is constructed as per the specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the work from the BBMP.
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.Sufficient precautions shall be by running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall ensure that all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant shall not misuse the premises put to use other than for which sanction was issued.

12.The applicant shall provide a space for loading the distribution transformers & associated equipment as per R.E.R.C (Sub.E) code leaving 2.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any banner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for
instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX [Rule (be No. 3.8) under sub section 9 of (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 National Building Code and in the "Criteria for earthquake resistant design of structures"
bearing No. IS
1893 (Part-I) 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Building have to be designed by a registered structural engineer. Based on SBC, water table and 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 4(7)1) of
Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped.
26.Sufficient parking shall be provided extn.
27.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and
early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and
above
built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with safe design for retaining walls and safety measures to be taken at the excavation site as
well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the
area before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.(a).All
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 give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Appendix â€" I, after which the work shall be completed within five years from completion of 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 OC vide No. BWSSB/8/36/2019-20, Dated: 24.06.2019 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-laws 2016.

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

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

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43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as per provisions 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 granting such cases in any court of law.
45.The applicant shall submit the Work Completion report 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 measure to ensure the safety of workers working in the premises and general public.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The applicant / Owner / Builder shall comply with all the conditions vide ADDENDUM (Shadakshari) Hoodi(w) Letter No. LD/NOC/ETD/12, 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 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 No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :T6 TO T10 (BUILDINGS)

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.)	Tent (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	591.74	0.00		591.74	519.39	0.00	72.35	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Twelfth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Eleventh Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Tenth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Ninth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Eighth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Seventh Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Sixth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Fifth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Fourth Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Third Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
Second Floor	3378.61	206.33		3072.28	167.89	72.41	0.00	0.00	2631.50	2631.50	20	0.00
First Floor	3221.73	816.96		2404.77	167.89	72.41	0.00	0.00	2164.42	2164.42	15	0.00
Ground Floor	3237.90	93.00		3144.90	167.89	72.41	0.00	0.00	2904.94	2904.94	09	1388.22
Total	46364.70	3389.94		43008.76	2869.85	1013.74	72.35	0.70	36052.12	36052.12	264	1388.22
Total Number of Same Blocks	1											
Total	46364.70	3389.94		43008.76	2869.85	1013.74	72.35	0.70	36052.12	36052.12	264	1388

Block :T5 (BUILDINGS)

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.)	Tent (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	140.67	0.00		140.67	126.21	0.00	14.46	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Thirteenth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Twelfth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eleventh Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Tenth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Ninth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Eighth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Seventh Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Sixth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fifth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Fourth Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Third Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
Second Floor	733.90	39.59		694.31	32.93	14.46	0.00	3.42	0.05	643.45	643.45	04	0.00
First Floor	733.90	194.30		549.60	32.93	14.46	0.00	0.00	0.05	502.16	502.16	03	0.00
Ground Floor	733.90	19.86		714.04	32.93	14.46	0.00	0.00	0.05	666.62	666.65	02	297.46
Total	11149.17	719.83		10429.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297.46
Total Number of Same Blocks	1												
Total	11149.17	719.83		10429.34	620.16	216.90	14.46	44.46	0.75	9533.61	9533.61	57	297

Block :T1 TO T4 (BUILDINGS)

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.)	Tent (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	477.36	0.00		477.36	419.65	0.00	57.71	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Twelfth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eleventh Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Tenth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Ninth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Eighth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Seventh Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Sixth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fifth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Fourth Floor	2495.56	83.37		2412.19	122.82	57.71	0.00	17.43	0.05	0.00	0.00	2214.18	2214.18	18	0.00
Third Floor	2475.59	482.54		1993.05	135.11	57.71	0.00	7.27	0.05	0.00	0.00	1792.91	1792.91	14	0.00
Second Floor	2260.08	39.76		2040.32	139.11	57.71	0.00	7.27	0.05	0.00	0.00	2040.18	2040.18	07	880.96
First Floor	1710.97	172.13		16698.84	170.38	145.17	0.00	0.00	0.00	454.11	16169.19	0.00	0.00	00	0.00
Ground Floor	1710.97	0.00		1710.97	170.38	145.17	0.00	0.00	0.00	514.07	16931.36	0.00	0.00	00	0.00
Total	69441.72	1654.87		67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32956.54	30403.25	3043.25	237	880.96
Total Number of Same Blocks	1														
Total	69441.72	1654.87		67746.83	2504.47	1098.28	57.71	223.70	0.70	768.18	32956.54	30403.25	3043.25	237	880.96

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.)	Tent (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
T1 TO T4 (BUILDINGS)	1	69441.89	1654.87	67746.82	2504.47	1098.28	57.71	223.70	0.70	768.18	32956.54	30403.25	3043.25	237	880.96
T6 TO T10 (BUILDINGS)	1	46364.70	3389.94	43008.76	2869.85	1013.74	72.35	0.00	0.70	0.00	0.00	36052.12	36052.12	264	1388.22
T5 (BUILDINGS)	1	11149.17	719.83	10429.34	620.16	216.90	14.46	44.46	0.75	0.00	0.00	9533.61	9533.61	57	297.46
Grand Total:	3	126955.56	5764.64	121183.92	5994.48	2328.92	144.52	268.16	2.15	768.18	32956.54	76988.98	9988.98	558.00	2566.64

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.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/BSK/23-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 323/1506/6/16, SY NO. 1506/9 AND 1506/10
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-III	Khata No. (As per Khata Extract): 323/1506/6/10
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2254233330
Zone: Yelahanka	Locality / Street of the property: KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE
Ward: Ward-005	
Planning District: 305-Yemalanda	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 2762.51
Deduction for NetPol Area	
Corridor Free of Cost	2804.81
Amenity Area	2804.81
NET AREA OF PLOT	(A-Deductions) 2519.82
Deduction for Balance Pol Area	
RW Area surrendered Free of Cost	2804.81
Amenity Area	1266.18
Total:	4351.00
BALANCE AREA OF PLOT	(A-Deductions) 2372.51
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	11861.16
Proposed Coverage Area (25.71 %)	6099.04
Achieved Net coverage area (25.71 %)	6099.04
Balance coverage area left (34.29 %)	5761.82
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.50)	76931.36
Total Perm. FAR area (3.50)	76931.36
Residential FAR (100.00%)	76988.93
Proposed FAR Area	76988.93
Achieved Net FAR Area (2.99)	76988.94
Balance FAR Area (0.02)	592.44
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	121186.93
Substructure Area Add in BUA (Layout Lvl)	0.92
Achieved BuiltUp Area	121186.84

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
T1 TO T4 (BUILDINGS)	Residential	Apartment	60 - 225	1	-	1	237	-
T6 TO T10 (BUILDINGS)	Residential	Apartment	30 - 225	1	-	1	264	-
T5 (BUILDINGS)	Residential	Apartment	30 - 225	1	-	1	57	-
	Total :		-	-	-	-	558	148

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 TO T4 (BUILDINGS)	Residential	Apartment	Highrise	R
T6 TO T10 (BUILDINGS)	Residential	Apartment	Highrise	R
T5 (BUILDINGS)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	558	1672.50	148	10285.00
Visitors Car Parking	57	762.75	0	0.00
Total Car	615	8456.25	148	10285.00
TwoWheeler	-	753.75	0	0.00
Other Parking	-	-	7	24507.67
Total :		9340.00		34792.67

BMZ (ZH-NORTH)
Circle

WARD -AREA WISE)
WARD -(WARD NAME)
GOORU (PROPERTIES) LIMITED Rep by Authorized Signatory Akila Jayaram/13th Floor, Prestige Obelisk, Kasturba Road, Bengaluru.

ARCHITECT/ENGINEER/ SUPERVISOR
VINOD.P # 11-3-6 cross Doctors layout chikkalasandra b- 61
BCC/BL-3.0/E-4521/2019-2020

PROJECT
PROPOSED SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.323/1506/6/16, S. NO.SY.NO.1506/9 AND 1506/10, KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO.05

SHEET NO : 8

SECTION, ELEVATION

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.

BHRUHAT BENGALURU MAHANAGARA PALIKE
Office of the Commissioner
Corporation Complex
N.R. Square
Bengaluru-560 002

YELAHANKA

Housiey.com

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