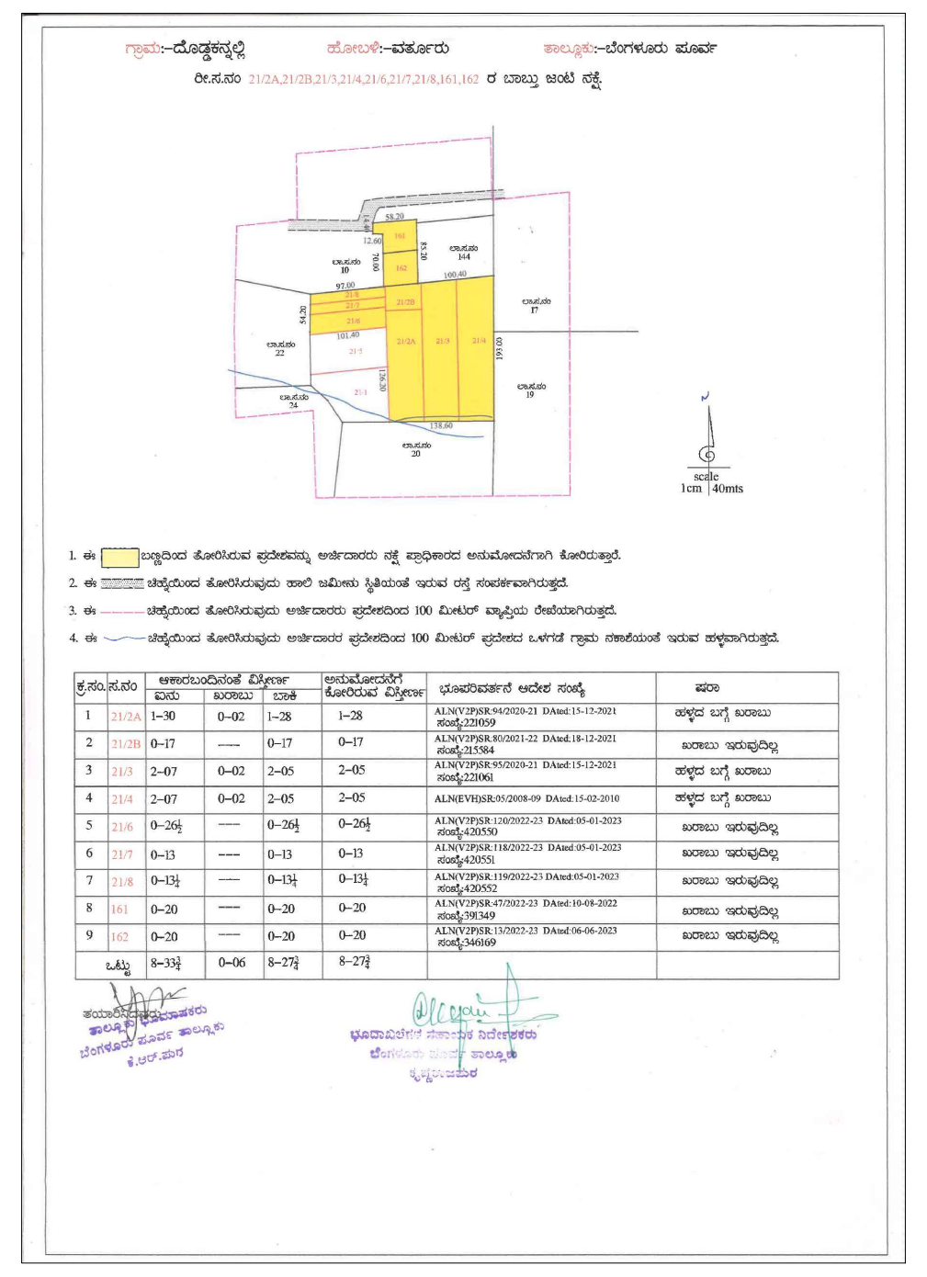
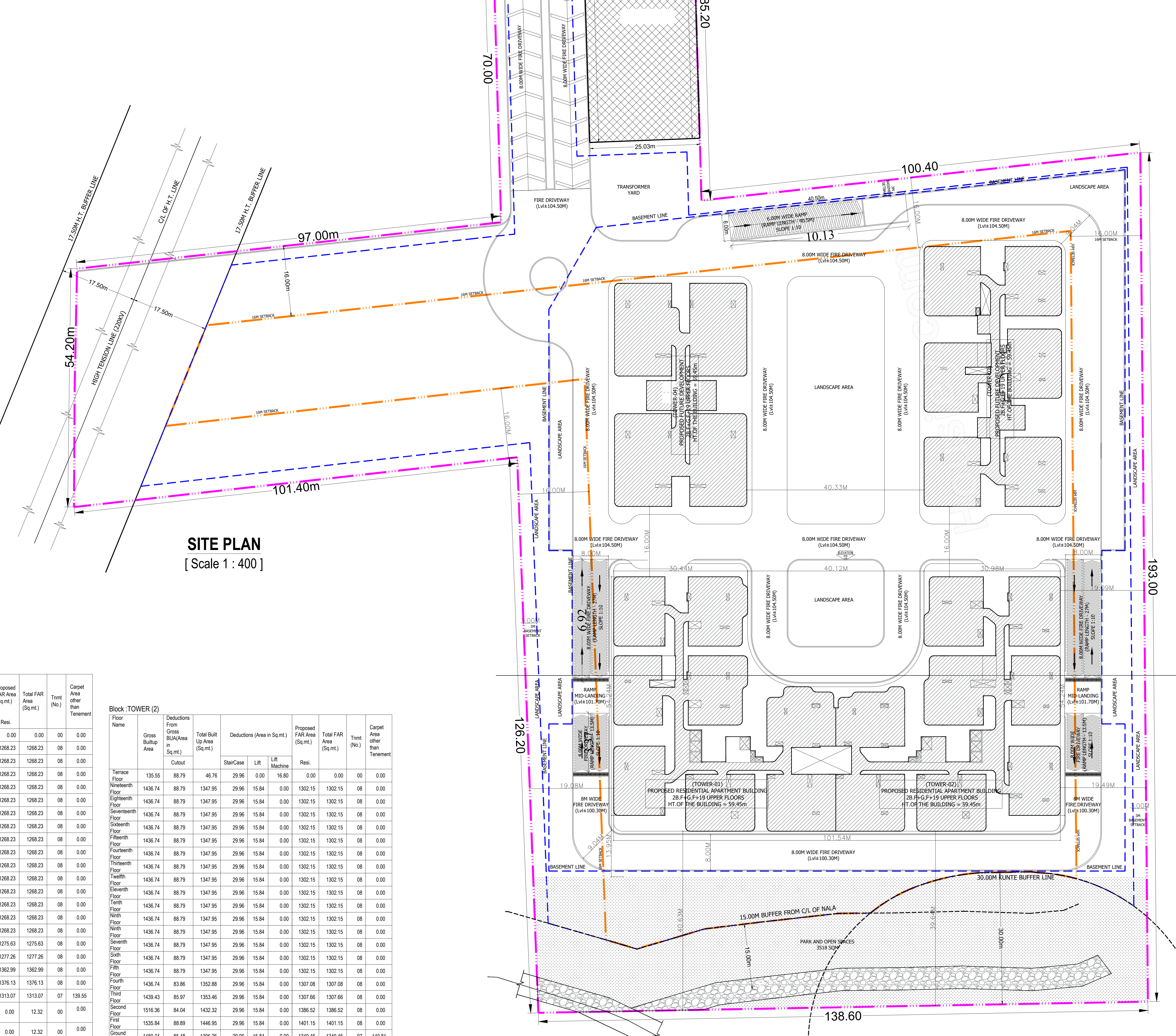
LOCATION PLAN [NTS]

SATELLITE IMAGE

ADLR SKETCH [NTS]





SITE PLAN

[Scale 1 : 400]

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

User (841.00_x_1400.00_MM)

UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	3RD_TOWER 1 - 301	FLAT	128.84	119.53	8	8
	3RD_TOWER 1 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 1 - 303	FLAT	131.56	122.93	8	
	3RD_TOWER 1 - 304	FLAT	140.45	131.35	8	
	3RD_TOWER 1 - 305	FLAT	141.20	132.07	8	
	3RD_TOWER 1 - 306	FLAT	139.55	130.42	8	
	3RD_TOWER 1 - 307	FLAT	129.09	119.10	8	
	3RD_TOWER 1 - 308	FLAT	139.55	130.45	8	
FOURTH FLOOR PLAN	4TH_TOWER 1 - 401	FLAT	128.84	119.53	8	8
	4TH_TOWER 1 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 1 - 403	FLAT	131.56	122.93	8	
	4TH_TOWER 1 - 404	FLAT	140.45	131.35	8	
	4TH_TOWER 1 - 405	FLAT	141.20	132.07	8	
	4TH_TOWER 1 - 406	FLAT	139.50	130.42	8	
	4TH_TOWER 1 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 1 - 408	FLAT	139.55	130.45	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 1 - 501	FLAT	126.14	116.83	8	24
	TYPICAL 5,6&7_TOWER 1 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 1 - 503	FLAT	128.86	120.23	8	
	TYPICAL 5,6&7_TOWER 1 - 504	FLAT	140.45	131.35	8	
	TYPICAL 5,6&7_TOWER 1 - 505	FLAT	141.20	132.07	8	
	TYPICAL 5,6&7_TOWER 1 - 506	FLAT	139.50	130.42	8	
	TYPICAL 5,6&7_TOWER 1 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 1 - 508	FLAT	139.55	130.45	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 1 - 801	FLAT	126.14	116.83	8	24
	TYPICAL 8,9&10_TOWER 1 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 1 - 803	FLAT	128.86	120.23	8	
	TYPICAL 8,9&10_TOWER 1 - 804	FLAT	140.45	131.35	8	
	TYPICAL 8,9&10_TOWER 1 - 805	FLAT	141.20	132.07	8	
	TYPICAL 8,9&10_TOWER 1 - 806	FLAT	139.50	130.42	8	
	TYPICAL 8,9&10_TOWER 1 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 1 - 808	FLAT	139.55	130.45	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 1- 1101	FLAT	126.14	116.83	8	32
	TYPICAL 11,12,13&14_TOWER 1- 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 1- 1103	FLAT	128.86	120.23	8	
	TYPICAL 11,12,13&14_TOWER 1- 1104	FLAT	140.45	131.35	8	
	TYPICAL 11,12,13&14_TOWER 1- 1105	FLAT	141.20	132.07	8	
	TYPICAL 11,12,13&14_TOWER 1- 1106	FLAT	139.50	130.42	8	
	TYPICAL 11,12,13&14_TOWER 1- 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 1- 1108	FLAT	139.55	130.45	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 1- 1501	FLAT	126.14	116.83	8	16
	TYPICAL 15&16_TOWER 1- 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 1- 1503	FLAT	128.86	120.23	8	
	TYPICAL 15&16_TOWER 1- 1504	FLAT	140.45	131.35	8	
	TYPICAL 15&16_TOWER 1- 1505	FLAT	141.20	132.07	8	
	TYPICAL 15&16_TOWER 1- 1506	FLAT	139.50	130.42	8	
	TYPICAL 15&16_TOWER 1- 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 1- 1508	FLAT	139.55	130.45	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 1- 1701	FLAT	126.14	116.83	8	24
	TYPICAL 17,18&19_TOWER 1- 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 1- 1703	FLAT	128.86	120.23	8	
	TYPICAL 17,18&19_TOWER 1- 1704	FLAT	140.45	131.35	8	
	TYPICAL 17,18&19_TOWER 1- 1705	FLAT	141.20	132.07	8	
	TYPICAL 17,18&19_TOWER 1- 1706	FLAT	139.50	130.42	8	
	TYPICAL 17,18&19_TOWER 1- 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 1- 1708	FLAT	139.55	130.45	8	
Total	-	-	21544.73	20085.11	1273	159

UnitBUA Table for Building :TOWER (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 2	OTHER	0.00	0.00	1	7
	G_TOWER 2 - 002	FLAT	130.39	121.03	8	
	G_TOWER 2 - 003	FLAT	140.81	131.26	8	
	G_TOWER 2 - 004	FLAT	152.58	152.58	8	
	G_TOWER 2 - 005	FLAT	140.54	132.07	8	
	G_TOWER 2 - 006	FLAT	132.78	124.69	8	
	G_TOWER 2 - 007	FLAT	141.26	131.22	8	
	G_TOWER 2 - 008	FLAT	141.26	131.22	8	
FIRST FLOOR PLAN	1ST_TOWER 2 - 101	FLAT	147.76	137.50	8	8
	1ST_TOWER 2 - 102	FLAT	139.22	129.39	8	
	1ST_TOWER 2 - 103	FLAT	147.56	137.50	8	
	1ST_TOWER 2 - 104	FLAT	154.58	154.58	8	
	1ST_TOWER 2 - 105	FLAT	152.98	144.51	8	
	1ST_TOWER 2 - 106	FLAT	145.22	137.13	8	
	1ST_TOWER 2 - 107	FLAT	142.09	132.57	8	
	1ST_TOWER 2 - 108	FLAT	142.28	132.76	8	
SECOND FLOOR PLAN	2ND_TOWER 2 - 201	FLAT	143.64	133.84	8	8
	2ND_TOWER 2 - 202	FLAT	133.38	123.78	8	
	2ND_TOWER 2 - 203	FLAT	143.64	133.84	8	
	2ND_TOWER 2 - 204	FLAT	154.58	154.58	8	
	2ND_TOWER 2 - 205	FLAT	152.98	144.51	8	
	2ND_TOWER 2 - 206	FLAT	145.22	137.13	8	
	2ND_TOWER 2 - 207	FLAT	142.09	132.57	8	
	2ND_TOWER 2 - 208	FLAT	142.28	132.76	8	
THIRD FLOOR PLAN	3RD_TOWER 2 - 301	FLAT	138.99	129.44	8	8
	3RD_TOWER 2 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 2 - 303	FLAT	138.99	138.99	8	
	3RD_TOWER 2 - 304	FLAT	141.25	132.11	8	
	3RD_TOWER 2 - 305	FLAT	140.41	131.31	8	
	3RD_TOWER 2 - 306	FLAT	131.03	122.27	8	
	3RD_TOWER 2 - 307	FLAT	129.09	119.57	8	
	3RD_TOWER 2 - 308	FLAT	129.09	119.57	8	
FOURTH FLOOR PLAN	4TH_TOWER 2 - 401	FLAT	138.99	129.44	8	8
	4TH_TOWER 2 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 2 - 403	FLAT	138.99	138.99	8	
	4TH_TOWER 2 - 404	FLAT	141.25	132.11	8	
	4TH_TOWER 2 - 405	FLAT	140.41	131.31	8	
	4TH_TOWER 2 - 406	FLAT	131.03	122.27	8	
	4TH_TOWER 2 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 2 - 408	FLAT	129.09	119.10	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 2 - 501	FLAT	138.99	129.44	8	24
	TYPICAL 5,6&7_TOWER 2 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 2 - 503	FLAT	138.99	138.99	8	
	TYPICAL 5,6&7_TOWER 2 - 504	FLAT	141.25	132.11	8	
	TYPICAL 5,6&7_TOWER 2 - 505	FLAT	140.41	131.31	8	
	TYPICAL 5,6&7_TOWER 2 - 506	FLAT	128.33	119.57	8	
	TYPICAL 5,6&7_TOWER 2 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 2 - 508	FLAT	129.09	119.10	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 2 - 801	FLAT	138.99	129.44	8	24
	TYPICAL 8,9&10_TOWER 2 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 2 - 803	FLAT	138.99	138.99	8	
	TYPICAL 8,9&10_TOWER 2 - 804	FLAT	141.25	132.11	8	
	TYPICAL 8,9&10_TOWER 2 - 805	FLAT	140.41	131.31	8	
	TYPICAL 8,9&10_TOWER 2 - 806	FLAT	128.33	119.57	8	
	TYPICAL 8,9&10_TOWER 2 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 2 - 808	FLAT	129.09	119.10	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 2 - 1101	FLAT	138.99	129.44	8	32
	TYPICAL 11,12,13&14_TOWER 2 - 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1103	FLAT	138.99	138.99	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1104	FLAT	141.25	132.11	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1105	FLAT	140.41	131.31	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1106	FLAT	128.33	119.57	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1108	FLAT	129.09	119.10	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 2 - 1501	FLAT	138.99	129.44	8	16
	TYPICAL 15&16_TOWER 2 - 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 2 - 1503	FLAT	138.99	138.99	8	
	TYPICAL 15&16_TOWER 2 - 1504	FLAT	141.25	132.11	8	
	TYPICAL 15&16_TOWER 2 - 1505	FLAT	140.41	131.31	8	
	TYPICAL 15&16_TOWER 2 - 1506	FLAT	128.33	119.57	8	
	TYPICAL 15&16_TOWER 2 - 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 2 - 1508	FLAT	129.09	119.10	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 2 - 1701	FLAT	138.99	129.44	8	24
	TYPICAL 17,18&19_TOWER 2 - 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 2 - 1703	FLAT	138.99	138.99	8	
	TYPICAL 17,18&19_TOWER 2 - 1704	FLAT	141.25	132.11	8	
	TYPICAL 17,18&19_TOWER 2 - 1705	FLAT	140.41	131.31	8	
	TYPICAL 17,18&19_TOWER 2 - 1706	FLAT	128.33	119.57	8	
	TYPICAL 17,18&19_TOWER 2 - 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 2 - 1708	FLAT	129.09	119.10	8	
Total	-	-	21548.90	20244.57	1273	159

Balcony Calculations Table (Tower 2)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.40 X 3 X 1	8.64	99.33
	1.20 X 3.03 X 1 X 1	3.63	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.21 X 1 X 1	3.85	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	
	[illegible]	[illegible]	

Balcony Calculations Table (Tower 1)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.81 X 1 X 1	4.19	104.89
	1.10 X 3.82 X 1 X 1	4.20	
	1.20 X 3.11 X 1 X 1	3.73	
	1.20 X 3.27 X 1 X 1	3.92	
	1.20 X 3.52 X 7 X 1	29.54	
	1.20 X 3.66 X 2 X 1	8.78	
	1.20 X 3.68 X 1 X 1	4.42	
	1.20 X 3.81 X 5 X 1	22.85	
	[illegible]	[illegible]	

SCALE : 1:400

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.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19
for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

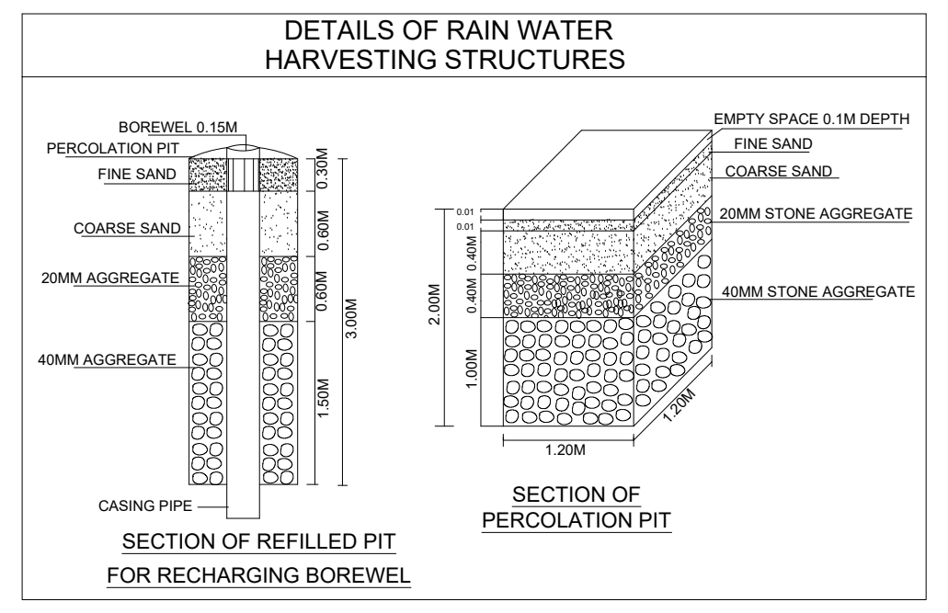
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

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

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

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

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : SITE PLAN, KEY PLAN & LOCATION PLAN,
ADLR SKETCH,
RAIN WATER HARVESTING

SHEET NO : SHEET 01 OUT OF 10

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO -NORTH

Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26

Bengaluru East City Corporation

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

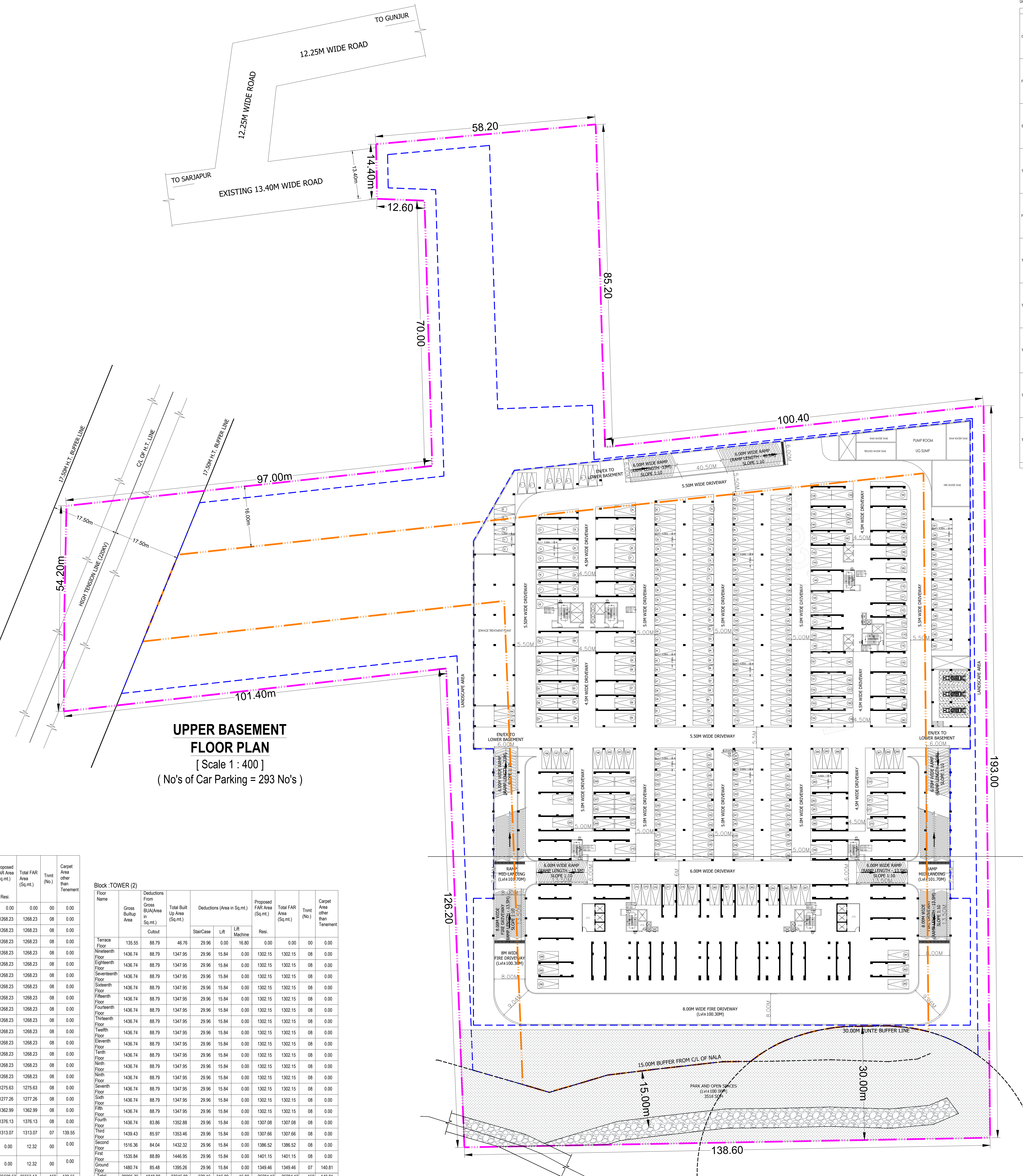
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216



UPPER BASEMENT FLOOR PLAN

[Scale 1 : 400]

(No's of Car Parking = 293 No's)

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

User (841.00_x_1400.00_MM)

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	3RD_TOWER 1 - 301	FLAT	128.84	119.53	8	8
	3RD_TOWER 1 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 1 - 303	FLAT	131.56	122.93	8	
	3RD_TOWER 1 - 304	FLAT	140.45	131.35	8	
	3RD_TOWER 1 - 305	FLAT	141.20	132.07	8	
	3RD_TOWER 1 - 306	FLAT	139.55	130.42	8	
	3RD_TOWER 1 - 307	FLAT	129.09	119.10	8	
	3RD_TOWER 1 - 308	FLAT	139.55	130.45	8	
FOURTH FLOOR PLAN	4TH_TOWER 1 - 401	FLAT	128.84	119.53	8	8
	4TH_TOWER 1 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 1 - 403	FLAT	131.56	122.93	8	
	4TH_TOWER 1 - 404	FLAT	140.45	131.35	8	
	4TH_TOWER 1 - 405	FLAT	141.20	132.07	8	
	4TH_TOWER 1 - 406	FLAT	139.50	130.42	8	
	4TH_TOWER 1 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 1 - 408	FLAT	139.55	130.45	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 1 - 501	FLAT	126.14	116.83	8	24
	TYPICAL 5,6&7_TOWER 1 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 1 - 503	FLAT	128.86	120.23	8	
	TYPICAL 5,6&7_TOWER 1 - 504	FLAT	140.45	131.35	8	
	TYPICAL 5,6&7_TOWER 1 - 505	FLAT	141.20	132.07	8	
	TYPICAL 5,6&7_TOWER 1 - 506	FLAT	139.50	130.42	8	
	TYPICAL 5,6&7_TOWER 1 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 1 - 508	FLAT	139.55	130.45	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 1 - 801	FLAT	126.14	116.83	8	24
	TYPICAL 8,9&10_TOWER 1 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 1 - 803	FLAT	128.86	120.23	8	
	TYPICAL 8,9&10_TOWER 1 - 804	FLAT	140.45	131.35	8	
	TYPICAL 8,9&10_TOWER 1 - 805	FLAT	141.20	132.07	8	
	TYPICAL 8,9&10_TOWER 1 - 806	FLAT	139.50	130.42	8	
	TYPICAL 8,9&10_TOWER 1 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 1 - 808	FLAT	139.55	130.45	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 1- 1101	FLAT	126.14	116.83	8	32
	TYPICAL 11,12,13&14_TOWER 1- 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 1- 1103	FLAT	128.86	120.23	8	
	TYPICAL 11,12,13&14_TOWER 1- 1104	FLAT	140.45	131.35	8	
	TYPICAL 11,12,13&14_TOWER 1- 1105	FLAT	141.20	132.07	8	
	TYPICAL 11,12,13&14_TOWER 1- 1106	FLAT	139.50	130.42	8	
	TYPICAL 11,12,13&14_TOWER 1- 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 1- 1108	FLAT	139.55	130.45	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 1- 1501	FLAT	126.14	116.83	8	16
	TYPICAL 15&16_TOWER 1- 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 1- 1503	FLAT	128.86	120.23	8	
	TYPICAL 15&16_TOWER 1- 1504	FLAT	140.45	131.35	8	
	TYPICAL 15&16_TOWER 1- 1505	FLAT	141.20	132.07	8	
	TYPICAL 15&16_TOWER 1- 1506	FLAT	139.50	130.42	8	
	TYPICAL 15&16_TOWER 1- 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 1- 1508	FLAT	139.55	130.45	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 1- 1701	FLAT	126.14	116.83	8	24
	TYPICAL 17,18&19_TOWER 1- 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 1- 1703	FLAT	128.86	120.23	8	
	TYPICAL 17,18&19_TOWER 1- 1704	FLAT	140.45	131.35	8	
	TYPICAL 17,18&19_TOWER 1- 1705	FLAT	141.20	132.07	8	
	TYPICAL 17,18&19_TOWER 1- 1706	FLAT	139.50	130.42	8	
	TYPICAL 17,18&19_TOWER 1- 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 1- 1708	FLAT	139.55	130.45	8	
Total	-	-	21544.73	20085.11	1273	159

UnitBUA Table for Building :TOWER (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 2	OTHER	0.00	0.00	1	7
	G_TOWER 2 - 002	FLAT	130.39	121.03	8	
	G_TOWER 2 - 003	FLAT	140.81	131.26	8	
	G_TOWER 2 - 004	FLAT	152.58	152.58	8	
	G_TOWER 2 - 005	FLAT	140.54	132.07	8	
	G_TOWER 2 - 006	FLAT	132.78	124.69	8	
	G_TOWER 2 - 007	FLAT	141.26	131.22	8	
	G_TOWER 2 - 008	FLAT	141.26	131.22	8	
FIRST FLOOR PLAN	1ST_TOWER 2 - 101	FLAT	147.76	137.50	8	8
	1ST_TOWER 2 - 102	FLAT	139.22	129.39	8	
	1ST_TOWER 2 - 103	FLAT	147.56	137.50	8	
	1ST_TOWER 2 - 104	FLAT	154.58	154.58	8	
	1ST_TOWER 2 - 105	FLAT	152.98	144.51	8	
	1ST_TOWER 2 - 106	FLAT	145.22	137.13	8	
	1ST_TOWER 2 - 107	FLAT	142.09	132.57	8	
	1ST_TOWER 2 - 108	FLAT	142.28	132.76	8	
SECOND FLOOR PLAN	2ND_TOWER 2 - 201	FLAT	143.64	133.84	8	8
	2ND_TOWER 2 - 202	FLAT	133.38	123.78	8	
	2ND_TOWER 2 - 203	FLAT	143.64	133.84	8	
	2ND_TOWER 2 - 204	FLAT	154.58	154.58	8	
	2ND_TOWER 2 - 205	FLAT	152.98	144.51	8	
	2ND_TOWER 2 - 206	FLAT	145.22	137.13	8	
	2ND_TOWER 2 - 207	FLAT	142.09	132.57	8	
	2ND_TOWER 2 - 208	FLAT	142.28	132.76	8	
THIRD FLOOR PLAN	3RD_TOWER 2 - 301	FLAT	138.99	129.44	8	8
	3RD_TOWER 2 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 2 - 303	FLAT	138.99	138.99	8	
	3RD_TOWER 2 - 304	FLAT	141.25	132.11	8	
	3RD_TOWER 2 - 305	FLAT	140.41	131.31	8	
	3RD_TOWER 2 - 306	FLAT	131.03	122.27	8	
	3RD_TOWER 2 - 307	FLAT	129.09	119.57	8	
	3RD_TOWER 2 - 308	FLAT	129.09	119.57	8	
FOURTH FLOOR PLAN	4TH_TOWER 2 - 401	FLAT	138.99	129.44	8	8
	4TH_TOWER 2 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 2 - 403	FLAT	138.99	138.99	8	
	4TH_TOWER 2 - 404	FLAT	141.25	132.11	8	
	4TH_TOWER 2 - 405	FLAT	140.41	131.31	8	
	4TH_TOWER 2 - 406	FLAT	131.03	122.27	8	
	4TH_TOWER 2 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 2 - 408	FLAT	129.09	119.10	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 2 - 501	FLAT	138.99	129.44	8	24
	TYPICAL 5,6&7_TOWER 2 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 2 - 503	FLAT	138.99	138.99	8	
	TYPICAL 5,6&7_TOWER 2 - 504	FLAT	141.25	132.11	8	
	TYPICAL 5,6&7_TOWER 2 - 505	FLAT	140.41	131.31	8	
	TYPICAL 5,6&7_TOWER 2 - 506	FLAT	128.33	119.57	8	
	TYPICAL 5,6&7_TOWER 2 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 2 - 508	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 2 - 801	FLAT	138.99	129.44	8	
	TYPICAL 8,9&10_TOWER 2 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 2 - 803	FLAT	138.99	138.99	8	

Balcony Calculations Table (Tower 2)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.40 X 3 X 1	8.64	
	1.20 X 3.03 X 1 X 1	3.63	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.21 X 1 X 1	3.85	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	

Balcony Calculations Table (Tower 1)

Color Notes

COLOR INDEX	
PLOT BOUNDARY	■
ABUTTING ROAD	■
PROPOSED WORK (COVERAGE AREA)	■
EXISTING (To be retained)	🟦
EXISTING (To be demolished)	■

SCALE : 1:400

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19

for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : SHEET 02 OUT OF 10

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO –NORTH

Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

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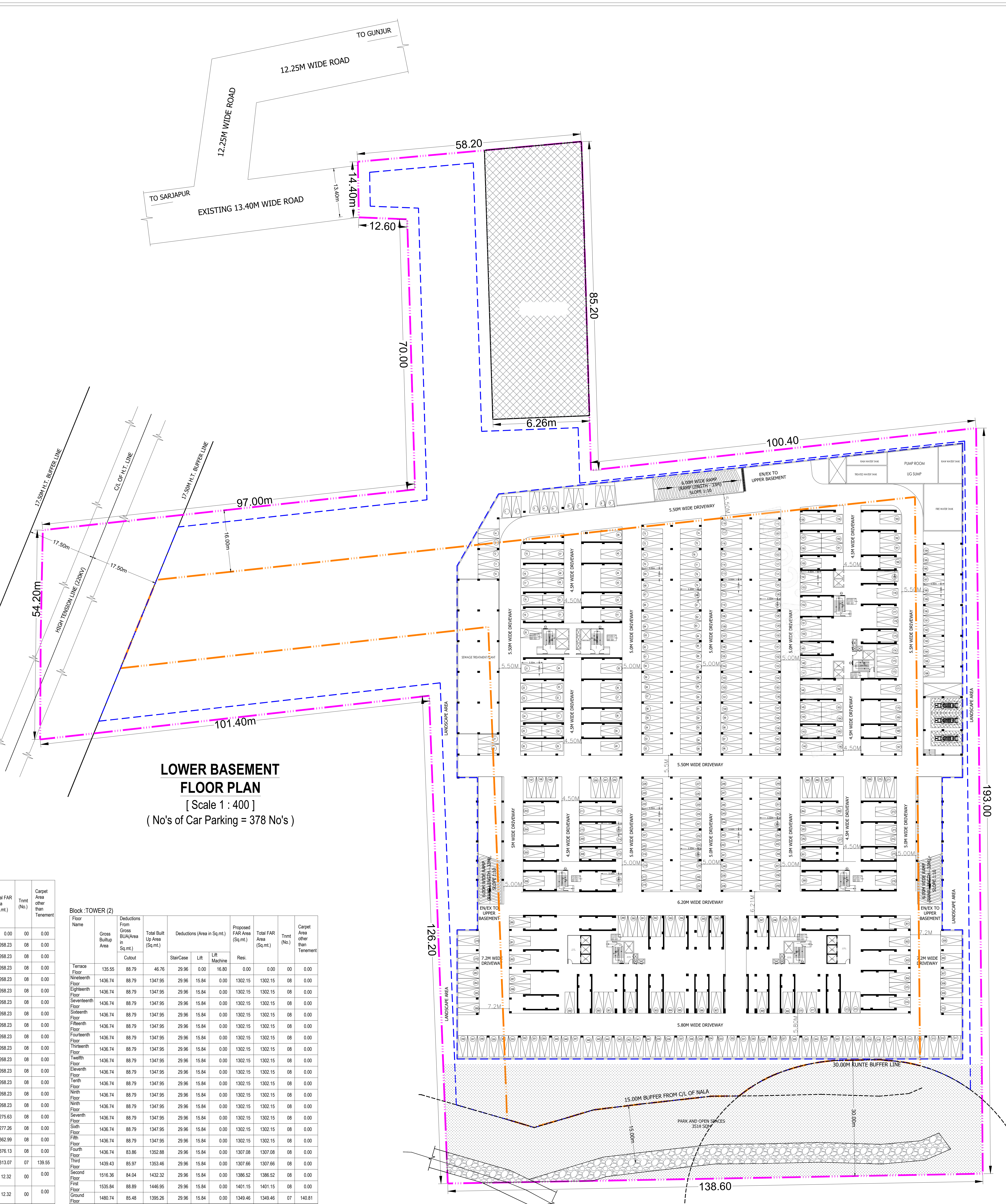


LOWER BASEMENT FLOOR PLAN

[Scale 1 : 400]

(No's of Car Parking = 378 No's)

UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	3RD_TOWER 1 - 301	FLAT	128.84	119.53	8	8
	3RD_TOWER 1 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 1 - 303	FLAT	131.56	122.93	8	
	3RD_TOWER 1 - 304	FLAT	140.45	131.35	8	
	3RD_TOWER 1 - 305	FLAT	141.20	132.07	8	
	3RD_TOWER 1 - 306	FLAT	139.55	130.42	8	
	3RD_TOWER 1 - 307	FLAT	129.09	119.10	8	
	3RD_TOWER 1 - 308	FLAT	139.55	130.45	8	
FOURTH FLOOR PLAN	4TH_TOWER 1 - 401	FLAT	128.84	119.53	8	8
	4TH_TOWER 1 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 1 - 403	FLAT	131.56	122.93	8	
	4TH_TOWER 1 - 404	FLAT	140.45	131.35	8	
	4TH_TOWER 1 - 405	FLAT	141.20	132.07	8	
	4TH_TOWER 1 - 406	FLAT	139.50	130.42	8	
	4TH_TOWER 1 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 1 - 408	FLAT	139.55	130.45	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 1 - 501	FLAT	126.14	116.83	8	24
	TYPICAL 5,6&7_TOWER 1 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 1 - 503	FLAT	128.86	120.23	8	
	TYPICAL 5,6&7_TOWER 1 - 504	FLAT	140.45	131.35	8	
	TYPICAL 5,6&7_TOWER 1 - 505	FLAT	141.20	132.07	8	
	TYPICAL 5,6&7_TOWER 1 - 506	FLAT	139.50	130.42	8	
	TYPICAL 5,6&7_TOWER 1 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 1 - 508	FLAT	139.55	130.45	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 1 - 801	FLAT	126.14	116.83	8	24
	TYPICAL 8,9&10_TOWER 1 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 1 - 803	FLAT	128.86	120.23	8	
	TYPICAL 8,9&10_TOWER 1 - 804	FLAT	140.45	131.35	8	
	TYPICAL 8,9&10_TOWER 1 - 805	FLAT	141.20	132.07	8	
	TYPICAL 8,9&10_TOWER 1 - 806	FLAT	139.50	130.42	8	
	TYPICAL 8,9&10_TOWER 1 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 1 - 808	FLAT	139.55	130.45	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 1- 1101	FLAT	126.14	116.83	8	32
	TYPICAL 11,12,13&14_TOWER 1- 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 1- 1103	FLAT	128.86	120.23	8	
	TYPICAL 11,12,13&14_TOWER 1- 1104	FLAT	140.45	131.35	8	
	TYPICAL 11,12,13&14_TOWER 1- 1105	FLAT	141.20	132.07	8	
	TYPICAL 11,12,13&14_TOWER 1- 1106	FLAT	139.50	130.42	8	
	TYPICAL 11,12,13&14_TOWER 1- 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 1- 1108	FLAT	139.55	130.45	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 1- 1501	FLAT	126.14	116.83	8	16
	TYPICAL 15&16_TOWER 1- 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 1- 1503	FLAT	128.86	120.23	8	
	TYPICAL 15&16_TOWER 1- 1504	FLAT	140.45	131.35	8	
	TYPICAL 15&16_TOWER 1- 1505	FLAT	141.20	132.07	8	
	TYPICAL 15&16_TOWER 1- 1506	FLAT	139.50	130.42	8	
	TYPICAL 15&16_TOWER 1- 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 1- 1508	FLAT	139.55	130.45	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 1- 1701	FLAT	126.14	116.83	8	24
	TYPICAL 17,18&19_TOWER 1- 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 1- 1703	FLAT	128.86	120.23	8	
	TYPICAL 17,18&19_TOWER 1- 1704	FLAT	140.45	131.35	8	
	TYPICAL 17,18&19_TOWER 1- 1705	FLAT	141.20	132.07	8	
	TYPICAL 17,18&19_TOWER 1- 1706	FLAT	139.50	130.42	8	
	TYPICAL 17,18&19_TOWER 1- 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 1- 1708	FLAT	139.55	130.45	8	
Total	-	-	21544.73	20085.11	1273	159

UnitBUA Table for Building :TOWER (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 2	OTHER	0.00	0.00	1	7
	G_TOWER 2 - 002	FLAT	130.39	121.03	8	
	G_TOWER 2 - 003	FLAT	140.81	131.26	8	
	G_TOWER 2 - 004	FLAT	152.58	152.58	8	
	G_TOWER 2 - 005	FLAT	140.54	132.07	8	
	G_TOWER 2 - 006	FLAT	132.78	124.69	8	
	G_TOWER 2 - 007	FLAT	141.26	131.22	8	
	G_TOWER 2 - 008	FLAT	141.26	131.22	8	
FIRST FLOOR PLAN	1ST_TOWER 2 - 101	FLAT	147.76	137.50	8	8
	1ST_TOWER 2 - 102	FLAT	139.22	129.39	8	
	1ST_TOWER 2 - 103	FLAT	147.56	137.50	8	
	1ST_TOWER 2 - 104	FLAT	154.58	154.58	8	
	1ST_TOWER 2 - 105	FLAT	152.98	144.51	8	
	1ST_TOWER 2 - 106	FLAT	145.22	137.13	8	
	1ST_TOWER 2 - 107	FLAT	142.09	132.57	8	
	1ST_TOWER 2 - 108	FLAT	142.28	132.76	8	
SECOND FLOOR PLAN	2ND_TOWER 2 - 201	FLAT	143.64	133.84	8	8
	2ND_TOWER 2 - 202	FLAT	133.38	123.78	8	
	2ND_TOWER 2 - 203	FLAT	143.64	133.84	8	
	2ND_TOWER 2 - 204	FLAT	154.58	154.58	8	
	2ND_TOWER 2 - 205	FLAT	152.98	144.51	8	
	2ND_TOWER 2 - 206	FLAT	145.22	137.13	8	
	2ND_TOWER 2 - 207	FLAT	142.09	132.57	8	
	2ND_TOWER 2 - 208	FLAT	142.28	132.76	8	
THIRD FLOOR PLAN	3RD_TOWER 2 - 301	FLAT	138.99	129.44	8	8
	3RD_TOWER 2 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 2 - 303	FLAT	138.99	138.99	8	
	3RD_TOWER 2 - 304	FLAT	141.25	132.11	8	
	3RD_TOWER 2 - 305	FLAT	140.41	131.31	8	
	3RD_TOWER 2 - 306	FLAT	131.03	122.27	8	
	3RD_TOWER 2 - 307	FLAT	129.09	119.57	8	
	3RD_TOWER 2 - 308	FLAT	129.09	119.57	8	
FOURTH FLOOR PLAN	4TH_TOWER 2 - 401	FLAT	138.99	129.44	8	8
	4TH_TOWER 2 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 2 - 403	FLAT	138.99	138.99	8	
	4TH_TOWER 2 - 404	FLAT	141.25	132.11	8	
	4TH_TOWER 2 - 405	FLAT	140.41	131.31	8	
	4TH_TOWER 2 - 406	FLAT	131.03	122.27	8	
	4TH_TOWER 2 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 2 - 408	FLAT	129.09	119.10	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 2 - 501	FLAT	138.99	129.44	8	24
	TYPICAL 5,6&7_TOWER 2 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 2 - 503	FLAT	138.99	138.99	8	
	TYPICAL 5,6&7_TOWER 2 - 504	FLAT	141.25	132.11	8	
	TYPICAL 5,6&7_TOWER 2 - 505	FLAT	140.41	131.31	8	
	TYPICAL 5,6&7_TOWER 2 - 506	FLAT	128.33	119.57	8	
	TYPICAL 5,6&7_TOWER 2 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 2 - 508	FLAT	129.09	119.10	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 2 - 801	FLAT	138.99	129.44	8	24
	TYPICAL 8,9&10_TOWER 2 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 2 - 803	FLAT	138.99	138.99	8	
	TYPICAL 8,9&10_TOWER 2 - 804	FLAT	141.25	132.11	8	
	TYPICAL 8,9&10_TOWER 2 - 805	FLAT	140.41	131.31	8	
	TYPICAL 8,9&10_TOWER 2 - 806	FLAT	128.33	119.57	8	
	TYPICAL 8,9&10_TOWER 2 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 2 - 808	FLAT	129.09	119.10	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 2 - 1101	FLAT	138.99	129.44	8	32
	TYPICAL 11,12,13&14_TOWER 2 - 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1103	FLAT	138.99	138.99	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1104	FLAT	141.25	132.11	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1105	FLAT	140.41	131.31	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1106	FLAT	128.33	119.57	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1108	FLAT	129.09	119.10	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 2 - 1501	FLAT	138.99	129.44	8	16
	TYPICAL 15&16_TOWER 2 - 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 2 - 1503	FLAT	138.99	138.99	8	
	TYPICAL 15&16_TOWER 2 - 1504	FLAT	141.25	132.11	8	
	TYPICAL 15&16_TOWER 2 - 1505	FLAT	140.41	131.31	8	
	TYPICAL 15&16_TOWER 2 - 1506	FLAT	128.33	119.57	8	
	TYPICAL 15&16_TOWER 2 - 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 2 - 1508	FLAT	129.09	119.10	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 2 - 1701	FLAT	138.99	129.44	8	24
	TYPICAL 17,18&19_TOWER 2 - 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 2 - 1703	FLAT	138.99	138.99	8	
	TYPICAL 17,18&19_TOWER 2 - 1704	FLAT	141.25	132.11	8	
	TYPICAL 17,18&19_TOWER 2 - 1705	FLAT	140.41	131.31	8	
	TYPICAL 17,18&19_TOWER 2 - 1706	FLAT	128.33	119.57	8	
	TYPICAL 17,18&19_TOWER 2 - 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 2 - 1708	FLAT	129.09	119.10	8	
Total	-	-	21548.90	20244.57	1273	159

Balcony Calculations Table (Tower 2)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.40 X 3 X 1	8.64	99.33
	1.20 X 3.03 X 1 X 1	3.63	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.21 X 1 X 1	3.85	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	
[illegible]	[illegible]	[illegible]	[illegible]

Balcony Calculations Table (Tower 1)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.81 X 1 X 1	4.19	104.89
	1.10 X 3.82 X 1 X 1	4.20	
	1.20 X 3.11 X 1 X 1	3.73	
	1.20 X 3.27 X 1 X 1	3.92	
	1.20 X 3.52 X 7 X 1	29.54	
	1.20 X 3.66 X 2 X 1	8.78	
	1.20 X 3.68 X 1 X 1	4.42	
	1.20 X 3.81 X 5 X 1	22.85	
[illegible]	[illegible]	[illegible]	[illegible]

N

SCALE : 1:400

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.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19

for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN

SHEET NO : SHEET 03 OUT OF 10

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

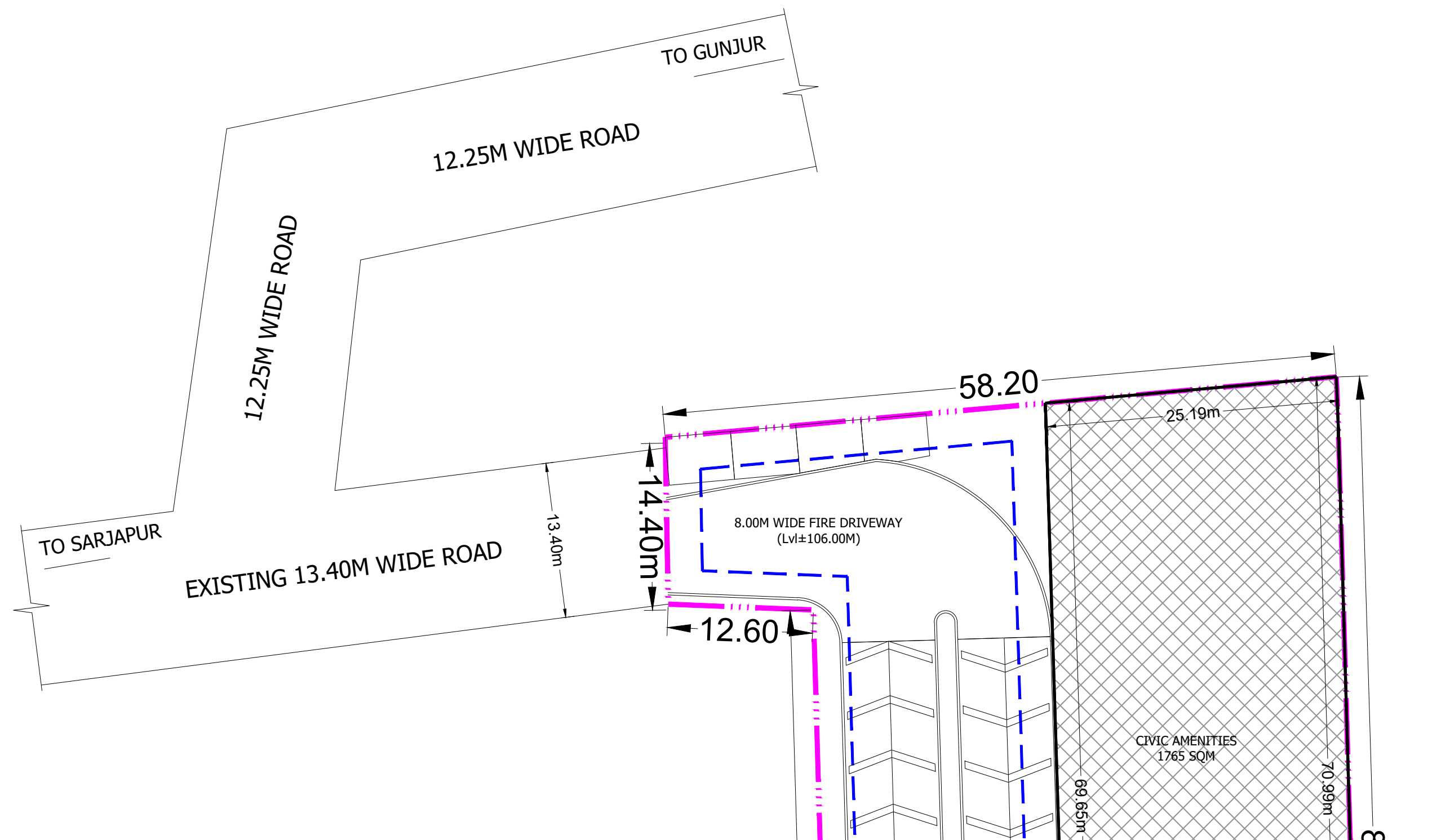
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO –NORTH

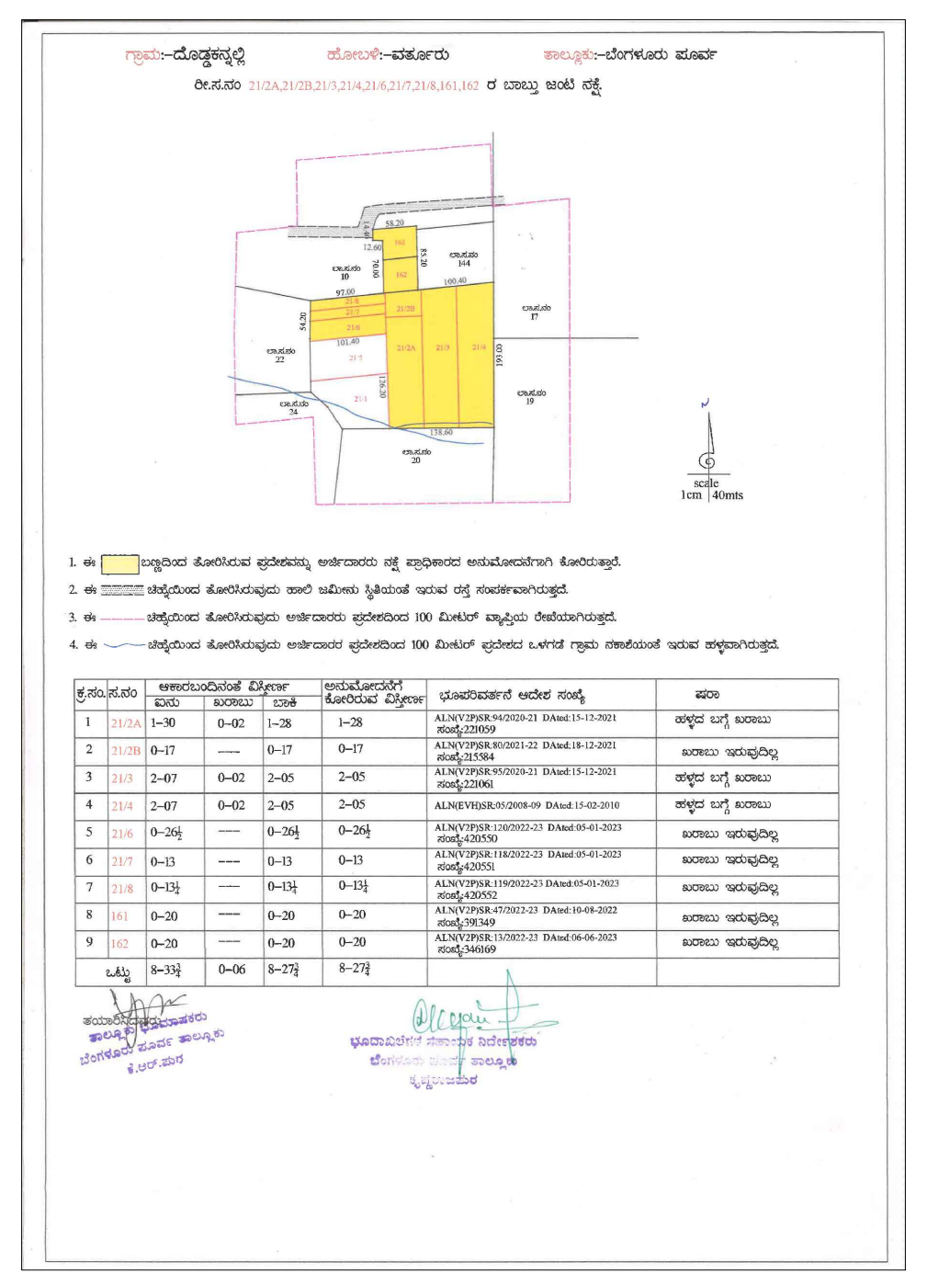
Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26

LOCATION PLAN [NTS]

SATELLITE IMAGE



ADLR SKETCH [NTS]



UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	3RD_TOWER 1 - 301	FLAT	128.84	119.53	8	8
	3RD_TOWER 1 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 1 - 303	FLAT	131.56	122.93	8	
	3RD_TOWER 1 - 304	FLAT	140.45	131.35	8	
	3RD_TOWER 1 - 305	FLAT	141.20	132.07	8	
	3RD_TOWER 1 - 306	FLAT	139.55	130.42	8	
	3RD_TOWER 1 - 307	FLAT	129.09	119.10	8	
	3RD_TOWER 1 - 308	FLAT	139.55	130.45	8	
FOURTH FLOOR PLAN	4TH_TOWER 1 - 401	FLAT	128.84	119.53	8	8
	4TH_TOWER 1 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 1 - 403	FLAT	131.56	122.93	8	
	4TH_TOWER 1 - 404	FLAT	140.45	131.35	8	
	4TH_TOWER 1 - 405	FLAT	141.20	132.07	8	
	4TH_TOWER 1 - 406	FLAT	139.50	130.42	8	
	4TH_TOWER 1 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 1 - 408	FLAT	139.55	130.45	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 1 - 501	FLAT	126.14	116.83	8	24
	TYPICAL 5,6&7_TOWER 1 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 1 - 503	FLAT	128.86	120.23	8	
	TYPICAL 5,6&7_TOWER 1 - 504	FLAT	140.45	131.35	8	
	TYPICAL 5,6&7_TOWER 1 - 505	FLAT	141.20	132.07	8	
	TYPICAL 5,6&7_TOWER 1 - 506	FLAT	139.50	130.42	8	
	TYPICAL 5,6&7_TOWER 1 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 1 - 508	FLAT	139.55	130.45	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 1 - 801	FLAT	126.14	116.83	8	24
	TYPICAL 8,9&10_TOWER 1 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 1 - 803	FLAT	128.86	120.23	8	
	TYPICAL 8,9&10_TOWER 1 - 804	FLAT	140.45	131.35	8	
	TYPICAL 8,9&10_TOWER 1 - 805	FLAT	141.20	132.07	8	
	TYPICAL 8,9&10_TOWER 1 - 806	FLAT	139.50	130.42	8	
	TYPICAL 8,9&10_TOWER 1 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 1 - 808	FLAT	139.55	130.45	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 1- 1101	FLAT	126.14	116.83	8	32
	TYPICAL 11,12,13&14_TOWER 1- 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 1- 1103	FLAT	128.86	120.23	8	
	TYPICAL 11,12,13&14_TOWER 1- 1104	FLAT	140.45	131.35	8	
	TYPICAL 11,12,13&14_TOWER 1- 1105	FLAT	141.20	132.07	8	
	TYPICAL 11,12,13&14_TOWER 1- 1106	FLAT	139.50	130.42	8	
	TYPICAL 11,12,13&14_TOWER 1- 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 1- 1108	FLAT	139.55	130.45	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 1- 1501	FLAT	126.14	116.83	8	16
	TYPICAL 15&16_TOWER 1- 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 1- 1503	FLAT	128.86	120.23	8	
	TYPICAL 15&16_TOWER 1- 1504	FLAT	140.45	131.35	8	
	TYPICAL 15&16_TOWER 1- 1505	FLAT	141.20	132.07	8	
	TYPICAL 15&16_TOWER 1- 1506	FLAT	139.50	130.42	8	
	TYPICAL 15&16_TOWER 1- 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 1- 1508	FLAT	139.55	130.45	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 1- 1701	FLAT	126.14	116.83	8	24
	TYPICAL 17,18&19_TOWER 1- 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 1- 1703	FLAT	128.86	120.23	8	
	TYPICAL 17,18&19_TOWER 1- 1704	FLAT	140.45	131.35	8	
	TYPICAL 17,18&19_TOWER 1- 1705	FLAT	141.20	132.07	8	
	TYPICAL 17,18&19_TOWER 1- 1706	FLAT	139.50	130.42	8	
	TYPICAL 17,18&19_TOWER 1- 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 1- 1708	FLAT	139.55	130.45	8	
Total	-	-	21544.73	20085.11	1273	159

UnitBUA Table for Building :TOWER (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 2	OTHER	0.00	0.00	1	7
	G_TOWER 2 - 002	FLAT	130.39	121.03	8	
	G_TOWER 2 - 003	FLAT	140.81	131.26	8	
	G_TOWER 2 - 004	FLAT	152.58	152.58	8	
	G_TOWER 2 - 005	FLAT	140.54	132.07	8	
	G_TOWER 2 - 006	FLAT	132.78	124.69	8	
	G_TOWER 2 - 007	FLAT	141.26	131.22	8	
	G_TOWER 2 - 008	FLAT	141.26	131.22	8	
FIRST FLOOR PLAN	1ST_TOWER 2 - 101	FLAT	147.76	137.50	8	8
	1ST_TOWER 2 - 102	FLAT	139.22	129.39	8	
	1ST_TOWER 2 - 103	FLAT	147.56	137.50	8	
	1ST_TOWER 2 - 104	FLAT	154.58	154.58	8	
	1ST_TOWER 2 - 105	FLAT	152.98	144.51	8	
	1ST_TOWER 2 - 106	FLAT	145.22	137.13	8	
	1ST_TOWER 2 - 107	FLAT	142.09	132.57	8	
	1ST_TOWER 2 - 108	FLAT	142.28	132.76	8	
SECOND FLOOR PLAN	2ND_TOWER 2 - 201	FLAT	143.64	133.84	8	8
	2ND_TOWER 2 - 202	FLAT	133.38	123.78	8	
	2ND_TOWER 2 - 203	FLAT	143.64	133.84	8	
	2ND_TOWER 2 - 204	FLAT	154.58	154.58	8	
	2ND_TOWER 2 - 205	FLAT	152.98	144.51	8	
	2ND_TOWER 2 - 206	FLAT	145.22	137.13	8	
	2ND_TOWER 2 - 207	FLAT	142.09	132.57	8	
	2ND_TOWER 2 - 208	FLAT	142.28	132.76	8	
THIRD FLOOR PLAN	3RD_TOWER 2 - 301	FLAT	138.99	129.44	8	8
	3RD_TOWER 2 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 2 - 303	FLAT	138.99	138.99	8	
	3RD_TOWER 2 - 304	FLAT	141.25	132.11	8	
	3RD_TOWER 2 - 305	FLAT	140.41	131.31	8	
	3RD_TOWER 2 - 306	FLAT	131.03	122.27	8	
	3RD_TOWER 2 - 307	FLAT	129.09	119.57	8	
	3RD_TOWER 2 - 308	FLAT	129.09	119.57	8	
FOURTH FLOOR PLAN	4TH_TOWER 2 - 401	FLAT	138.99	129.44	8	8
	4TH_TOWER 2 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 2 - 403	FLAT	138.99	138.99	8	
	4TH_TOWER 2 - 404	FLAT	141.25	132.11	8	
	4TH_TOWER 2 - 405	FLAT	140.41	131.31	8	
	4TH_TOWER 2 - 406	FLAT	131.03	122.27	8	
	4TH_TOWER 2 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 2 - 408	FLAT	129.09	119.10	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 2 - 501	FLAT	138.99	129.44	8	24
	TYPICAL 5,6&7_TOWER 2 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 2 - 503	FLAT	138.99	138.99	8	
	TYPICAL 5,6&7_TOWER 2 - 504	FLAT	141.25	132.11	8	
	TYPICAL 5,6&7_TOWER 2 - 505	FLAT	140.41	131.31	8	
	TYPICAL 5,6&7_TOWER 2 - 506	FLAT	128.33	119.57	8	
	TYPICAL 5,6&7_TOWER 2 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 2 - 508	FLAT	129.09	119.10	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 2 - 801	FLAT	138.99	129.44	8	24
	TYPICAL 8,9&10_TOWER 2 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 2 - 803	FLAT	138.99	138.99	8	
	TYPICAL 8,9&10_TOWER 2 - 804	FLAT	141.25	132.11	8	
	TYPICAL 8,9&10_TOWER 2 - 805	FLAT	140.41	131.31	8	
	TYPICAL 8,9&10_TOWER 2 - 806	FLAT	128.33	119.57	8	
	TYPICAL 8,9&10_TOWER 2 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 2 - 808	FLAT	129.09	119.10	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 2 - 1101	FLAT	138.99	129.44	8	32
	TYPICAL 11,12,13&14_TOWER 2 - 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1103	FLAT	138.99	138.99	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1104	FLAT	141.25	132.11	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1105	FLAT	140.41	131.31	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1106	FLAT	128.33	119.57	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1108	FLAT	129.09	119.10	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 2 - 1501	FLAT	138.99	129.44	8	16
	TYPICAL 15&16_TOWER 2 - 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 2 - 1503	FLAT	138.99	138.99	8	
	TYPICAL 15&16_TOWER 2 - 1504	FLAT	141.25	132.11	8	
	TYPICAL 15&16_TOWER 2 - 1505	FLAT	140.41	131.31	8	
	TYPICAL 15&16_TOWER 2 - 1506	FLAT	128.33	119.57	8	
	TYPICAL 15&16_TOWER 2 - 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 2 - 1508	FLAT	129.09	119.10	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 2 - 1701	FLAT	138.99	129.44	8	24
	TYPICAL 17,18&19_TOWER 2 - 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 2 - 1703	FLAT	138.99	138.99	8	
	TYPICAL 17,18&19_TOWER 2 - 1704	FLAT	141.25	132.11	8	
	TYPICAL 17,18&19_TOWER 2 - 1705	FLAT	140.41	131.31	8	
	TYPICAL 17,18&19_TOWER 2 - 1706	FLAT	128.33	119.57	8	
	TYPICAL 17,18&19_TOWER 2 - 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 2 - 1708	FLAT	129.09	119.10	8	
Total	-	-	21548.90	20244.57	1273	159

SCALE : 1:400

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.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

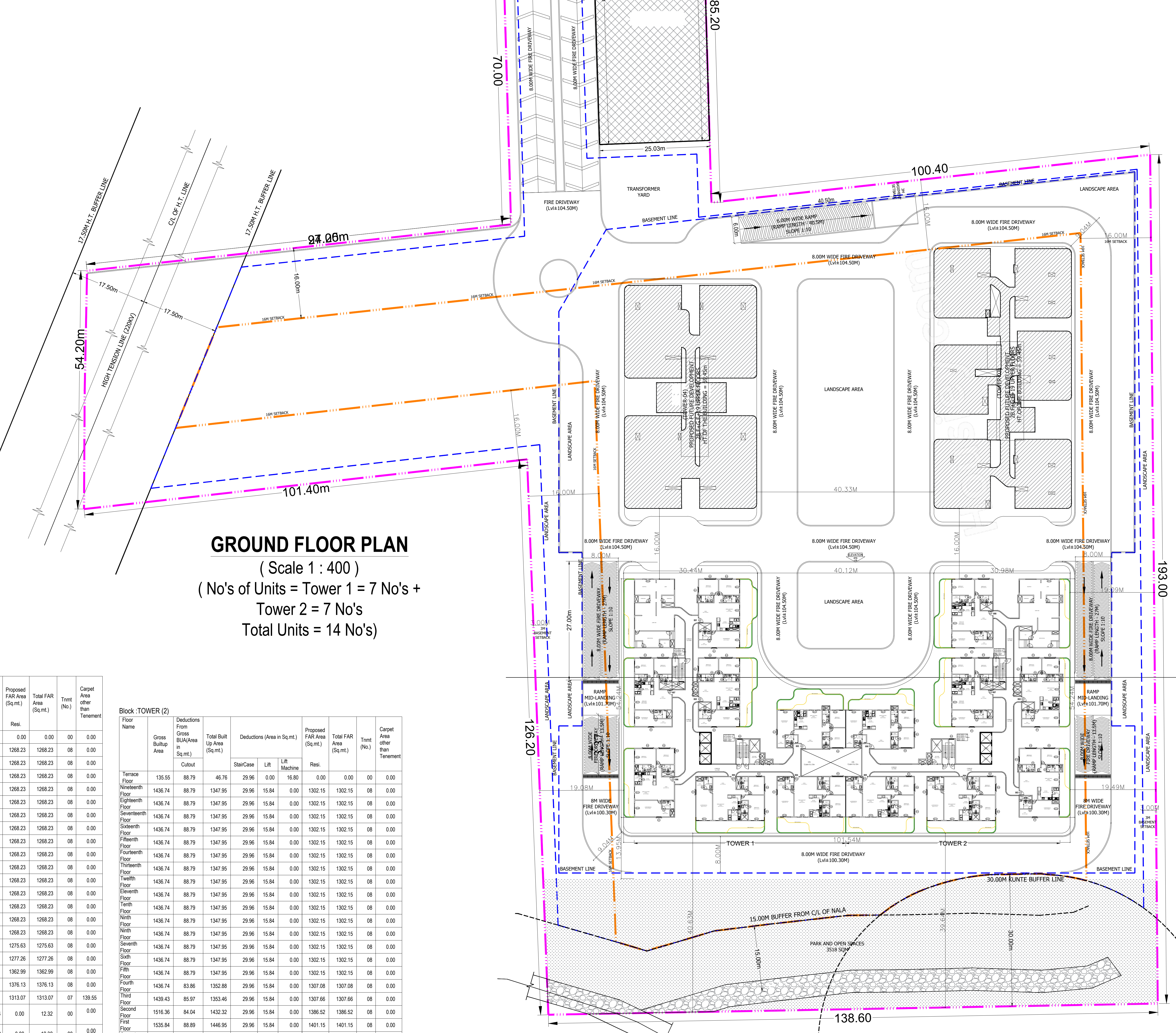
Approval Date :

Balcony Calculations Table (Tower 2)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.40 X 3 X 1	8.64	99.33
	1.20 X 3.03 X 1 X 1	3.63	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.21 X 1 X 1	3.85	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	
[illegible]	[illegible]	[illegible]	[illegible]

Balcony Calculations Table (Tower 1)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.81 X 1 X 1	4.19	104.89
	1.10 X 3.82 X 1 X 1	4.20	
	1.20 X 3.11 X 1 X 1	3.73	
	1.20 X 3.27 X 1 X 1	3.92	
	1.20 X 3.52 X 7 X 1	29.54	
	1.20 X 3.66 X 2 X 1	8.78	
	1.20 X 3.68 X 1 X 1	4.42	
	1.20 X 3.81 X 5 X 1	22.85	
[illegible]	[illegible]	[illegible]	[illegible]


100.40
97.06m
54.20m
101.40m
17.50m
17.50m H.T. BUFFER LINE
C/L OF H.T. LINE
HIGH TENSION LINE (220KV)
FIRE DRIVEWAY (Lvl4:104.50M)
TRANSFORMER YARD
25.03m
BASEMENT LINE
6.00M WIDE RAMP (RAMP LENGTH - 40.50M) SLOPE 1:10
8.00M WIDE FIRE DRIVEWAY (Lvl4:104.50M)
16.00M
LANDSCAPE AREA
40.33M
40.12M
30.44M
30.98M
27.00m
8.00M WIDE FIRE DRIVEWAY
RAMP MID-LANDING (Lvl4:101.70M)
8M WIDE FIRE DRIVEWAY (Lvl4:100.30M)
19.05M
19.49M
TOWER 1
TOWER 2
126.20
193.00
30.00M KUNTE BUFFER LINE
15.00M BUFFER FROM C/L OF NALA
PARK AND OPEN SPACES 3518 SQM
138.60

GROUND FLOOR PLAN

(Scale 1 : 400)

(No's of Units = Tower 1 = 7 No's +
Tower 2 = 7 No's
Total Units = 14 No's)

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

User (841.00_x_1400.00_MM)

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19
for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

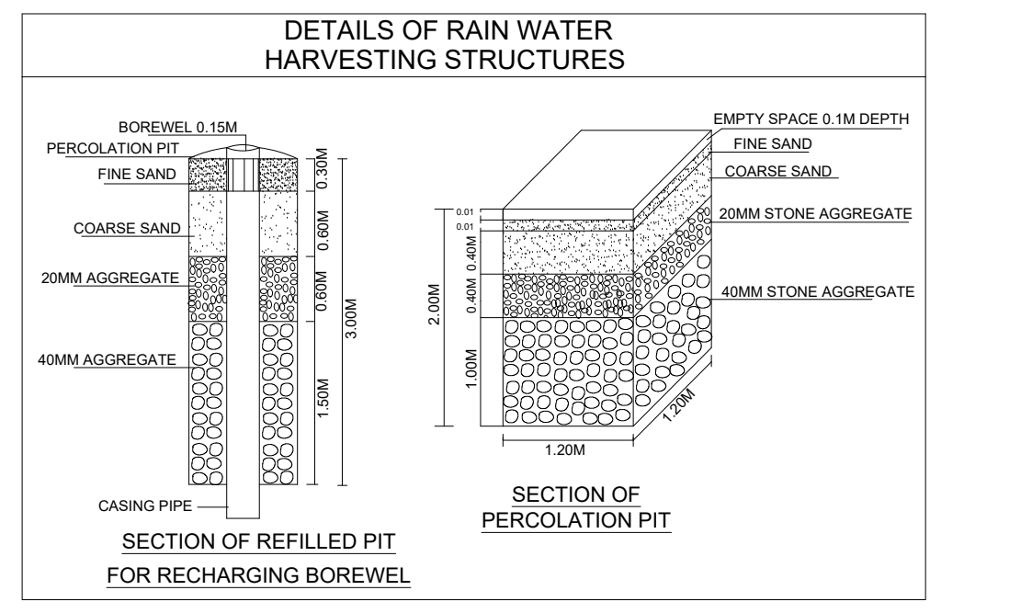
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

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

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

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

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : GROUND FLOOR PLAN
(TOWER 1 & TOWER 2)
KEY PLAN, LOCATION PLAN,
ADLR SKETCH,
RAIN WATER HARVESTING

SHEET NO : SHEET 04 OUT OF 10

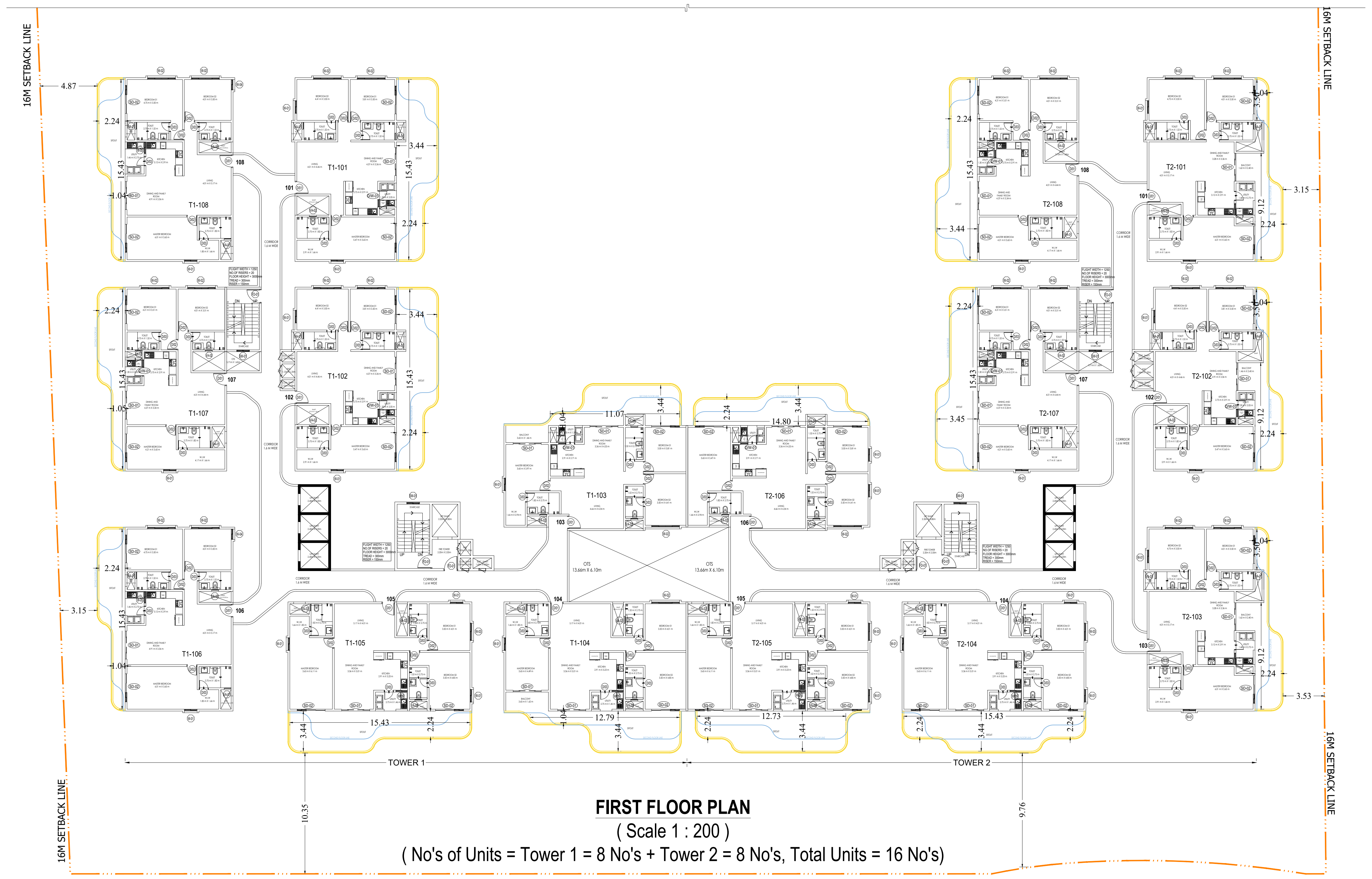
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO –NORTH

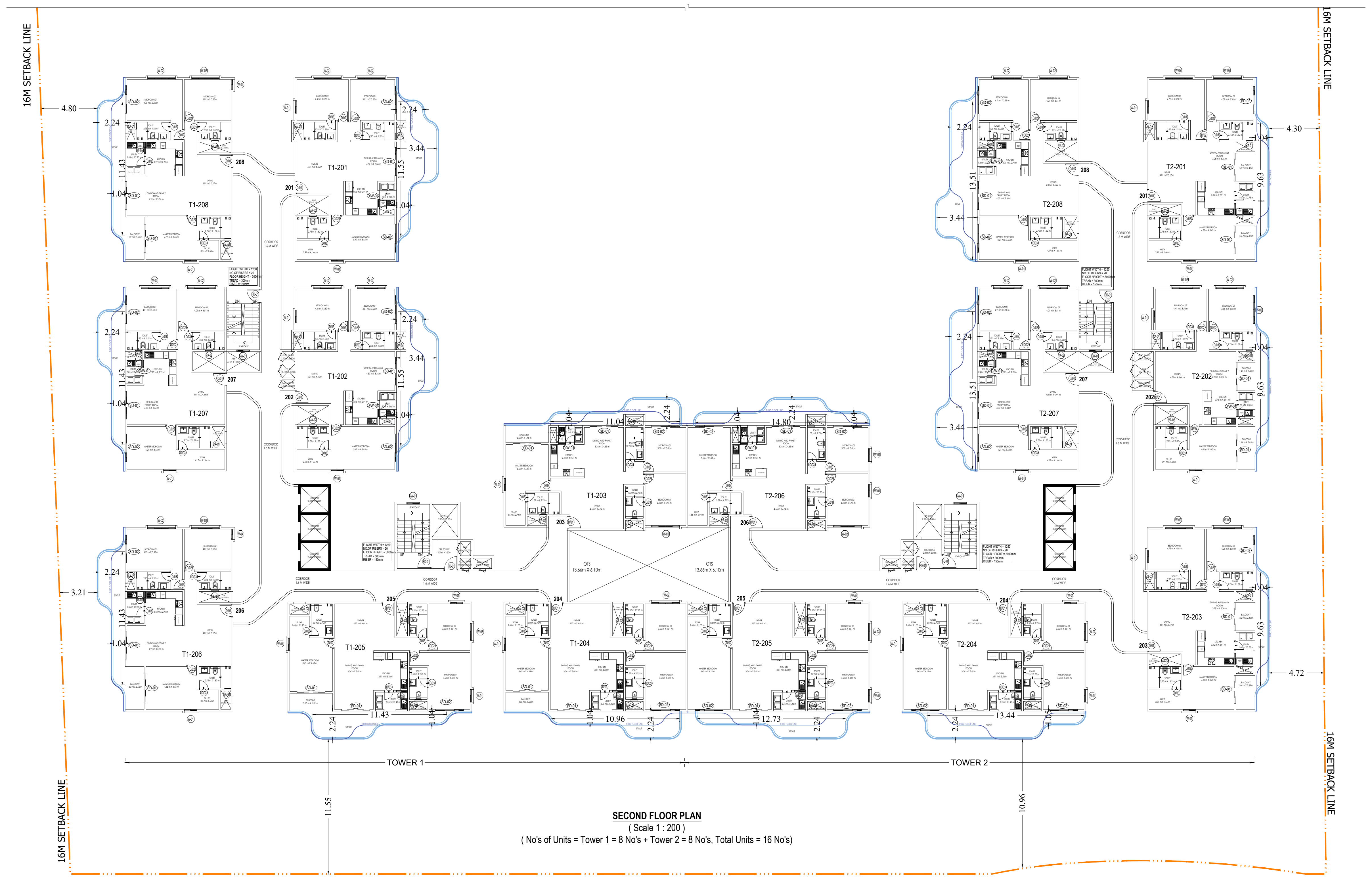
Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26



FIRST FLOOR PLAN

(Scale 1 : 200)

(No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 No's)



SECOND FLOOR PLAN

(Scale 1 : 200)

(No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 No's)

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

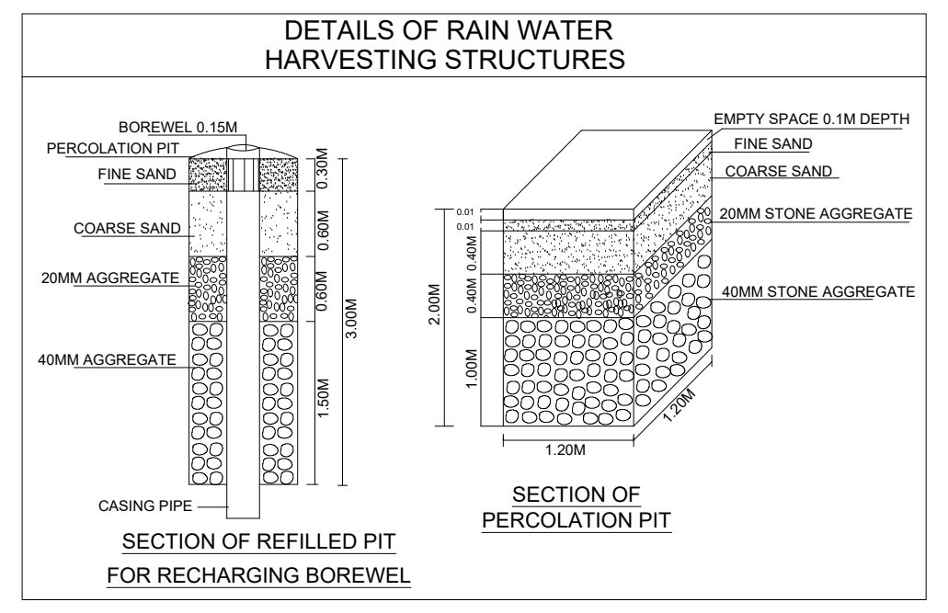
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140



DETAILS OF RAIN WATER HARVESTING STRUCTURES

SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19

for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

the site above 371 Sqm.

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible

to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : FIRST & SECOND FLOOR PLAN (TOWER 1 & 2)

SHEET NO : SHEET 05 OUT OF 10

SANCTIONING AUTHORITY :

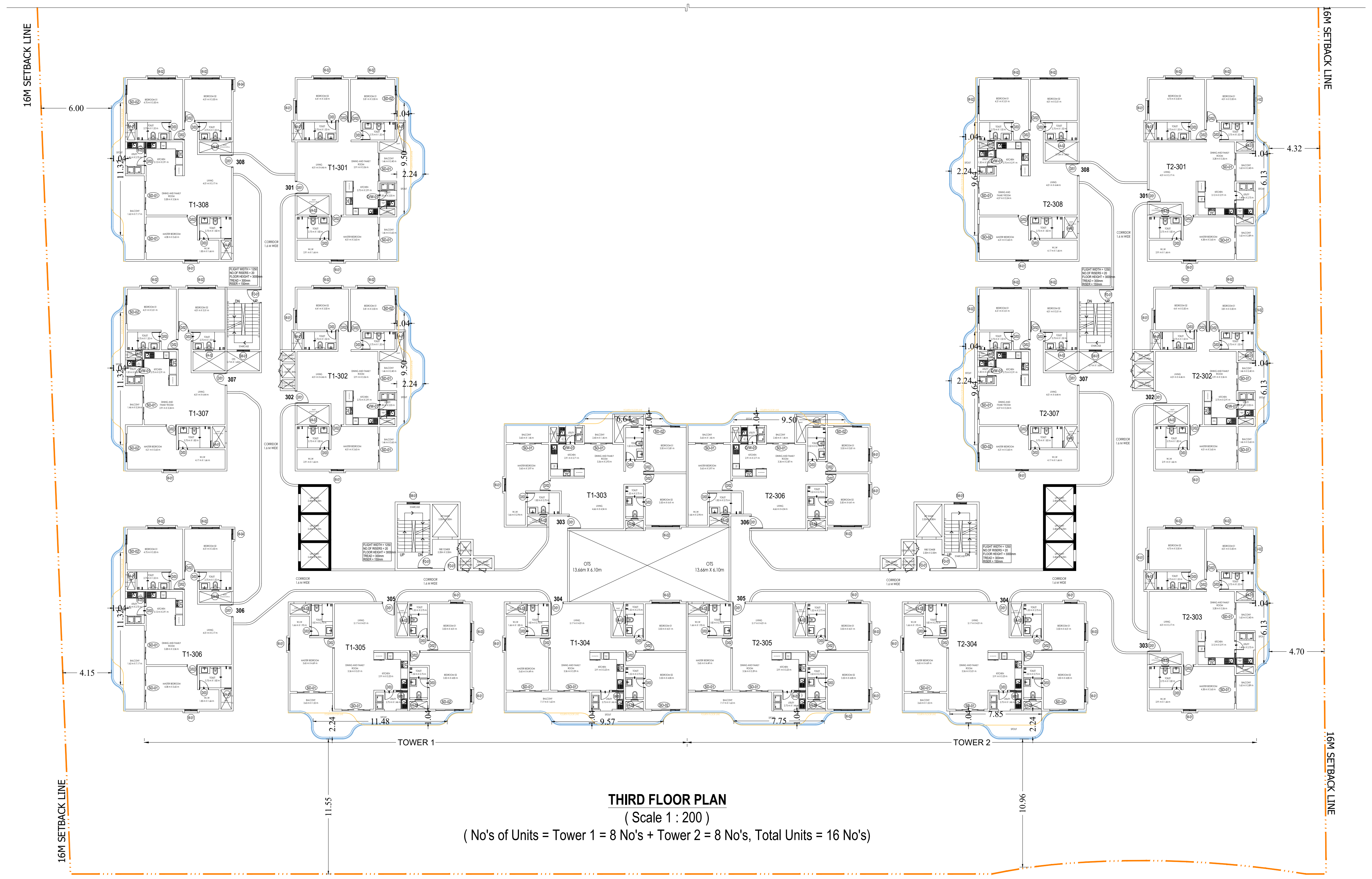
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO —NORTH

Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26

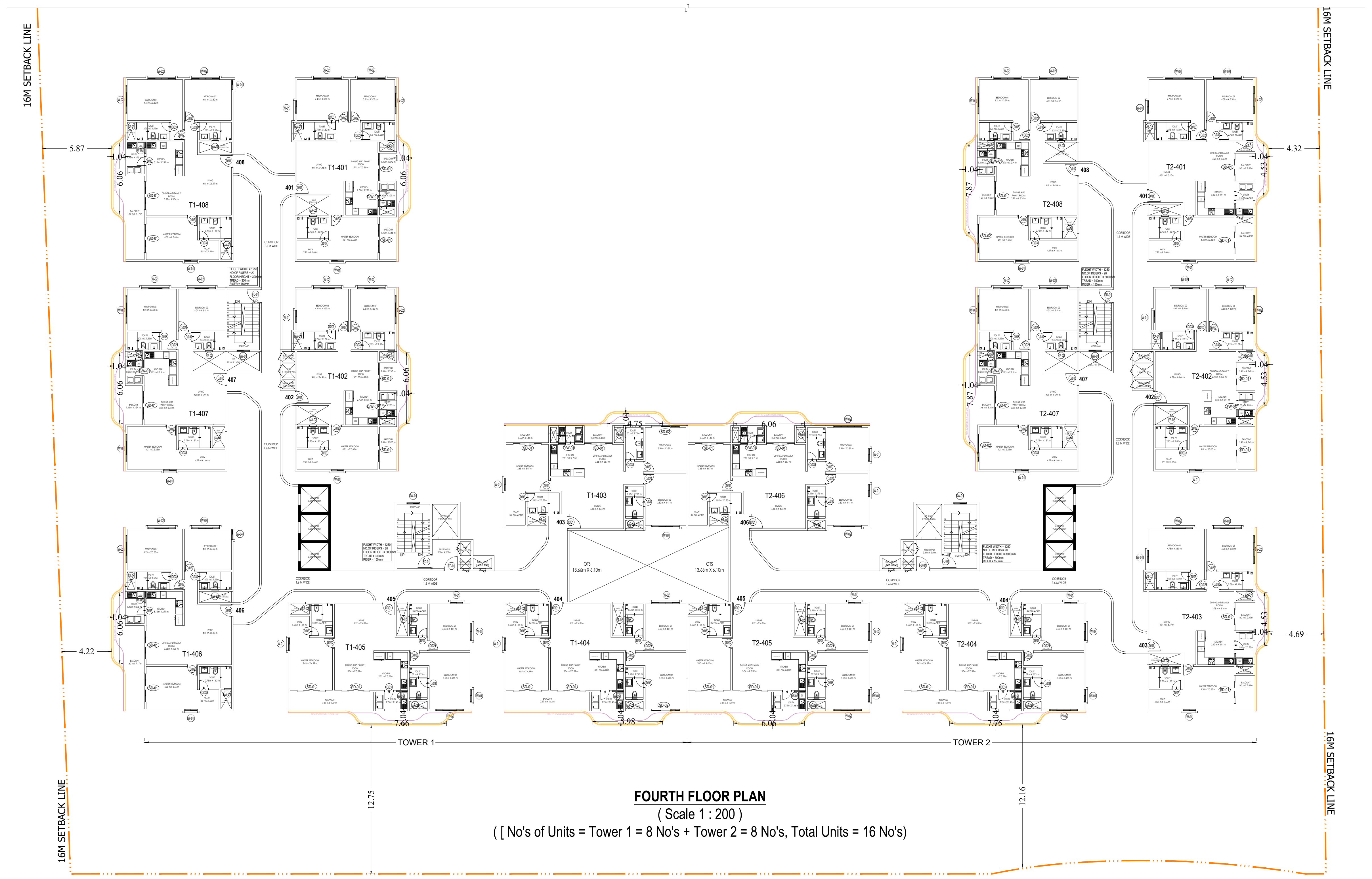
User (841.00_x_1400.00_MM)



THIRD FLOOR PLAN

(Scale 1 : 200)

(No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 No's)



FOURTH FLOOR PLAN

(Scale 1 : 200)

([No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 No's)

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	3RD_TOWER 1 - 301	FLAT	128.84	119.53	8	8
	3RD_TOWER 1 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 1 - 303	FLAT	131.56	122.93	8	
	3RD_TOWER 1 - 304	FLAT	140.45	131.35	8	
	3RD_TOWER 1 - 305	FLAT	141.20	132.07	8	
	3RD_TOWER 1 - 306	FLAT	139.55	130.42	8	
	3RD_TOWER 1 - 307	FLAT	129.09	119.10	8	
	3RD_TOWER 1 - 308	FLAT	139.55	130.45	8	
FOURTH FLOOR PLAN	4TH_TOWER 1 - 401	FLAT	128.84	119.53	8	8
	4TH_TOWER 1 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 1 - 403	FLAT	131.56	122.93	8	
	4TH_TOWER 1 - 404	FLAT	140.45	131.35	8	
	4TH_TOWER 1 - 405	FLAT	141.20	132.07	8	
	4TH_TOWER 1 - 406	FLAT	139.50	130.42	8	
	4TH_TOWER 1 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 1 - 408	FLAT	139.55	130.45	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 1 - 501	FLAT	126.14	116.83	8	24
	TYPICAL 5,6&7_TOWER 1 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 1 - 503	FLAT	128.86	120.23	8	
	TYPICAL 5,6&7_TOWER 1 - 504	FLAT	140.45	131.35	8	
	TYPICAL 5,6&7_TOWER 1 - 505	FLAT	141.20	132.07	8	
	TYPICAL 5,6&7_TOWER 1 - 506	FLAT	139.50	130.42	8	
	TYPICAL 5,6&7_TOWER 1 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 1 - 508	FLAT	139.55	130.45	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 1 - 801	FLAT	126.14	116.83	8	24
	TYPICAL 8,9&10_TOWER 1 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 1 - 803	FLAT	128.86	120.23	8	
	TYPICAL 8,9&10_TOWER 1 - 804	FLAT	140.45	131.35	8	
	TYPICAL 8,9&10_TOWER 1 - 805	FLAT	141.20	132.07	8	
	TYPICAL 8,9&10_TOWER 1 - 806	FLAT	139.50	130.42	8	
	TYPICAL 8,9&10_TOWER 1 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 1 - 808	FLAT	139.55	130.45	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 1- 1101	FLAT	126.14	116.83	8	32
	TYPICAL 11,12,13&14_TOWER 1- 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 1- 1103	FLAT	128.86	120.23	8	
	TYPICAL 11,12,13&14_TOWER 1- 1104	FLAT	140.45	131.35	8	
	TYPICAL 11,12,13&14_TOWER 1- 1105	FLAT	141.20	132.07	8	
	TYPICAL 11,12,13&14_TOWER 1- 1106	FLAT	139.50	130.42	8	
	TYPICAL 11,12,13&14_TOWER 1- 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 1- 1108	FLAT	139.55	130.45	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 1- 1501	FLAT	126.14	116.83	8	16
	TYPICAL 15&16_TOWER 1- 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 1- 1503	FLAT	128.86	120.23	8	
	TYPICAL 15&16_TOWER 1- 1504	FLAT	140.45	131.35	8	
	TYPICAL 15&16_TOWER 1- 1505	FLAT	141.20	132.07	8	
	TYPICAL 15&16_TOWER 1- 1506	FLAT	139.50	130.42	8	
	TYPICAL 15&16_TOWER 1- 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 1- 1508	FLAT	139.55	130.45	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 1- 1701	FLAT	126.14	116.83	8	24
	TYPICAL 17,18&19_TOWER 1- 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 1- 1703	FLAT	128.86	120.23	8	
	TYPICAL 17,18&19_TOWER 1- 1704	FLAT	140.45	131.35	8	
	TYPICAL 17,18&19_TOWER 1- 1705	FLAT	141.20	132.07	8	
	TYPICAL 17,18&19_TOWER 1- 1706	FLAT	139.50	130.42	8	
	TYPICAL 17,18&19_TOWER 1- 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 1- 1708	FLAT	139.55	130.45	8	
Total	-	-	21544.73	20085.11	1273	159

UnitBUA Table for Building :TOWER (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 2	OTHER	0.00	0.00	1	7
	G_TOWER 2 - 002	FLAT	130.39	121.03	8	
	G_TOWER 2 - 003	FLAT	140.81	131.26	8	
	G_TOWER 2 - 004	FLAT	152.58	152.58	8	
	G_TOWER 2 - 005	FLAT	140.54	132.07	8	
	G_TOWER 2 - 006	FLAT	132.78	124.69	8	
	G_TOWER 2 - 007	FLAT	141.26	131.22	8	
	G_TOWER 2 - 008	FLAT	141.26	131.22	8	
FIRST FLOOR PLAN	1ST_TOWER 2 - 101	FLAT	147.76	137.50	8	8
	1ST_TOWER 2 - 102	FLAT	139.22	129.39	8	
	1ST_TOWER 2 - 103	FLAT	147.56	137.50	8	
	1ST_TOWER 2 - 104	FLAT	154.58	154.58	8	
	1ST_TOWER 2 - 105	FLAT	152.98	144.51	8	
	1ST_TOWER 2 - 106	FLAT	145.22	137.13	8	
	1ST_TOWER 2 - 107	FLAT	142.09	132.57	8	
	1ST_TOWER 2 - 108	FLAT	142.28	132.76	8	
SECOND FLOOR PLAN	2ND_TOWER 2 - 201	FLAT	143.64	133.84	8	8
	2ND_TOWER 2 - 202	FLAT	133.38	123.78	8	
	2ND_TOWER 2 - 203	FLAT	143.64	133.84	8	
	2ND_TOWER 2 - 204	FLAT	154.58	154.58	8	
	2ND_TOWER 2 - 205	FLAT	152.98	144.51	8	
	2ND_TOWER 2 - 206	FLAT	145.22	137.13	8	
	2ND_TOWER 2 - 207	FLAT	142.09	132.57	8	
	2ND_TOWER 2 - 208	FLAT	142.28	132.76	8	
THIRD FLOOR PLAN	3RD_TOWER 2 - 301	FLAT	138.99	129.44	8	8
	3RD_TOWER 2 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 2 - 303	FLAT	138.99	138.99	8	
	3RD_TOWER 2 - 304	FLAT	141.25	132.11	8	
	3RD_TOWER 2 - 305	FLAT	140.41	131.31	8	
	3RD_TOWER 2 - 306	FLAT	131.03	122.27	8	
	3RD_TOWER 2 - 307	FLAT	129.09	119.57	8	
	3RD_TOWER 2 - 308	FLAT	129.09	119.57	8	
FOURTH FLOOR PLAN	4TH_TOWER 2 - 401	FLAT	138.99	129.44	8	8
	4TH_TOWER 2 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 2 - 403	FLAT	138.99	138.99	8	
	4TH_TOWER 2 - 404	FLAT	141.25	132.11	8	
	4TH_TOWER 2 - 405	FLAT	140.41	131.31	8	
	4TH_TOWER 2 - 406	FLAT	131.03	122.27	8	
	4TH_TOWER 2 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 2 - 408	FLAT	129.09	119.10	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 2 - 501	FLAT	138.99	129.44	8	24
	TYPICAL 5,6&7_TOWER 2 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 2 - 503	FLAT	138.99	138.99	8	
	TYPICAL 5,6&7_TOWER 2 - 504	FLAT	141.25	132.11	8	
	TYPICAL 5,6&7_TOWER 2 - 505	FLAT	140.41	131.31	8	
	TYPICAL 5,6&7_TOWER 2 - 506	FLAT	128.33	119.57	8	
	TYPICAL 5,6&7_TOWER 2 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 2 - 508	FLAT	129.09	119.10	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 2 - 801	FLAT	138.99	129.44	8	24
	TYPICAL 8,9&10_TOWER 2 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 2 - 803	FLAT	138.99	138.99	8	
	TYPICAL 8,9&10_TOWER 2 - 804	FLAT	141.25	132.11	8	
	TYPICAL 8,9&10_TOWER 2 - 805	FLAT	140.41	131.31	8	
	TYPICAL 8,9&10_TOWER 2 - 806	FLAT	128.33	119.57	8	
	TYPICAL 8,9&10_TOWER 2 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 2 - 808	FLAT	129.09	119.10	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 2 - 1101	FLAT	138.99	129.44	8	32
	TYPICAL 11,12,13&14_TOWER 2 - 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1103	FLAT	138.99	138.99	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1104	FLAT	141.25	132.11	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1105	FLAT	140.41	131.31	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1106	FLAT	128.33	119.57	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1108	FLAT	129.09	119.10	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 2 - 1501	FLAT	138.99	129.44	8	16
	TYPICAL 15&16_TOWER 2 - 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 2 - 1503	FLAT	138.99	138.99	8	
	TYPICAL 15&16_TOWER 2 - 1504	FLAT	141.25	132.11	8	
	TYPICAL 15&16_TOWER 2 - 1505	FLAT	140.41	131.31	8	
	TYPICAL 15&16_TOWER 2 - 1506	FLAT	128.33	119.57	8	
	TYPICAL 15&16_TOWER 2 - 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 2 - 1508	FLAT	129.09	119.10	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 2 - 1701	FLAT	138.99	129.44	8	24
	TYPICAL 17,18&19_TOWER 2 - 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 2 - 1703	FLAT	138.99	138.99	8	
	TYPICAL 17,18&19_TOWER 2 - 1704	FLAT	141.25	132.11	8	
	TYPICAL 17,18&19_TOWER 2 - 1705	FLAT	140.41	131.31	8	
	TYPICAL 17,18&19_TOWER 2 - 1706	FLAT	128.33	119.57	8	
	TYPICAL 17,18&19_TOWER 2 - 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 2 - 1708	FLAT	129.09	119.10	8	
Total	-	-	21548.90	20244.57	1273	159

Balcony Calculations Table (Tower 2)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.40 X 3 X 1	8.64	99.33
	1.20 X 3.03 X 1 X 1	3.63	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.21 X 1 X 1	3.85	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	

Balcony Calculations Table (Tower 1)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.81 X 1 X 1	4.19	104.89
	1.10 X 3.82 X 1 X 1	4.20	
	1.20 X 3.11 X 1 X 1	3.73	
	1.20 X 3.27 X 1 X 1	3.92	
	1.20 X 3.52 X 7 X 1	29.54	
	1.20 X 3.66 X 2 X 1	8.78	
	1.20 X 3.68 X 1 X 1	4.42	
	1.20 X 3.81 X 5 X 1	22.85	

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/12092/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162
Nature of Sanction: NEW	City Survey No.: *
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road
Zone: Mahadevapura	
Ward: Ward-150	
Planning District: 316-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19

for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

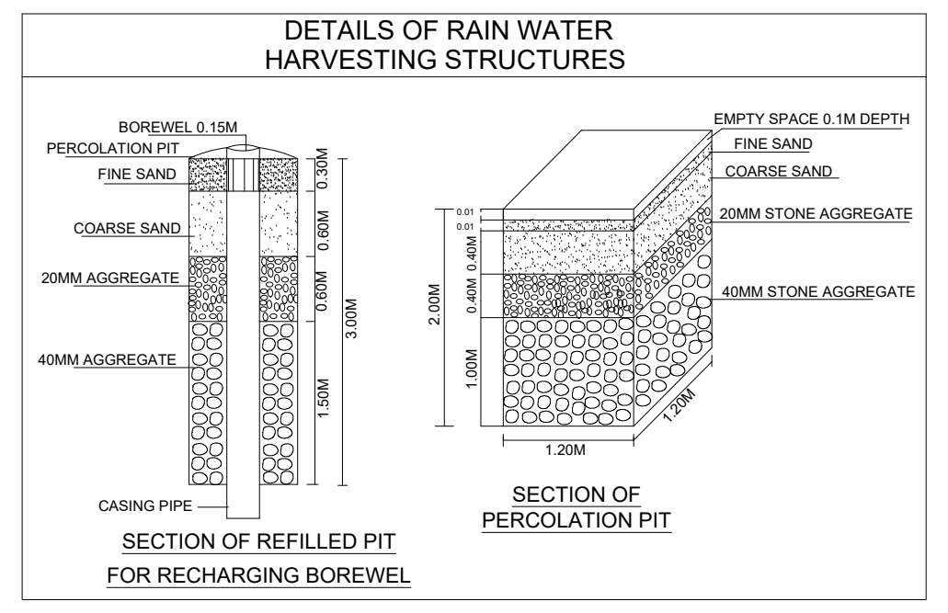
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

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

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

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

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : THIRD & FOURTH FLOOR PLAN
(TOWER 1 & 2)

SHEET NO : SHEET 06 OUT OF 10

SANCTIONING AUTHORITY :

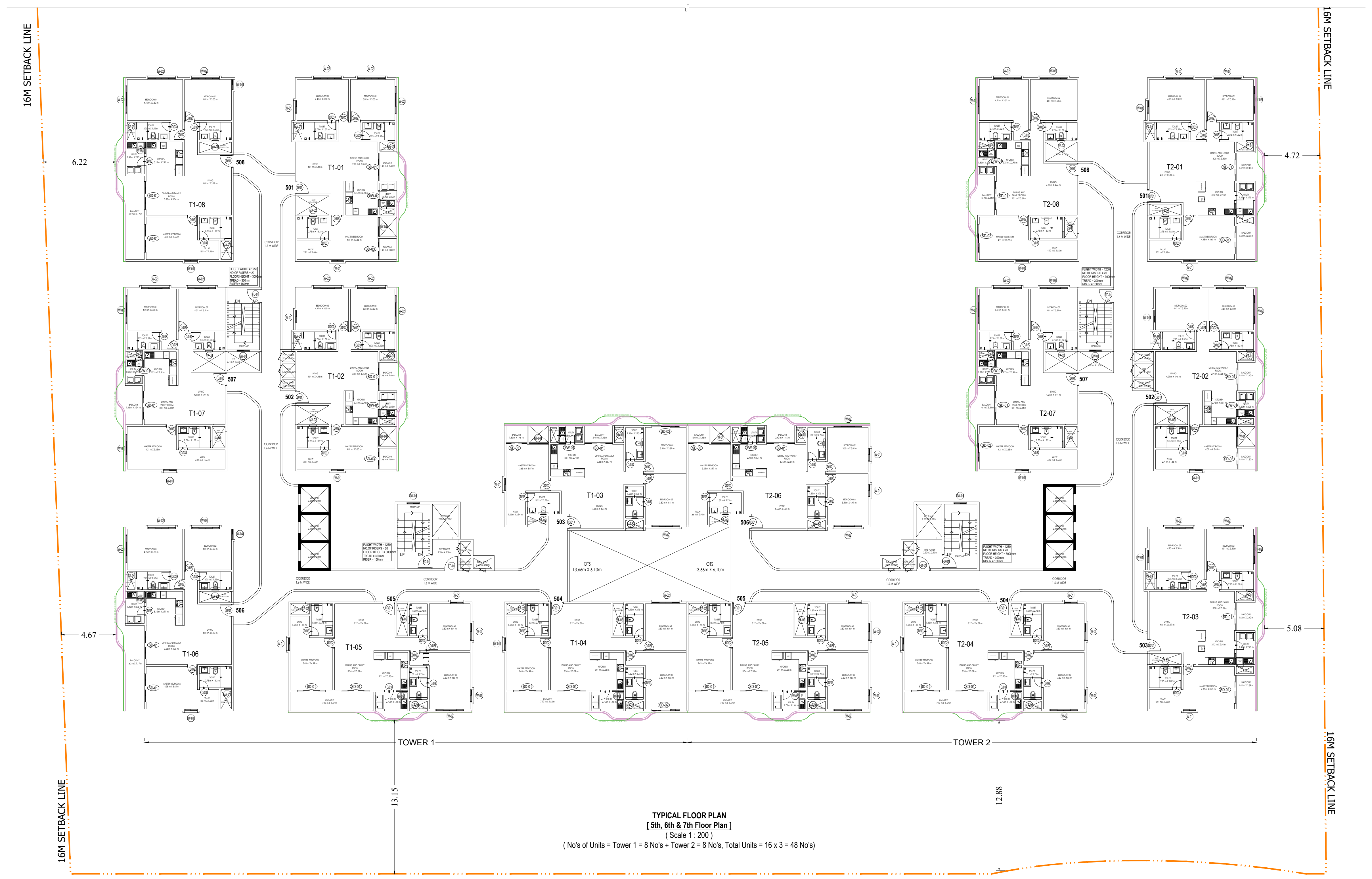
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

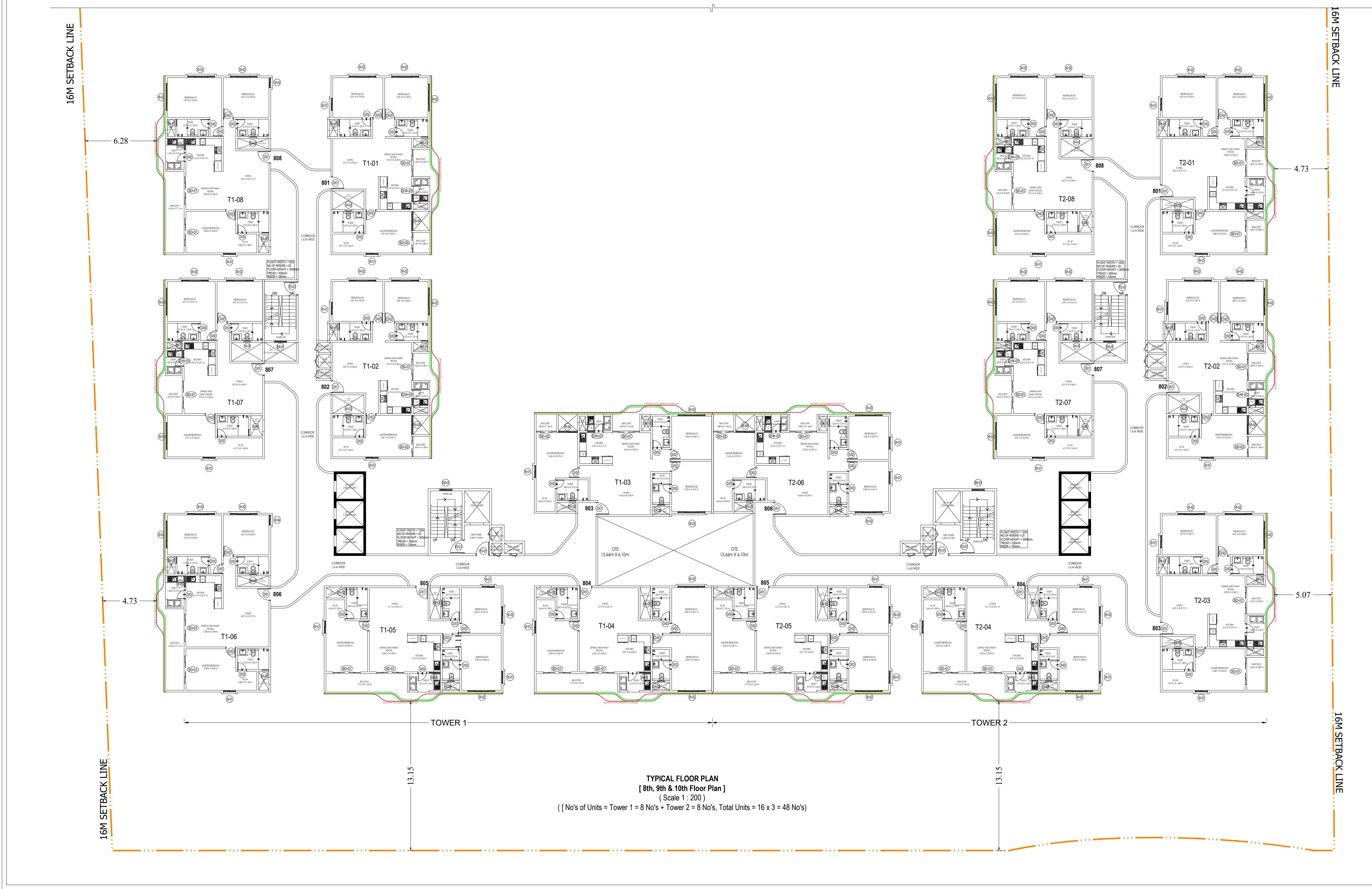
HO -NORTH

Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26
Bengaluru East City Corporation

User (841.00_x_1400.00_MM)



TYPICAL FLOOR PLAN
[5th, 6th & 7th Floor Plan]
(Scale 1 : 200)
(No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 x 3 = 48 No's)



TYPICAL FLOOR PLAN
[8th, 9th & 10th Floor Plan]
(Scale 1 : 200)
([No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 x 3 = 48 No's)

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

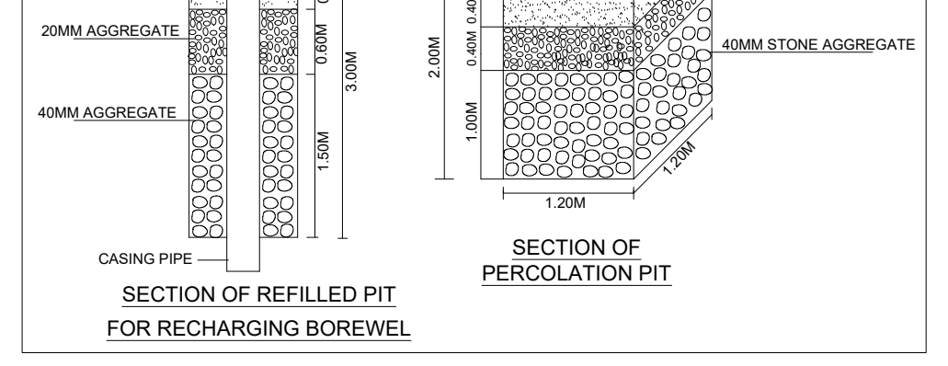
UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	3RD_TOWER 1 - 301	FLAT	128.84	119.53	8	8
	3RD_TOWER 1 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 1 - 303	FLAT	131.56	122.93	8	
	3RD_TOWER 1 - 304	FLAT	140.45	131.35	8	
	3RD_TOWER 1 - 305	FLAT	141.20	132.07	8	

UnitBUA Table for Building :TOWER (2)

TYPICAL - 8, 9& 10 FLOOR PLAN	1.46 X 1.80 X 1 X 3	7.89
	1.46 X 1.96 X 1 X 3	8.58
	1.46 X 2.40 X 2 X 3	21.00
	1.46 X 3.35 X 2 X 3	29.28
	1.52 X 7.34 X 1 X 3	33.57
	1.63 X 2.40 X 2 X 3	23.40
	1.63 X 3.05 X 2 X 3	29.76
	1.63 X 7.17 X 1 X 3	34.95
Total	-	-

DETAILS OF RAIN WATER HARVESTING STRUCTURES



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TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
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SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.
a).Consist of for :2Basement + 1Ground + 19
for :1Ground + 19 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.35426.86 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for
the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible
to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural
engineer. Based on SBC, water table and
other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building
, one before the onset of summer and another during the summer
and assure complete safety in respect of
fire hazards.
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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.
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 Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : TYPICAL FLOOR PLAN
[5,6,7,8,9 & 10th FLOOR PLAN]
(TOWER 1 & 2)

SHEET NO : SHEET 07 OUT OF 10

SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO –NORTH

Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26

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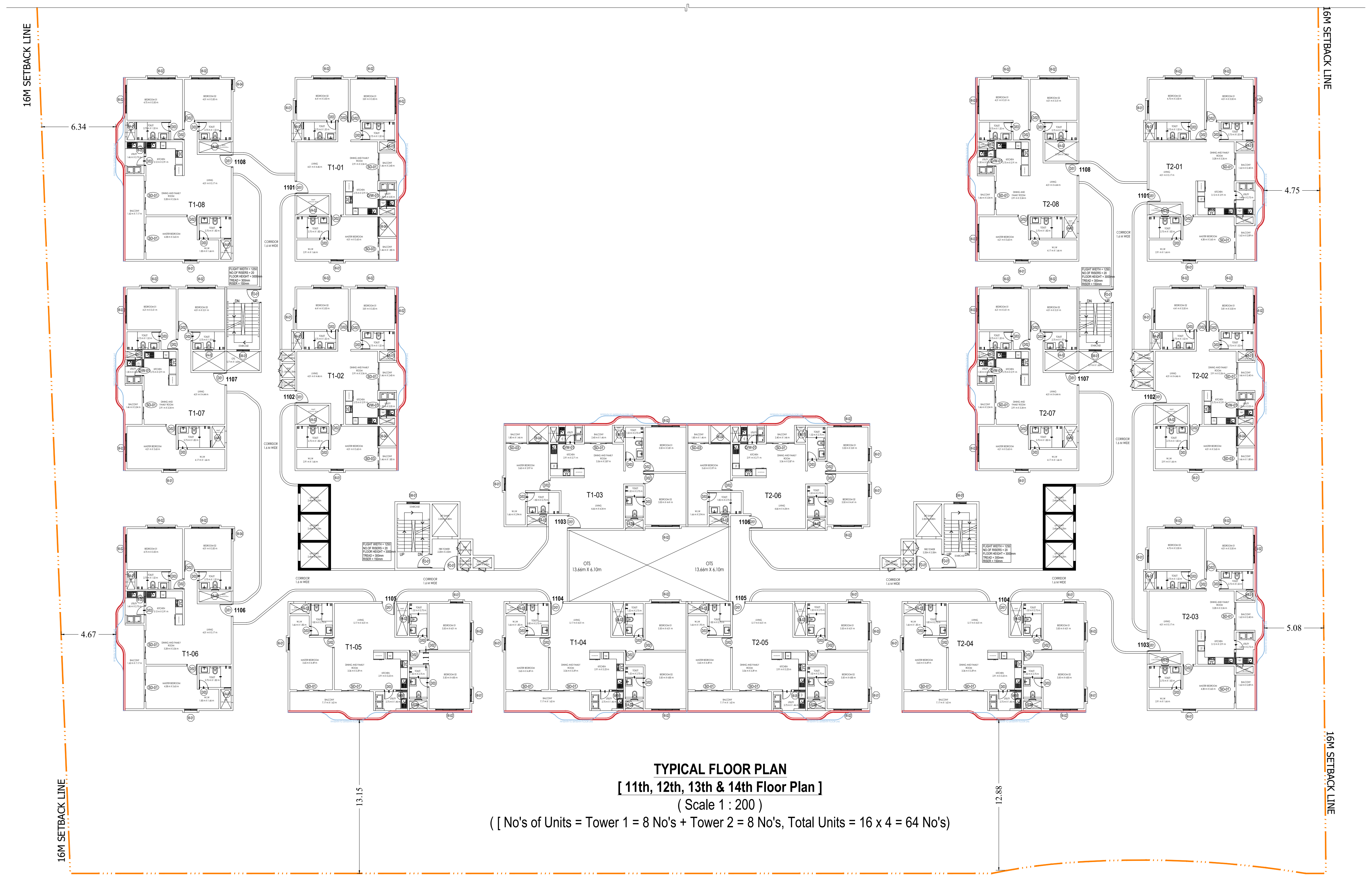
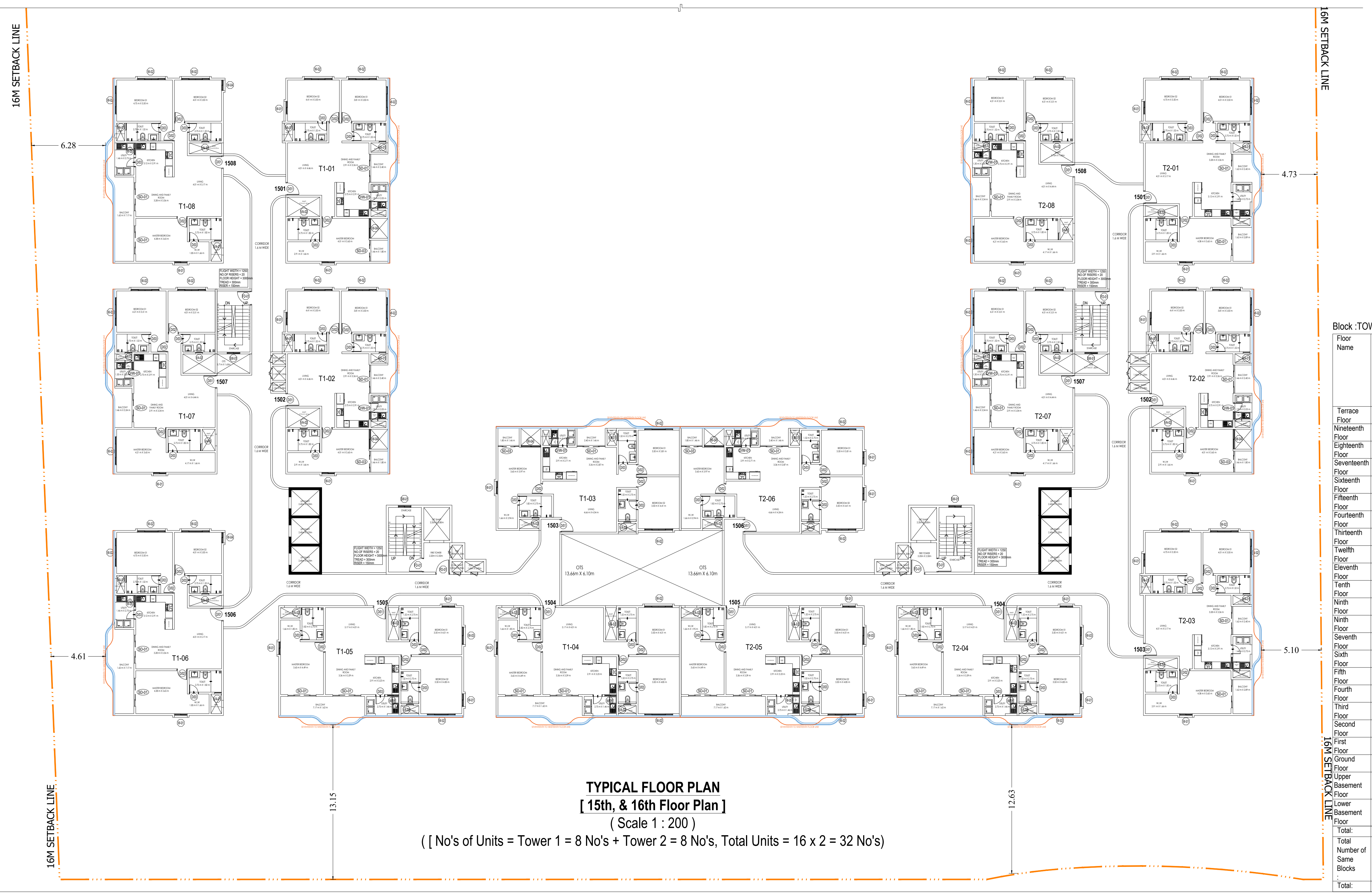


TYPICAL FLOOR PLAN

[11th, 12th, 13th & 14th Floor Plan]

(Scale 1 : 200)

([No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 x 4 = 64 No's)



TYPICAL FLOOR PLAN

[15th, & 16th Floor Plan]

(Scale 1 : 200)

([No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 x 2 = 32 No's)

User (841.00_x_1400.00_MM)

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

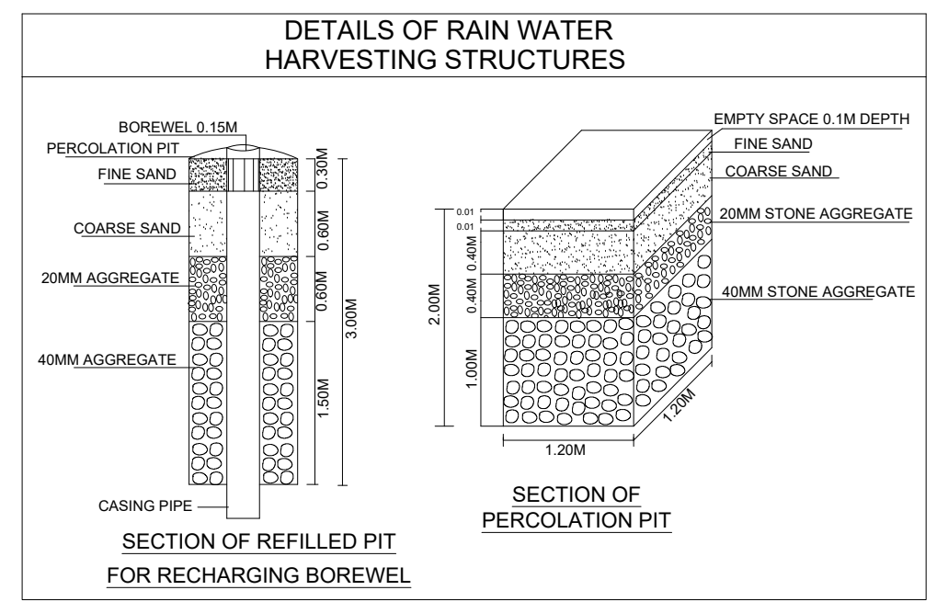
UnitBUA Table for Building :TOWER (1)

UnitBUA Table for Building :TOWER (2)

Balcony Calculations Table (Tower 1)

Balcony Calculations Table (Tower 2)

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19

for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : TYPICAL FLOOR PLAN
[11,12,13,14,15 & 16th FLOOR PLAN]
(TOWER 1 & 2)

SHEET NO : SHEET 08 OUT OF 10

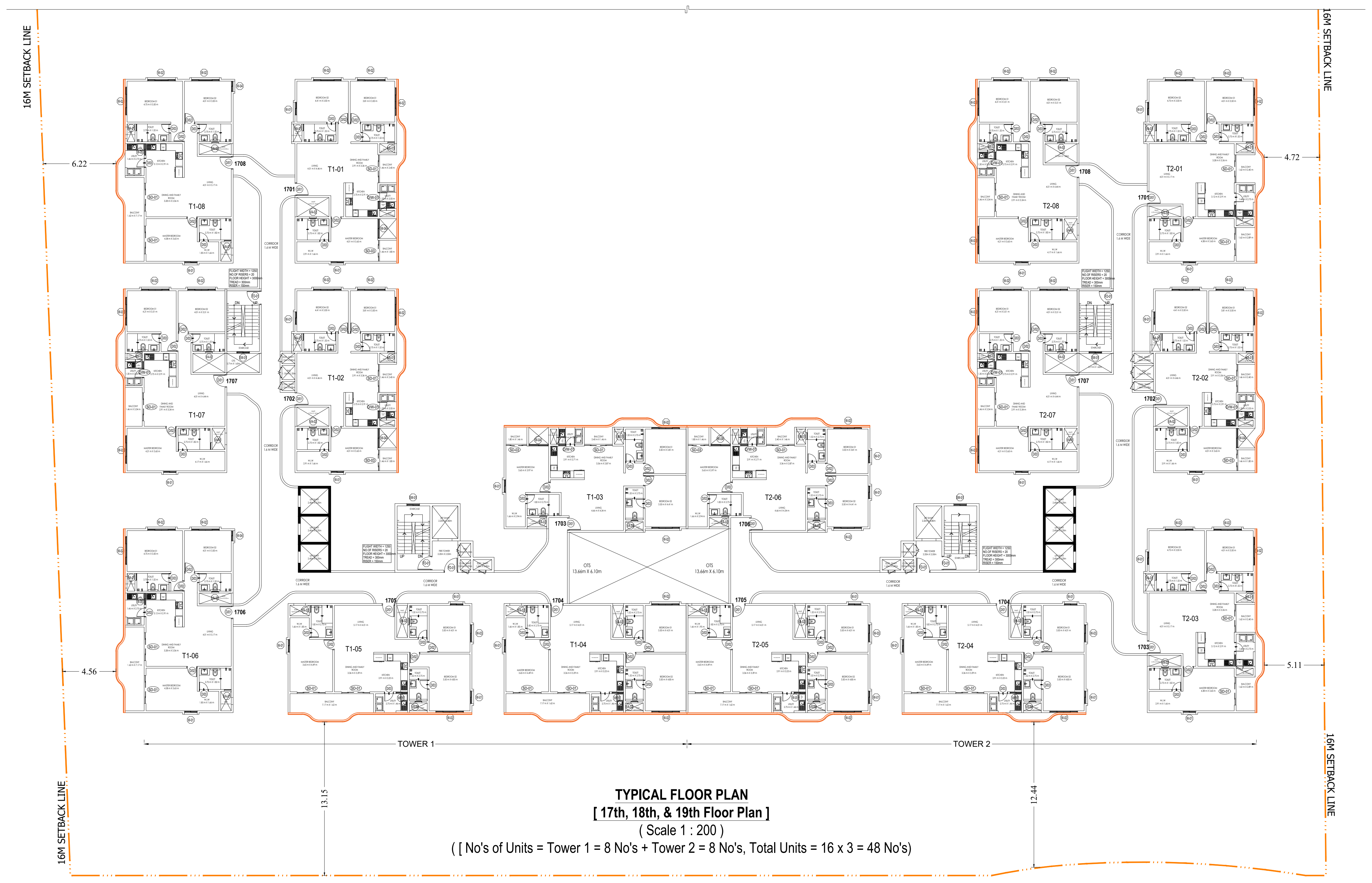
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO –NORTH

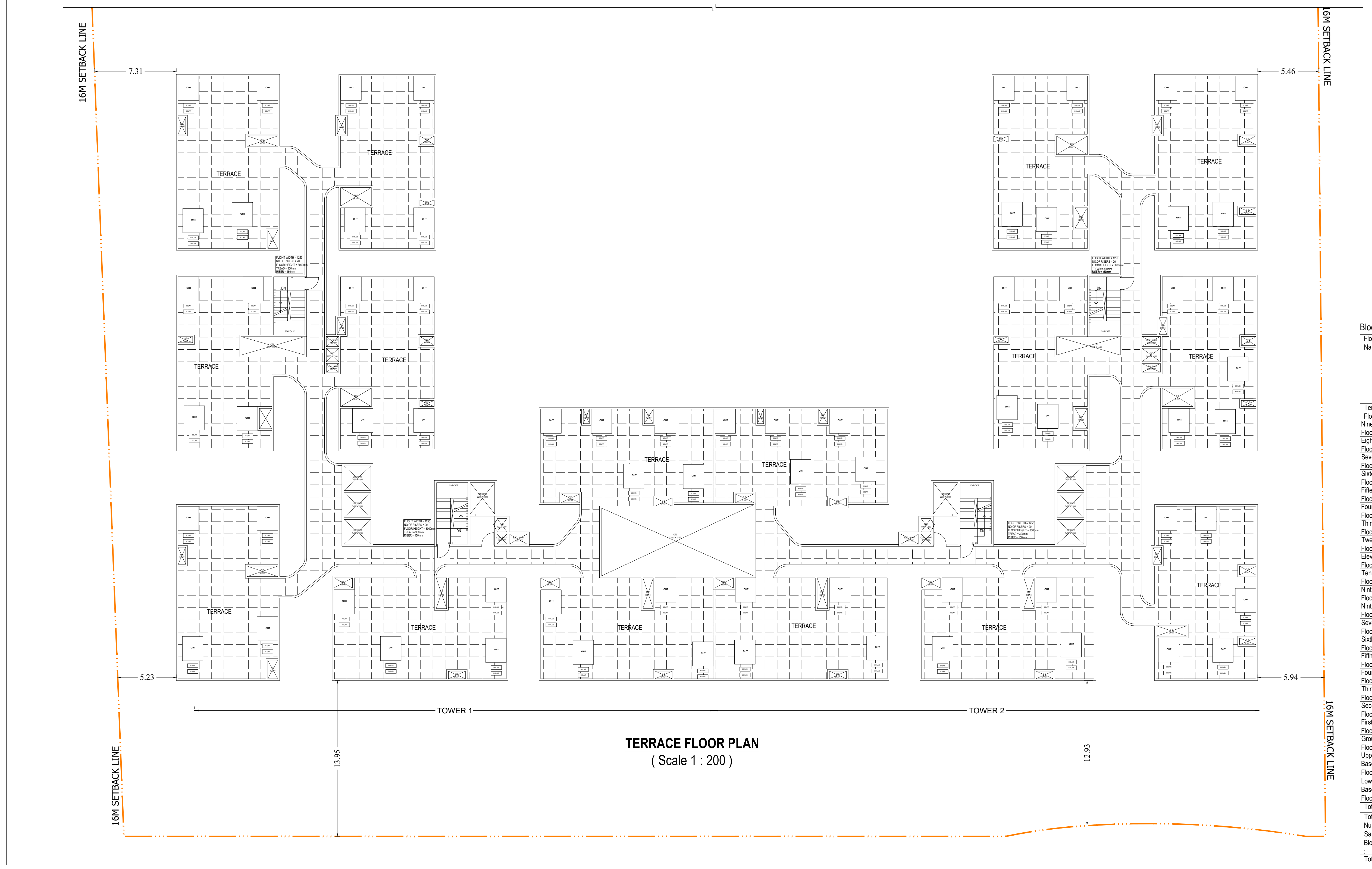
Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26



TYPICAL FLOOR PLAN
[17th, 18th, & 19th Floor Plan]

(Scale 1 : 200)

([No's of Units = Tower 1 = 8 No's + Tower 2 = 8 No's, Total Units = 16 x 3 = 48 No's)



TERRACE FLOOR PLAN

(Scale 1 : 200)

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	[illegible]					
FOURTH FLOOR PLAN	[illegible]					
TYPICAL - 5, 6& 7 FLOOR PLAN	[illegible]					24
TYPICAL - 8, 9& 10 FLOOR PLAN	[illegible]					24
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	[illegible]					32
TYPICAL - 15& 16 FLOOR PLAN	[illegible]					16
TYPICAL - 17, 18& 19 FLOOR PLAN	[illegible]	FLAT	126.14	116.83	8	24
	[illegible]	FLAT	126.14	116.83	8	
	[illegible]	FLAT	128.86	120.23	8	
	[illegible]	FLAT	140.45	131.35	8	
	[illegible]	FLAT	141.20	132.07	8	
	[illegible]	FLAT	139.50	130.42	8	
	[illegible]	FLAT	129.09	119.10	8	
	[illegible]	FLAT	139.55	130.45	8	
Total	-	-	21544.73	20085.11	1273	159

UnitBUA Table for Building :TOWER (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	[illegible]					7
FIRST FLOOR PLAN	[illegible]					8
SECOND FLOOR PLAN	[illegible]					8
THIRD FLOOR PLAN	[illegible]					8
FOURTH FLOOR PLAN	[illegible]					8
TYPICAL - 5, 6& 7 FLOOR PLAN	[illegible]					24
TYPICAL - 8, 9& 10 FLOOR PLAN	[illegible]					24
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	[illegible]					32
TYPICAL - 15& 16 FLOOR PLAN	[illegible]					16
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 2 - 1701	FLAT	138.99	129.44	8	24
	TYPICAL 17,18&19_TOWER 2 - 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 2 - 1703	FLAT	138.99	138.99	8	
	TYPICAL 17,18&19_TOWER 2 - 1704	FLAT	141.25	132.11	8	
	TYPICAL 17,18&19_TOWER 2 - 1705	FLAT	140.41	131.31	8	
	TYPICAL 17,18&19_TOWER 2 - 1706	FLAT	128.33	119.57	8	
	TYPICAL 17,18&19_TOWER 2 - 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 2 - 1708	FLAT	129.09	119.10	8	
Total	-	-	21548.90	20244.57	1273	159

Balcony Calculations Table (Tower 2)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.40 X 3 X 1	8.64	99.33
	1.20 X 3.03 X 1 X 1	3.63	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.21 X 1 X 1	3.85	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	
	1.20 X 3.66 X 4 X 1	17.56	
	1.20 X 3.67 X 2 X 1	8.82	
	1.20 X 3.81 X 3 X 1	13.71	
	1.20 X 3.82 X 2 X 1	9.16	
	1.20 X 4.67 X 1 X 1	5.60	
FOURTH FLOOR PLAN	1.46 X 2.40 X 2 X 1	7.00	68.21
	1.46 X 3.35 X 2 X 1	9.76	
	1.46 X 3.65 X 1 X 1	5.33	
	1.46 X 3.81 X 1 X 1	5.56	
	1.52 X 7.34 X 1 X 1	11.19	
	1.63 X 2.40 X 2 X 1	7.80	
	1.63 X 3.05 X 2 X 1	9.92	
	1.63 X 7.17 X 1 X 1	11.65	
SECOND FLOOR PLAN	1.20 X 3.03 X 1 X 1	3.63	104.36
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	
	1.20 X 3.66 X 4 X 1	17.56	
	1.20 X 3.67 X 2 X 1	8.82	
	1.20 X 3.81 X 3 X 1	13.71	
	1.20 X 3.82 X 2 X 1	9.16	
[illegible]	[illegible]	[illegible]	[illegible]
TYPICAL - 8, 9& 10 FLOOR PLAN	1.46 X 1.80 X 1 X 3	7.89	188.43
	1.46 X 1.96 X 1 X 3	8.58	
	1.46 X 2.40 X 2 X 3	21.00	
	1.46 X 3.35 X 2 X 3	29.28	
	1.52 X 7.34 X 1 X 3	33.57	
	1.63 X 2.40 X 2 X 3	23.40	
	1.63 X 3.05 X 2 X 3	29.76	
	1.63 X 7.17 X 1 X 3	34.95	
Total	-	-	1267.13

Balcony Calculations Table (Tower 1)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.81 X 1 X 1	4.19	104.89
	1.10 X 3.82 X 1 X 1	4.20	
	1.20 X 3.11 X 1 X 1	3.73	
	1.20 X 3.27 X 1 X 1	3.92	
	1.20 X 3.52 X 7 X 1	29.54	
	1.20 X 3.66 X 2 X 1	8.78	
	1.20 X 3.68 X 1 X 1	4.42	
	1.20 X 3.81 X 5 X 1	22.85	
	1.20 X 3.82 X 3 X 1	13.74	
	1.20 X 3.97 X 2 X 1	9.52	
FOURTH FLOOR PLAN	1.46 X 2.40 X 3 X 1	10.50	78.97
	1.46 X 3.35 X 1 X 1	4.88	
	1.46 X 3.81 X 3 X 1	16.68	
	1.52 X 7.33 X 1 X 1	11.18	
	1.63 X 7.33 X 3 X 1	35.73	
SECOND FLOOR PLAN	1.10 X 3.82 X 1 X 1	4.20	112.58
	1.20 X 3.11 X 1 X 1	3.73	
	1.20 X 3.27 X 1 X 1	3.92	
	1.20 X 3.52 X 6 X 1	25.32	
	1.20 X 3.66 X 2 X 1	8.78	
	1.20 X 3.68 X 1 X 1	4.42	
	1.20 X 3.81 X 1 X 1	4.57	
	1.20 X 3.82 X 3 X 1	13.74	
	1.20 X 3.97 X 2 X 1	9.52	
	1.26 X 3.52 X 1 X 1	4.44	
	1.46 X 3.81 X 1 X 1	5.56	
	1.52 X 3.81 X 1 X 1	5.81	
	1.63 X 3.81 X 3 X 1	18.57	
THIRD FLOOR PLAN	1.46 X 2.40 X 3 X 1	10.50	73.60
	1.46 X 3.35 X 1 X 1	4.88	
[illegible]	[illegible]	[illegible]	[illegible]

Color Notes

COLOR INDEX

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

SCALE : 1:200

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19

for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

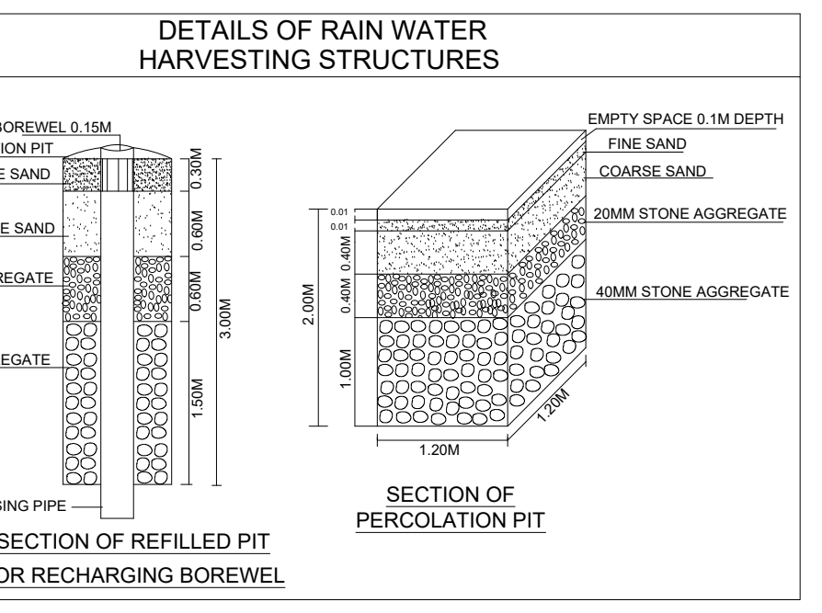
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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



DETAILS OF RAIN WATER HARVESTING STRUCTURES

SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total	5252.50		35426.86	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO –NORTH

Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

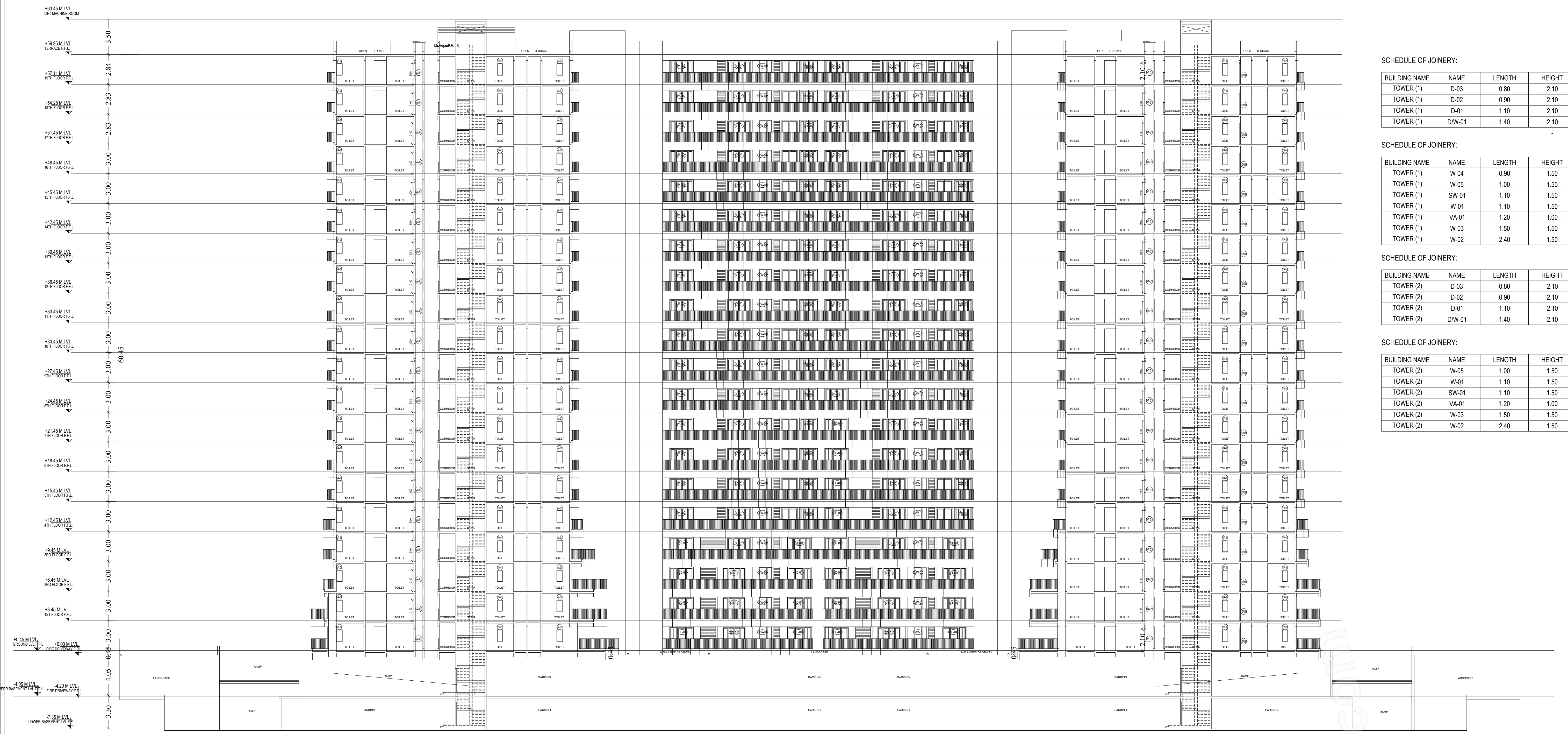
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

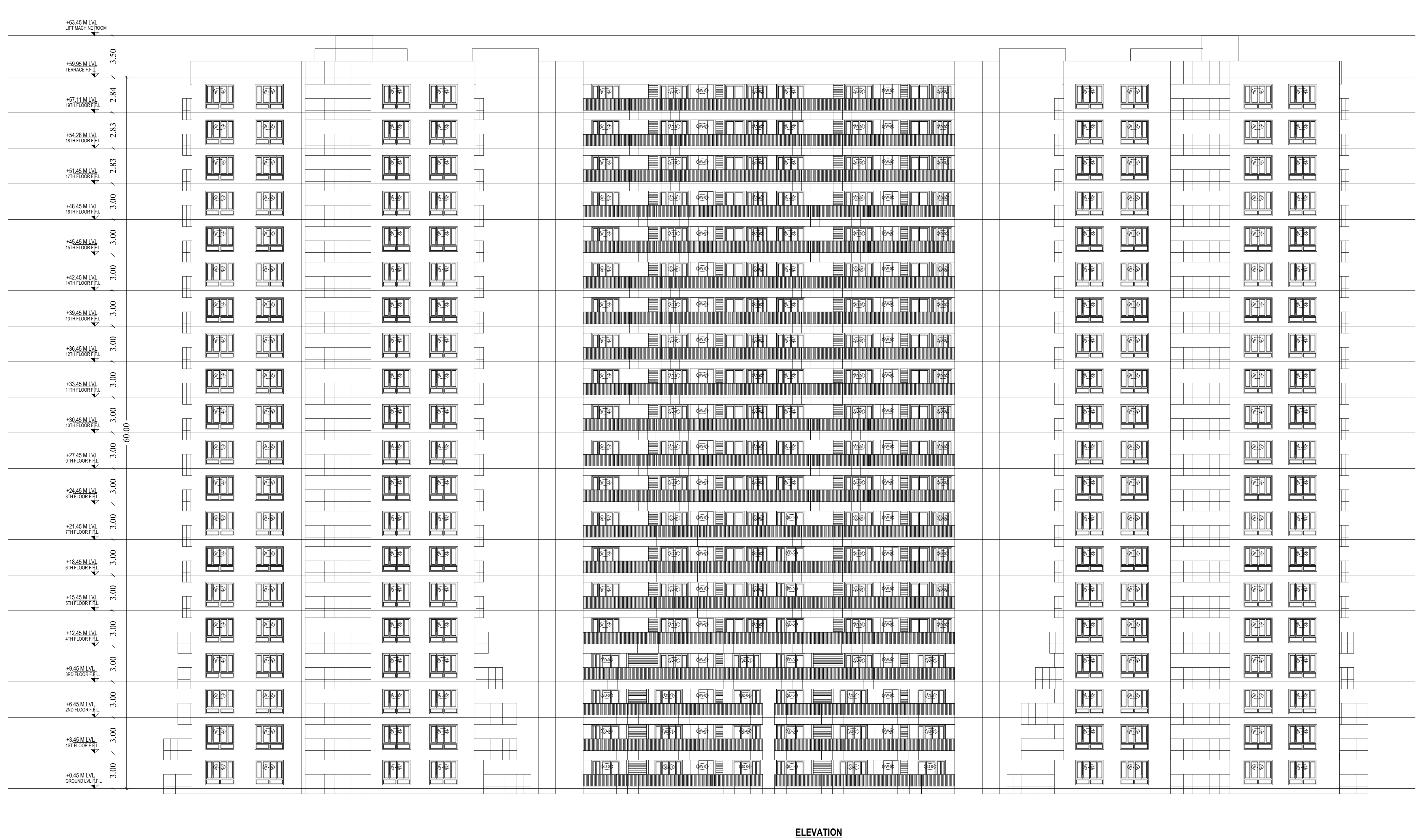
PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : TYPICAL FLOOR PLAN
[17th, 18th & 19th Floor Plan] &
TERRACE FLOOR PLAN
(TOWER 1 & 2)

SHEET NO : SHEET 09 OUT OF 10



SECTION
(Scale 1 : 200)



ELEVATION
(Scale 1 : 200)

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	D-03	0.80	2.10	556
TOWER (1)	D-02	0.90	2.10	477
TOWER (1)	D-01	1.10	2.10	160
TOWER (1)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1)	W-04	0.90	1.50	39
TOWER (1)	W-05	1.00	1.50	79
TOWER (1)	SW-01	1.10	1.50	80
TOWER (1)	W-01	1.10	1.50	239
TOWER (1)	VA-01	1.20	1.00	497
TOWER (1)	W-03	1.50	1.50	80
TOWER (1)	W-02	2.40	1.50	1253

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	D-03	0.80	2.10	556
TOWER (2)	D-02	0.90	2.10	477
TOWER (2)	D-01	1.10	2.10	160
TOWER (2)	D/W-01	1.40	2.10	80

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (2)	W-05	1.00	1.50	79
TOWER (2)	W-01	1.10	1.50	263
TOWER (2)	SW-01	1.10	1.50	80
TOWER (2)	VA-01	1.20	1.00	496
TOWER (2)	W-03	1.50	1.50	106
TOWER (2)	W-02	2.40	1.50	1216

UnitBUA Table for Building :TOWER (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 1	OTHER	0.00	0.00	1	7
	G_TOWER 1 - 001	FLAT	141.42	131.34	8	
	G_TOWER 1 - 002	FLAT	141.42	131.34	8	
	G_TOWER 1 - 003	FLAT	132.78	124.69	8	
	G_TOWER 1 - 004	FLAT	140.45	132.07	8	
	G_TOWER 1 - 005	FLAT	152.58	142.94	8	
	G_TOWER 1 - 006	FLAT	139.55	130.45	8	
	G_TOWER 1 - 007	FLAT	129.09	119.57	8	
FIRST FLOOR PLAN	1ST_TOWER 1 - 101	FLAT	143.86	134.55	8	8
	1ST_TOWER 1 - 102	FLAT	143.86	134.55	8	
	1ST_TOWER 1 - 103	FLAT	140.54	132.84	8	
	1ST_TOWER 1 - 104	FLAT	148.79	140.41	8	
	1ST_TOWER 1 - 105	FLAT	153.82	144.69	8	
	1ST_TOWER 1 - 106	FLAT	152.93	143.83	8	
	1ST_TOWER 1 - 107	FLAT	142.47	132.95	8	
	1ST_TOWER 1 - 108	FLAT	152.93	143.83	8	
SECOND FLOOR PLAN	2ND_TOWER 1 - 201	FLAT	143.86	134.55	8	8
	2ND_TOWER 1 - 202	FLAT	143.86	134.55	8	
	2ND_TOWER 1 - 203	FLAT	140.50	132.88	8	
	2ND_TOWER 1 - 204	FLAT	148.79	140.54	8	
	2ND_TOWER 1 - 205	FLAT	149.84	140.71	8	
	2ND_TOWER 1 - 206	FLAT	148.36	139.39	8	
	2ND_TOWER 1 - 207	FLAT	142.47	132.95	8	
	2ND_TOWER 1 - 208	FLAT	148.36	139.26	8	
THIRD FLOOR PLAN	3RD_TOWER 1 - 301	FLAT	128.84	119.53	8	8
	3RD_TOWER 1 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 1 - 303	FLAT	131.56	122.93	8	
	3RD_TOWER 1 - 304	FLAT	140.45	131.35	8	
	3RD_TOWER 1 - 305	FLAT	141.20	132.07	8	
	3RD_TOWER 1 - 306	FLAT	139.55	130.42	8	
	3RD_TOWER 1 - 307	FLAT	129.09	119.10	8	
	3RD_TOWER 1 - 308	FLAT	139.55	130.45	8	
FOURTH FLOOR PLAN	4TH_TOWER 1 - 401	FLAT	128.84	119.53	8	8
	4TH_TOWER 1 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 1 - 403	FLAT	131.56	122.93	8	
	4TH_TOWER 1 - 404	FLAT	140.45	131.35	8	
	4TH_TOWER 1 - 405	FLAT	141.20	132.07	8	
	4TH_TOWER 1 - 406	FLAT	139.50	130.42	8	
	4TH_TOWER 1 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 1 - 408	FLAT	139.55	130.45	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 1 - 501	FLAT	126.14	116.83	8	24
	TYPICAL 5,6&7_TOWER 1 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 1 - 503	FLAT	128.86	120.23	8	
	TYPICAL 5,6&7_TOWER 1 - 504	FLAT	140.45	131.35	8	
	TYPICAL 5,6&7_TOWER 1 - 505	FLAT	141.20	132.07	8	
	TYPICAL 5,6&7_TOWER 1 - 506	FLAT	139.50	130.42	8	
	TYPICAL 5,6&7_TOWER 1 - 507	FLAT	129.09	119.10	8	
	TYPICAL 5,6&7_TOWER 1 - 508	FLAT	139.55	130.45	8	
TYPICAL - 8, 9& 10 FLOOR PLAN	TYPICAL 8,9&10_TOWER 1 - 801	FLAT	126.14	116.83	8	24
	TYPICAL 8,9&10_TOWER 1 - 802	FLAT	126.14	116.83	8	
	TYPICAL 8,9&10_TOWER 1 - 803	FLAT	128.86	120.23	8	
	TYPICAL 8,9&10_TOWER 1 - 804	FLAT	140.45	131.35	8	
	TYPICAL 8,9&10_TOWER 1 - 805	FLAT	141.20	132.07	8	
	TYPICAL 8,9&10_TOWER 1 - 806	FLAT	139.50	130.42	8	
	TYPICAL 8,9&10_TOWER 1 - 807	FLAT	129.09	119.10	8	
	TYPICAL 8,9&10_TOWER 1 - 808	FLAT	139.55	130.45	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 1- 1101	FLAT	126.14	116.83	8	32
	TYPICAL 11,12,13&14_TOWER 1- 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 1- 1103	FLAT	128.86	120.23	8	
	TYPICAL 11,12,13&14_TOWER 1- 1104	FLAT	140.45	131.35	8	
	TYPICAL 11,12,13&14_TOWER 1- 1105	FLAT	141.20	132.07	8	
	TYPICAL 11,12,13&14_TOWER 1- 1106	FLAT	139.50	130.42	8	
	TYPICAL 11,12,13&14_TOWER 1- 1107	FLAT	129.09	119.10	8	
	TYPICAL 11,12,13&14_TOWER 1- 1108	FLAT	139.55	130.45	8	
TYPICAL - 15& 16 FLOOR PLAN	TYPICAL 15&16_TOWER 1- 1501	FLAT	126.14	116.83	8	16
	TYPICAL 15&16_TOWER 1- 1502	FLAT	126.14	116.83	8	
	TYPICAL 15&16_TOWER 1- 1503	FLAT	128.86	120.23	8	
	TYPICAL 15&16_TOWER 1- 1504	FLAT	140.45	131.35	8	
	TYPICAL 15&16_TOWER 1- 1505	FLAT	141.20	132.07	8	
	TYPICAL 15&16_TOWER 1- 1506	FLAT	139.50	130.42	8	
	TYPICAL 15&16_TOWER 1- 1507	FLAT	129.09	119.10	8	
	TYPICAL 15&16_TOWER 1- 1508	FLAT	139.55	130.45	8	
TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 1- 1701	FLAT	126.14	116.83	8	24
	TYPICAL 17,18&19_TOWER 1- 1702	FLAT	126.14	116.83	8	
	TYPICAL 17,18&19_TOWER 1- 1703	FLAT	128.86	120.23	8	
	TYPICAL 17,18&19_TOWER 1- 1704	FLAT	140.45	131.35	8	
	TYPICAL 17,18&19_TOWER 1- 1705	FLAT	141.20	132.07	8	
	TYPICAL 17,18&19_TOWER 1- 1706	FLAT	139.50	130.42	8	
	TYPICAL 17,18&19_TOWER 1- 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 1- 1708	FLAT	139.55	130.45	8	
Total	-	-	21544.73	20085.11	1273	159

UnitBUA Table for Building :TOWER (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CLUBHOUSE 2	OTHER	0.00	0.00	1	7
	G_TOWER 2 - 002	FLAT	130.39	121.03	8	
	G_TOWER 2 - 003	FLAT	140.81	131.26	8	
	G_TOWER 2 - 004	FLAT	152.58	152.58	8	
	G_TOWER 2 - 005	FLAT	140.54	132.07	8	
	G_TOWER 2 - 006	FLAT	132.78	124.69	8	
	G_TOWER 2 - 007	FLAT	141.26	131.22	8	
	G_TOWER 2 - 008	FLAT	141.26	131.22	8	
FIRST FLOOR PLAN	1ST_TOWER 2 - 101	FLAT	147.76	137.50	8	8
	1ST_TOWER 2 - 102	FLAT	139.22	129.39	8	
	1ST_TOWER 2 - 103	FLAT	147.56	137.50	8	
	1ST_TOWER 2 - 104	FLAT	154.58	154.58	8	
	1ST_TOWER 2 - 105	FLAT	152.98	144.51	8	
	1ST_TOWER 2 - 106	FLAT	145.22	137.13	8	
	1ST_TOWER 2 - 107	FLAT	142.09	132.57	8	
	1ST_TOWER 2 - 108	FLAT	142.28	132.76	8	
SECOND FLOOR PLAN	2ND_TOWER 2 - 201	FLAT	143.64	133.84	8	8
	2ND_TOWER 2 - 202	FLAT	133.38	123.78	8	
	2ND_TOWER 2 - 203	FLAT	143.64	133.84	8	
	2ND_TOWER 2 - 204	FLAT	154.58	154.58	8	
	2ND_TOWER 2 - 205	FLAT	152.98	144.51	8	
	2ND_TOWER 2 - 206	FLAT	145.22	137.13	8	
	2ND_TOWER 2 - 207	FLAT	142.09	132.57	8	
	2ND_TOWER 2 - 208	FLAT	142.28	132.76	8	
THIRD FLOOR PLAN	3RD_TOWER 2 - 301	FLAT	138.99	129.44	8	8
	3RD_TOWER 2 - 302	FLAT	128.84	119.53	8	
	3RD_TOWER 2 - 303	FLAT	138.99	138.99	8	
	3RD_TOWER 2 - 304	FLAT	141.25	132.11	8	
	3RD_TOWER 2 - 305	FLAT	140.41	131.31	8	
	3RD_TOWER 2 - 306	FLAT	131.03	122.27	8	
	3RD_TOWER 2 - 307	FLAT	129.09	119.57	8	
	3RD_TOWER 2 - 308	FLAT	129.09	119.57	8	
FOURTH FLOOR PLAN	4TH_TOWER 2 - 401	FLAT	138.99	129.44	8	8
	4TH_TOWER 2 - 402	FLAT	128.84	119.53	8	
	4TH_TOWER 2 - 403	FLAT	138.99	138.99	8	
	4TH_TOWER 2 - 404	FLAT	141.25	132.11	8	
	4TH_TOWER 2 - 405	FLAT	140.41	131.31	8	
	4TH_TOWER 2 - 406	FLAT	131.03	122.27	8	
	4TH_TOWER 2 - 407	FLAT	129.09	119.10	8	
	4TH_TOWER 2 - 408	FLAT	129.09	119.10	8	
TYPICAL - 5, 6& 7 FLOOR PLAN	TYPICAL 5,6&7_TOWER 2 - 501	FLAT	138.99	129.44	8	24
	TYPICAL 5,6&7_TOWER 2 - 502	FLAT	126.14	116.83	8	
	TYPICAL 5,6&7_TOWER 2 - 503	FLAT	138.99	138.99	8	
	TYPICAL 5,6&7_TOWER 2 - 504	FLAT	141.25	132.11	8	
	TYPICAL 5,6&7_TOWER 2 - 505	FLAT	140.41	131.31	8	
	TYPICAL 5,6&7_TOWER 2 - 506	FLAT	128.33	119.57	8	
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	TYPICAL 5,6&7_TOWER 2 - 508	FLAT	129.09	119.10	8	
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	TYPICAL 8,9&10_TOWER 2 - 802	FLAT	126.14	116.83	8	
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	TYPICAL 8,9&10_TOWER 2 - 805	FLAT	140.41	131.31	8	
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	TYPICAL 8,9&10_TOWER 2 - 808	FLAT	129.09	119.10	8	
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	TYPICAL 11,12,13&14_TOWER 2 - 1101	FLAT	138.99	129.44	8	32
	TYPICAL 11,12,13&14_TOWER 2 - 1102	FLAT	126.14	116.83	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1103	FLAT	138.99	138.99	8	
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	TYPICAL 11,12,13&14_TOWER 2 - 1105	FLAT	140.41	131.31	8	
	TYPICAL 11,12,13&14_TOWER 2 - 1106	FLAT	128.33	119.57	8	
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TYPICAL - 17, 18& 19 FLOOR PLAN	TYPICAL 17,18&19_TOWER 2 - 1701	FLAT	138.99	129.44	8	24
	TYPICAL 17,18&19_TOWER 2 - 1702	FLAT	126.14	116.83	8	
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	TYPICAL 17,18&19_TOWER 2 - 1707	FLAT	129.09	119.10	8	
	TYPICAL 17,18&19_TOWER 2 - 1708	FLAT	129.09	119.10	8	
Total	-	-	21548.90	20244.57	1273	159

SCALE : 1:200

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12092/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Nature of Sanction: NEW	City Survey No.: *	
Location: RING-III	Khata No. (As per Khata Extract): 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162	
Building Line Specified as per Z.R: NA	Locality / Street of the property:Sai Balaji Road	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	35649.48
Deduction for NetPlot Area		
Kharabland Area		607.02
Total		607.02
NET AREA OF PLOT	(A-Deductions)	35042.46
Deduction for Balance Plot Area		
Amenity Area		1759.10
Kharabland Area		607.02
Total		2366.12
BALANCE AREA OF PLOT	(A-Deductions)	33283.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		19970.02
Proposed Coverage Area (8.27 %)		2754.12
Achieved Net coverage area (8.27 %)		2754.12
Balance coverage area left (51.73 %)		17215.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.00)		66566.73
Total Perm. FAR area (2.00)		66566.73
Residential FAR (99.95%)		51912.61
Proposed FAR Area		51937.25
Achieved Net FAR Area (1.56)		51937.25
Balance FAR Area (0.41)		14629.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		90824.87
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		90839.87

Approval Date :

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

1.Sanction is accorded for the Residential Building plan at 21/2A, 21/2B , 21/3, 21/4, 21/6, 21/7, 21/8, 161 & 162 , Sai Balaji Road, Bangalore.

a).Consist of for :2Basement + 1Ground + 19

for :1Ground + 19 UF only

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

3.35426.86 area reserved for car parking shall not be converted for any other purpose.

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

5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for

the site above 371 Sqm.

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 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 (KECBC) 2018.

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 Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated 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) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

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

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

Block :TOWER (2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	135.55	88.79	46.76	29.96	0.00	16.80	0.00	0.00	00	0.00
Nineteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eighteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventeenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Thirteenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Twelfth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Eleventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Tenth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Ninth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Seventh Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Sixth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fifth Floor	1436.74	88.79	1347.95	29.96	15.84	0.00	1302.15	1302.15	08	0.00
Fourth Floor	1436.74	83.86	1352.88	29.96	15.84	0.00	1307.08	1307.08	08	0.00
Third Floor	1439.43	85.97	1353.46	29.96	15.84	0.00	1307.66	1307.66	08	0.00
Second Floor	1516.36	84.04	1432.32	29.96	15.84	0.00	1386.52	1386.52	08	0.00
First Floor	1535.84	88.89	1446.95	29.96	15.84	0.00	1401.15	1401.15	08	0.00
Ground Floor	1480.74	85.48	1395.26	29.96	15.84	0.00	1349.46	1349.46	07	140.81
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	140.81
Total Number of Same Blocks :	1									
Total:	29095.76	1848.88	27246.88	629.16	316.80	16.80	26284.12	26284.12	159	141

Block :TOWER (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	164.25	128.13	36.12	0.00	0.00	6.16	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eighteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventeenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Thirteenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Twelfth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Eleventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Tenth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Ninth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Seventh Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Sixth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fifth Floor	1442.16	128.13	1314.03	29.96	15.84	0.00	0.00	0.00	0.00	1268.23	1268.23	08	0.00
Fourth Floor	1442.16	120.73	1321.43	29.96	15.84	0.00	0.00	0.00	0.00	1275.63	1275.63	08	0.00
Third Floor	1449.35	126.29	1323.06	29.96	15.84	0.00	0.00	0.00	0.00	1277.26	1277.26	08	0.00
Second Floor	1529.57	120.78	1408.79	29.96	15.84	0.00	0.00	0.00	0.00	1362.99	1362.99	08	0.00
First Floor	1542.71	120.78	1421.93	29.96	15.84	0.00	0.00	0.00	0.00	1376.13	1376.13	08	0.00
Ground Floor	1481.74	122.87	1358.87	29.96	15.84	0.00	0.00	0.00	0.00	1313.07	1313.07	07	139.55
Upper Basement Floor	17557.49	0.00	17557.49	59.92	31.68	0.00	145.03	396.00	16912.54	0.00	12.32	00	0.00
Lower Basement Floor	19439.85	0.00	19439.85	59.92	31.68	0.00	178.79	642.83	18514.32	0.00	12.32	00	0.00
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
Total Number of Same Blocks :	1												
Total:	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	140

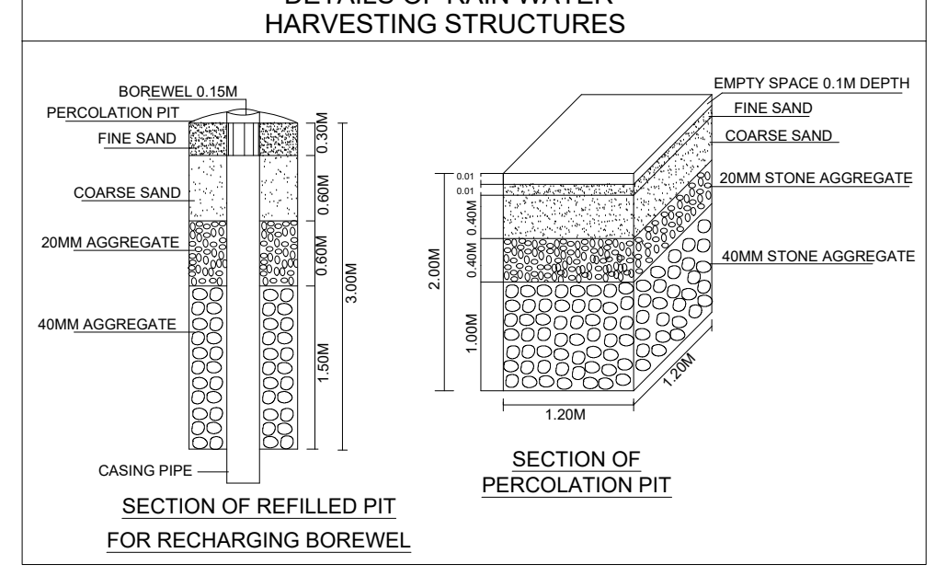
Balcony Calculations Table (Tower 2)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.40 X 3 X 1	8.64	99.33
	1.20 X 3.03 X 1 X 1	3.63	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 3.18 X 1 X 1	3.82	
	1.20 X 3.21 X 1 X 1	3.85	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 3.51 X 1 X 1	4.21	
	1.20 X 3.52 X 3 X 1	12.66	
[illegible]	[illegible]	[illegible]	[illegible]
	1.63 X 3.05 X 2 X 3	29.76	
	1.63 X 7.17 X 1 X 3	34.95	
TYPICAL - 8, 9& 10 FLOOR PLAN	1.46 X 1.80 X 1 X 3	7.89	[illegible]
	1.46 X 1.96 X 1 X 3	8.58	
	1.46 X 2.40 X 2 X 3	21.00	
	1.46 X 3.35 X 2 X 3	29.28	
	1.52 X 7.34 X 1 X 3	33.57	
	1.63 X 2.40 X 2 X 3	23.40	
	1.63 X 3.05 X 2 X 3	29.76	
	1.63 X 7.17 X 1 X 3	34.95	
Total	-	-	[illegible]

Balcony Calculations Table (Tower 1)

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.81 X 1 X 1	4.19	104.89
	1.10 X 3.82 X 1 X 1	4.20	
	1.20 X 3.11 X 1 X 1	3.73	
	1.20 X 3.27 X 1 X 1	3.92	
	1.20 X 3.52 X 7 X 1	29.54	
	1.20 X 3.66 X 2 X 1	8.78	
	1.20 X 3.68 X 1 X 1	4.42	
	1.20 X 3.81 X 5 X 1	22.85	
[illegible]	[illegible]	[illegible]	
FOURTH FLOOR PLAN	[illegible]	[illegible]	78.97
SECOND FLOOR PLAN	[illegible]	[illegible]	112.58
THIRD FLOOR PLAN	[illegible]	[illegible]	73.60
TYPICAL - 11, 12, 13& 14 FLOOR PLAN	[illegible]	[illegible]	283.48
TYPICAL - 15& 16 FLOOR PLAN	[illegible]	[illegible]	141.74
TYPICAL - 17, 18& 19 FLOOR PLAN	[illegible]	[illegible]	212.61
TYPICAL - 5, 6& 7 FLOOR PLAN	[illegible]	[illegible]	212.61
TYPICAL - 8, 9& 10 FLOOR PLAN	[illegible]	[illegible]	212.61
Total			1433.09

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	318	4372.50	671	9226.25
Visitor's Car Parking	32	440.00	0	0.00
Total Car	350	4812.50	671	9226.25
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	26200.61
Total		5252.50		35426.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (1)	1	66239.52	2661.53	63577.99	749.00	380.16	6.16	323.82	1038.83	35426.85	25628.53	25653.17	159	139.55
TOWER (2)	1	29095.76	1848.88	27246.88	629.16	316.80	16.80	0.00	0.00	0.00	26284.12	26284.12	159	140.81
Grand Total:	2	95335.28	4510.41	90824.87	1378.16	696.96	22.96	323.82	1038.83	35426.85	51912.65	51937.29	318.00	280.36

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (SORAHUNSE)	Residential	Apartment	Highrise	R
BLOCK B (SORAHUNSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK A (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
BLOCK B (SORAHUNSE)	Residential	Apartment	50 - 225	1	-	1	159	-
	Total :		-	-	-	-	318	671

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s MANA PROJECTS PRIVATE LIMITED
Rep By its Managing Director
Mr. D. Kishore Reddy
20/7, " Swamy Legoto", 3rd Floor,
Kadubeesanahalli, Marathahalli,
Outer Ring Road, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Thammaiah G.R
#88/1, 2nd Floor,
3rd Cross, Vidyaranya Nagar,
Magadi Road, Bengaluru
BCC/BL-3.6E-4165/2016-17
MOB : 9845636382

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150, BENGALURU.

DRAWING TITLE : SECTION & ELEVATION
(TOWER 1 & 2)

SHEET NO : SHEET 10 OUT OF 10

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO –NORTH

Digitally signed by RAGHAVENDRA C N
Date: 04 Nov 2025 17:06:32
Project No.:PRJ/0320/25-26IN
Organization :Bengaluru East City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0031/25-26