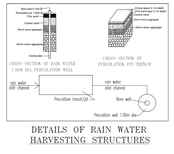


DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block :BLOCK 1 (PROPOSED COMMERCIAL BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	42.88	0.00	42.88	33.48	0.00	9.40	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
Third Floor	491.35	9.51	481.84	33.48	9.40	0.00	0.00	0.00	0.00	438.96	438.96	
Second Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
First Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
Ground Floor	579.60	38.92	540.68	33.48	9.40	0.00	80.70	0.00	0.00	417.10	417.10	
Basement Floor	952.79	9.51	943.28	48.73	9.40	0.00	0.00	157.67	697.97	20.00	20.00	
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	
Total Number of Same Blocks	1											
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.64	0.00	76.64	49.84	0.00	26.80	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Thirteenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Twelfth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eleventh Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Tenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Ninth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eighth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Seventh Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Sixth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fifth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fourth Floor	1456.42	20.75	1474.67	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.53	1397.53	10	0.00
Third Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Second Floor	1533.61	21.33	1512.28	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1435.14	1435.14	10	0.00
First Floor	1480.41	20.75	1459.66	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1382.52	1382.52	10	0.00
Ground Floor	1627.27	14.58	1612.69	49.84	26.80	0.00	0.00	0.00	164.88	0.50	0.00	0.00	1350.67	1350.67	06	477.91
Upper Basement Floor	1755.15	14.58	1740.57	63.83	26.80	0.00	0.00	0.00	0.00	275.18	1526.53	48.23	48.23	00	108.35
Lower Basement Floor	3398.11	99.16	3298.95	63.83	26.80	0.00	0.00	0.00	0.00	275.18	2862.13	65.68	65.68	00	129.51
Total:	3757.43	15.08	3742.35	63.83	26.80	0.00	0.00	0.00	0.00	246.68	3334.03	65.68	65.68	00	129.51
Total:	30075.24	413.73	29661.51	935.09	455.60	26.80	164.88	0.00	7.00	797.04	7522.69	19717.75	19717.75	136	845.28
Total Number of Same Blocks	1														
Total:	30075.24	413.73	29661.51	935.09	455.60	26.80	164.88	0.00	7.00	797.04	7522.69	19717.75	19717.75	136	845

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	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	1	30075.24	413.73	29661.51	939.09	455.60	26.80	164.88	7.00	797.04	7522.69	19717.75	0.00	19717.75	136	845.28
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	1	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	0.00	157.67	697.97	0.00	2114.52	2114.52	00	0.00
Grand Total:	2	33537.49	500.20	33037.29	1188.70	512.00	36.20	245.58	7.00	954.71	8220.67	19717.75	2114.52	21832.27	136.00	845.28

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.50 X 2 X 1	6.00	6.00
SECOND FLOOR PLAN	1.50 X 3.60 X 2 X 1	15.00	96.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
THIRD FLOOR PLAN	1.50 X 3.50 X 4 X 1	22.50	107.12
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.92	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FOURTH FLOOR PLAN	1.50 X 2.50 X 7 X 1	26.25	110.83
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FIFTH FLOOR PLAN	1.50 X 2.50 X 8 X 1	30.00	111.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
TYPICAL -6 TO 14 FLOOR PLAN	1.50 X 2.50 X 7 X 9	236.25	997.47
	1.50 X 3.60 X 2 X 9	97.20	
	1.50 X 2.65 X 4 X 9	142.92	
	1.50 X 3.65 X 3 X 9	147.96	
	1.50 X 3.45 X 2 X 9	93.24	
	1.50 X 2.30 X 1 X 9	31.05	
	1.50 X 3.44 X 1 X 9	46.35	
	1.50 X 3.50 X 2 X 9	94.50	
	1.50 X 4.00 X 2 X 9	108.00	
Total	-	-	1428.68

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 10/522/ 523 ,Doddabettahalli Village, Yelahanka Hobli, Bangalore, Bangalore.
a) Consist of for 2Basement + 1Ground + 14 for 1Basement + 1Ground + 4 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.999.12 area reserved for car parking shall not to converted for any other purpose.
4.Development charges towards increase in the density in respect of the additional FAR of the 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 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 (EdA C) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).
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 †IX (Bye-law No. 3.4) under sub section IV-B (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 (NBC) and "Seismic resistant design and construction 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and drains. Adequate precautions shall be taken during excavation for the safety by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of
fire hazards.
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 (Bengaluru Mahanagara Palike) Authority of Authorities 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/8/2010-20, Dated: 29.09.2010 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management Plan and submit a plan showing / multi-dwelling units/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

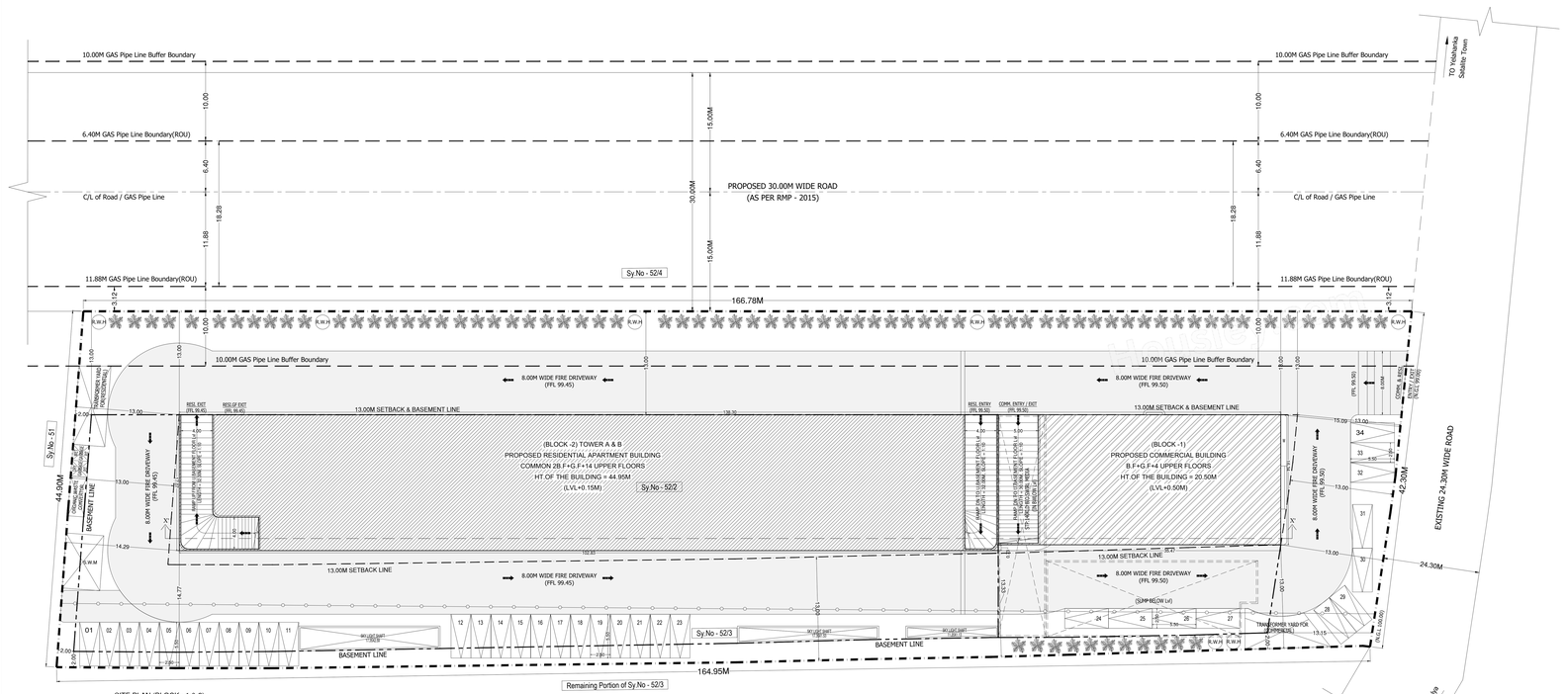
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

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 workers working in the premises and general public.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
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 establishment under the 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.I 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"



N
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.: 1.0.20
	VERSION DATE: 29/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/67/BH/24-26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 10/522/ 523
Nature of Sanction: NEW	City Survey No.: 522/ 523
Location: RING-II	Khata No. (As per Khata Extract): 6871463005
Building Line Specified as per Z.R:	Locality / Street of the property: Doddabettahalli Village, Yelahanka Hobli, Bangalore
Zone: Yelahanka	
Ward: Ward-003	
Planning District: 304-Byatarayanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7377.68
NET AREA OF PLOT	(A-Deductions) 7377.68
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3638.84
Proposed Coverage Area (31.42 %)	2286.58
Achieved Net coverage area (31.42 %)	2286.58
Balance coverage area left (18.58 %)	1352.26
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	21833.04
Total Perm. FAR area (3.00)	21833.04
Residential FAR (90.31%)	19717.75
Commercial FAR (9.69%)	2114.52
Proposed FAR Area	21832.27
Achieved Net FAR Area (3.00)	21832.27
Balance FAR Area (0.00)	0.77
BUILT UP AREA CHECK	
Proposed BuiltUp Area	33037.29
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	33052.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	Highrise	R
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	50 - 225	1	-	1	136	-	
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	> 0	50	2114.52	1	42	-	
	Total :		-	-	-		178	260	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	178	3447.50	260	3575.00
Visitor's Car Parking	14	192.50	0	0.00
Total Car	192	3640.00	260	3575.00
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	6421.12
Total		2901.25		9996.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D2	0.75	2.10	01
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D1	0.90	2.10	319
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	V	1.00	1.00	04
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.50	1.80	638
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.90	1.80	26
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	GW	3.25	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	W	2.40	2.10	93

SINGLE SITE PLAN APPROVED VIDE NO. BDA/TP&MPRL-1523/076/2024-25 DATED: 29/03/2025

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S ELEGANT ATMOS REP BY PARTNERS V PRABHA , M SUBRAMANI, S.N. MANJUNATH, S RAJESH, S JAYANTH GPA HOLDER FOR ABDUL AZEEM KV116, New No 9 Layout, BSK 3rd Stage, 4th Cross, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT E-KHATHA NO. 6871463005, (OLD KHATHA NO. 10/522/ 523), SY.Nos. 522/ & 523, DODDABETTAHALLI VILLAGE, YELAHANKA HOBLI BANGALORE NORTH TALUK, BANGALORE , WARD NO. 03.

DRAWING TITLE :
SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

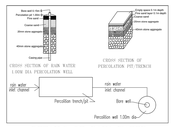
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Prashanth Kumar H
Date: 2025.03.29 16:58:55 IST
Reason: Approved
Location: Bruhat Bangalore Mahanagara Palike
Bangalore-560001,KARNATAKA,INDIA
Phone:
Email:
Serial#:2cc2e3d4d7e4b51d1f

HO – NORTH

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

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



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block :BLOCK 1 (PROPOSED COMMERCIAL BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	42.88	0.00	42.88	33.48	0.00	9.40	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
Third Floor	491.35	9.51	481.84	33.48	9.40	0.00	0.00	0.00	0.00	438.96	438.96	
Second Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
First Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
Ground Floor	579.83	38.92	540.68	33.48	9.40	0.00	80.70	0.00	0.00	417.10	417.10	
Basement Floor	952.79	9.51	943.28	48.73	9.40	0.00	0.00	157.67	697.97	20.00	20.00	
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	
Total Number of Same Blocks	1											
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.64	0.00	76.64	49.84	0.00	26.80	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Thirteenth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Twelfth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eleventh Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Tenth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Ninth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eighth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Seventh Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Sixth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fifth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fourth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Third Floor	1533.61	21.33	1512.28	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1435.14	1435.14	10	0.00
Second Floor	1480.41	20.75	1459.66	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1382.52	1382.52	10	0.00
First Floor	1627.27	14.58	1612.69	49.84	26.80	0.00	184.88	0.50	0.00	0.00	1350.67	1350.67	06	477.91
Ground Floor	1755.15	14.58	1740.57	63.83	26.80	0.00	0.00	0.00	0.00	275.18	1526.53	48.23	48.23	00	108.35
Upper Basement Floor	3398.11	99.16	3298.95	63.83	26.80	0.00	0.00	0.00	0.00	275.18	2862.13	65.68	65.68	00	129.51
Lower Basement Floor	3757.43	15.08	3742.35	63.83	26.80	0.00	0.00	0.00	0.00	246.68	3334.03	65.68	65.68	00	129.51
Total:	30075.24	413.73	29661.51	935.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845.28
Total Number of Same Blocks	1													
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845

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	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	1	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	0.00	19717.75	136	845.28
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	1	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	0.00	157.67	697.97	0.00	2114.52	2114.52	00	0.00
Grand Total:	2	33537.49	500.20	33037.29	1188.70	512.00	36.20	265.58	7.00	954.71	8220.67	19717.75	2114.52	21832.27	136.00	845.28

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.50 X 2 X 1	6.00	6.00
SECOND FLOOR PLAN	1.50 X 2.50 X 4 X 1	15.00	96.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
THIRD FLOOR PLAN	1.50 X 2.50 X 4 X 1	22.50	107.12
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.92	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FOURTH FLOOR PLAN	1.50 X 2.50 X 7 X 1	26.25	110.83
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FIFTH FLOOR PLAN	1.50 X 2.50 X 8 X 1	30.00	111.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
TYPICAL -6 TO 14 FLOOR PLAN	1.50 X 2.50 X 7 X 9	236.25	997.47
	1.50 X 3.60 X 2 X 9	97.20	
	1.50 X 2.60 X 4 X 9	142.92	
	1.50 X 3.65 X 3 X 9	147.96	
	1.50 X 3.45 X 2 X 9	93.24	
	1.50 X 2.30 X 1 X 9	31.05	
	1.50 X 3.44 X 1 X 9	46.35	
	1.50 X 3.50 X 2 X 9	94.50	
	1.50 X 4.00 X 2 X 9	108.00	
Total	-	-	1428.68

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 10/522/ 523 ,Doddabettahalli Village, Yelahanka Hobli, Bangalore, Bangalore.
a).Consist of for 2Basement + 1Ground + 14 for 1Basement + 1Ground + 4 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.9996.12 area reserved for car parking shall not be converted for any other purpose.
4.Development charges towards increase in the density in the form of additional FAR/FSI/Premium on the approved plan is to be paid to the competent authority.
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
6.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 for issue of OCC.
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 (EdA Cl) 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 †X' IV (Bye-law No. 3.4) under sub section IV-B (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 of India 2005 and "Improving Earthquake Resistance of Housing 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 †C' 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of construction for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and drains. Safety of the site and adjoining properties during excavation shall be by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall conduct two mock †E' 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 Occupation 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 (Bandarang 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/0070/20, Dated: 29.09.2015 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 of Environment Management Plan / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

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

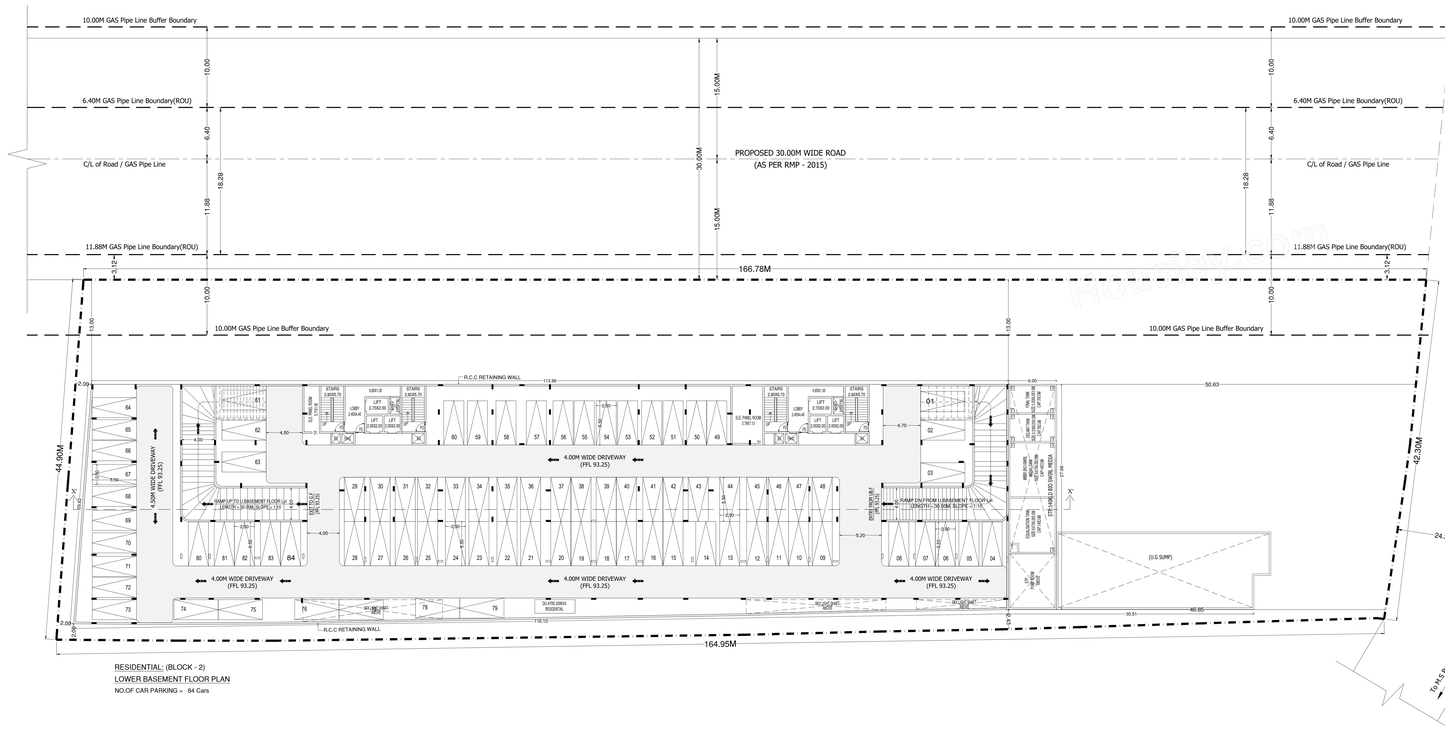
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

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 the adjacent properties during the construction work.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/CI/13, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be ensured before the 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.I 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"



RESIDENTIAL: (BLOCK - 2)
LOWER BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 84 Cars

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 29/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/67/BH/24-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 10/522/ 523	
Nature of Sanction: NEW	City Survey No.: 522/ 523	
Location: RING-II	Khata No. (As per Khata Extract): 6871463005	
Building Line Specified as per Z.R:	Locality / Street of the property: Doddabettahalli Village, Yelahanka Hobli, Bangalore	
Samaga Road		
Zone: Yelahanka		
Ward: Ward-003		
Planning District: 304-Byatarayanapura		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7377.68
NET AREA OF PLOT	(A-Deductions)	7377.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3638.84
Proposed Coverage Area (31.42 %)		2286.58
Achieved Net coverage area (31.42 %)		2286.58
Balance coverage area left (18.58 %)		1352.26
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		21833.04
Total Perm. FAR area (3.00)		21833.04
Residential FAR (90.31%)		19717.75
Commercial FAR (9.69%)		2114.52
Proposed FAR Area		21832.27
Achieved Net FAR Area (3.00)		21832.27
Balance FAR Area (0.00)		0.77
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33037.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		33052.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	Highrise	R
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	90 - 225	1	-	1	136	-
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	> 0	50	2114.52	1	42	-
	Total :		-	-	-		178	260

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	178	3447.50	260	3575.00
Visitor's Car Parking	14	192.50	0	0.00
Total Car	192	3640.00	260	3575.00
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	6421.12
Total		3901.25		9996.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D2	0.75	2.10	01
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D1	0.90	2.10	319
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	V	1.00	1.00	04
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.50	1.80	638
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.90	1.80	26
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	GW	3.25	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	W	2.40	2.10	93

SINGLE SITE PLAN APPROVED VIDE NO. BDA/TP/MP/KL-152/3570/2024-25 DATED: 29/03/2025

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S ELEGANT ATMOS REP BY PARTNERS V PRABHA, M SUBRAMANI, S.N. MANJUNATH, S RAJESH, S JAYANTH GPA HOLDER FOR ABOVE-ADDR #1516, New No a Layout, BSK 3rd Stage, 4th Cross, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4232, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT E-KHATHA NO. 6871463005, (OLD KHATHA NO. 10/522/ 523), SY Nos. 522/ & 523, DODDABETTAHALLI VILLAGE, YELAHANKA HOBLI BANGALORE NORTH TALUK, BANGALORE , WARD NO. 03.

DRAWING TITLE :
LOWER BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

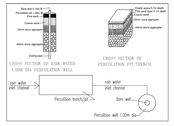
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

HO – NORTH

Digitally signed by Prathibha R
Date: 2025.03.29 15:37:51 IST
Reason: Building Plan Approval
Location: BBMP

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

UserDefinedMetric (1600.00 x 900.00MM)



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block :BLOCK 1 (PROPOSED COMMERCIAL BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	42.88	0.00	42.88	33.48	0.00	9.40	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
Third Floor	491.35	9.51	481.84	33.48	9.40	0.00	0.00	0.00	0.00	438.96	438.96	
Second Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
First Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	412.82	412.82	
Ground Floor	579.60	38.92	540.68	33.48	9.40	0.00	80.70	0.00	0.00	417.10	417.10	
Basement Floor	952.79	9.51	943.28	48.73	9.40	0.00	0.00	157.67	697.97	20.00	20.00	
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	
Total Number of Same Blocks	1											
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.64	0.00	76.64	49.84	0.00	26.80	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Thirteenth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Twelfth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eleventh Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Tenth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Ninth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eighth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Seventh Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Sixth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fifth Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fourth Floor	1495.42	20.75	1474.67	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.53	1397.53	10	0.00
Third Floor	1496.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Second Floor	1533.61	21.33	1512.28	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1435.14	1435.14	10	0.00
First Floor	1480.41	20.75	1459.66	49.84	26.80	0.00	0.00	0.50	0.00	0.00	1382.52	1382.52	10	0.00
Ground Floor	1627.27	14.58	1612.69	49.84	26.80	0.00	184.88	0.50	0.00	0.00	1350.67	1350.67	06	477.91
Upper Basement Floor	1759.15	14.58	1740.57	63.83	26.80	0.00	0.00	0.00	275.18	1526.53	48.23	48.23	00	108.35
Lower Basement Floor	3398.11	99.16	3298.95	63.83	26.80	0.00	0.00	0.00	275.18	2862.13	65.68	65.68	00	129.51
Total:	3757.43	15.08	3742.35	63.83	26.80	0.00	0.00	0.00	246.68	3334.03	65.68	65.68	00	129.51
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845.28
Total Number of Same Blocks	1													
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845

FAR &Tenement Details

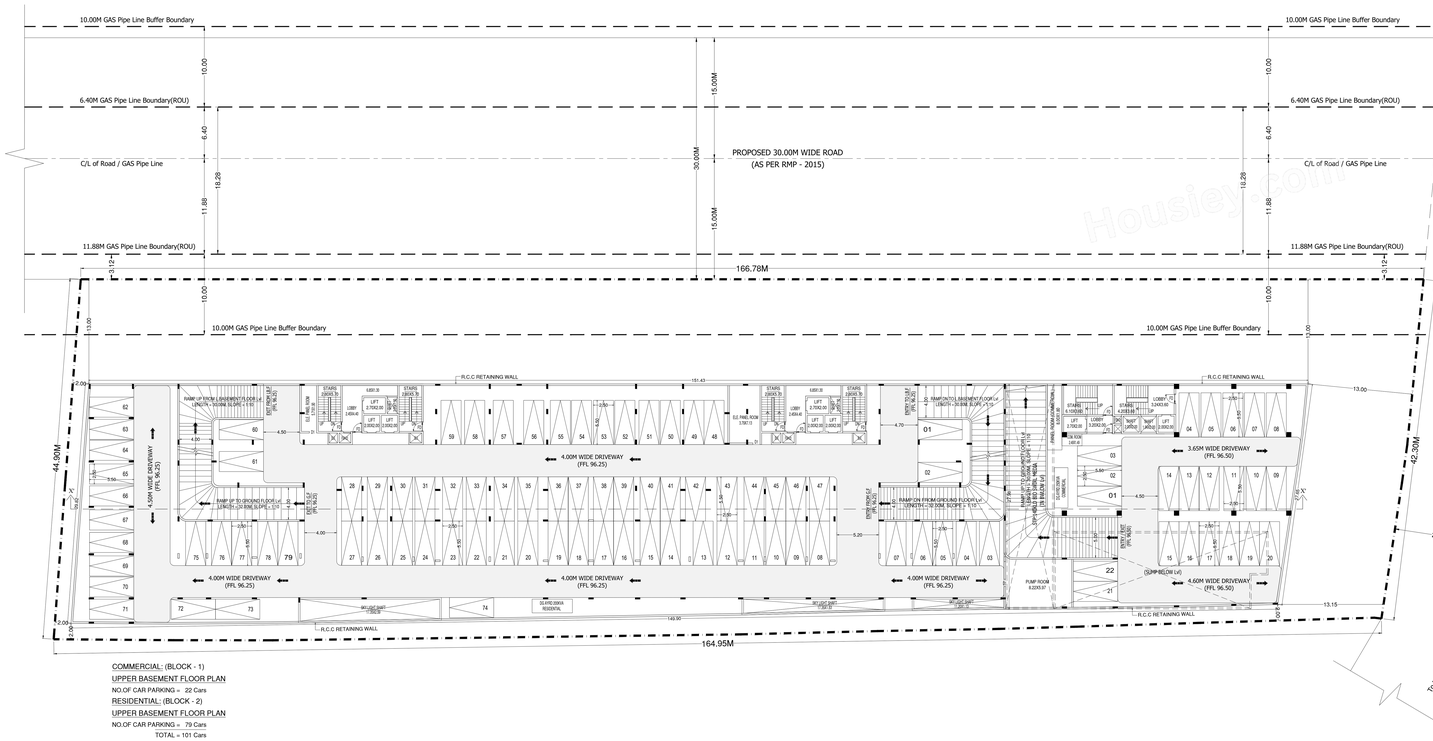
Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	1	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	0.00	19717.75	136	845.28
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	1	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	0.00	157.67	697.97	0.00	2114.52	2114.52	00	0.00
Grand Total:	2	33537.49	500.20	33037.29	1188.70	512.00	36.20	265.58	7.00	954.71	8220.67	19717.75	2114.52	21832.27	136.00	845.28

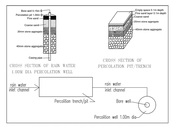
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.50 X 2 X 1	6.00	6.00
SECOND FLOOR PLAN	1.50 X 2.50 X 4 X 1	15.00	96.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
THIRD FLOOR PLAN	1.50 X 2.50 X 4 X 1	22.50	157.12
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.92	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FOURTH FLOOR PLAN	1.50 X 2.50 X 7 X 1	26.25	110.83
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FIFTH FLOOR PLAN	1.50 X 2.50 X 8 X 1	30.00	111.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
TYPICAL - 6 TO 14 FLOOR PLAN	1.50 X 2.50 X 7 X 9	236.25	997.47
	1.50 X 3.60 X 2 X 9	97.20	
	1.50 X 2.65 X 4 X 9	142.92	
	1.50 X 3.65 X 3 X 9	147.96	
	1.50 X 3.45 X 2 X 9	93.24	
	1.50 X 2.30 X 1 X 9	31.05	
	1.50 X 3.44 X 1 X 9	46.35	
	1.50 X 3.50 X 2 X 9	94.50	
	1.50 X 4.00 X 2 X 9	108.00	
Total	-	-	1428.68

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 10/522/ 523 ,Doddabettahalli Village, Yelahanka Hobli, Bangalore, Bangalore.
a) Consist of for 2Basement + 1Ground + 14 for 1Basement + 1Ground + 4 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.9986.12 area reserved for car parking shall not be converted for any other purpose.
4.Development charges and Betterment charges to be paid before issuance 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 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 (Edit.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€" IX (Bye-law No. 3.4) under sub section IV-B (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 as per the Seismic and Wind 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 buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and drains. Safety measures to be taken during excavation shall include shoring by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of
fire hazards.
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/0207/09-20, Dated: 29-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management (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 the workers working in the premises during construction.
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 establishment under the 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.I every 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"


10.00M GAS Pipe Line Buffer Boundary
6.40M GAS Pipe Line Buffer Boundary(ROU)
C/L of Road / GAS Pipe Line
11.88M GAS Pipe Line Buffer Boundary(ROU)
PROPOSED 30.00M WIDE ROAD
(AS PER RMP - 2015)
166.78M
164.95M
44.90M
42.30M
EXISTING 24.30M WIDE ROAD
TO Kolala Satellite Town
TO M.S Palya
R.C.C RETAINING WALL
4.00M WIDE DRIVEWAY (FFL 96.25)
3.65M WIDE DRIVEWAY (FFL 96.50)
4.60M WIDE DRIVEWAY (FFL 96.50)
RAMP UP FROM BASEMENT-II FLOOR LEVEL TO GROUND FLOOR LEVEL
RAMP DOWN FROM GROUND FLOOR LEVEL TO BASEMENT-I FLOOR LEVEL
RAMP DOWN FROM BASEMENT-I FLOOR LEVEL TO BASEMENT-II FLOOR LEVEL
RAMP UP FROM BASEMENT-II FLOOR LEVEL TO GROUND FLOOR LEVEL
SUMP BELOW Lvl
PUMP ROOM 8.22X5.57
SERVICE DUCT
SERVICE DUCT
SERVICE DUCT



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block :BLOCK 1 (PROPOSED COMMERCIAL BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	42.88	0.00	42.88	33.48	0.00	9.40	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
Third Floor	491.35	9.51	481.84	33.48	9.40	0.00	0.00	0.00	0.00	0.00	438.96	438.96
Second Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
First Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
Ground Floor	579.60	38.92	540.68	33.48	9.40	0.00	80.70	0.00	0.00	0.00	417.10	417.10
Basement Floor	952.79	9.51	943.28	48.73	9.40	0.00	0.00	157.67	697.97	20.00	20.00	
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	
Total Number of Same Blocks	1											
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.64	0.00	76.64	49.84	0.00	26.80	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Thirteenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Twelfth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eleventh Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Tenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Ninth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eighth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Seventh Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Sixth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fifth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fourth Floor	1456.42	20.75	1474.67	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.53	1397.53	10	0.00
Third Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Second Floor	1440.41	20.75	1459.66	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1382.52	1382.52	10	0.00
First Floor	1627.27	14.58	1612.69	49.84	26.80	0.00	184.88	0.50	0.00	0.00	0.00	1350.67	1350.67	06	477.91
Ground Floor	1755.15	14.58	1740.57	63.83	26.80	0.00	0.00	0.00	0.00	275.18	1526.53	48.23	48.23	00	108.35
Upper Basement Floor	3398.11	99.16	3298.95	63.83	26.80	0.00	0.00	0.00	0.00	275.18	2862.13	65.68	65.68	00	129.51
Lower Basement Floor	3757.43	15.08	3742.35	63.83	26.80	0.00	0.00	0.00	0.00	246.68	3334.03	65.68	65.68	00	129.51
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	0.50	7.00	797.04	7522.69	19717.75	19717.75	136	845.28
Total Number of Same Blocks	1														
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	0.50	7.00	797.04	7522.69	19717.75	19717.75	136	845

FAR &Tenement Details

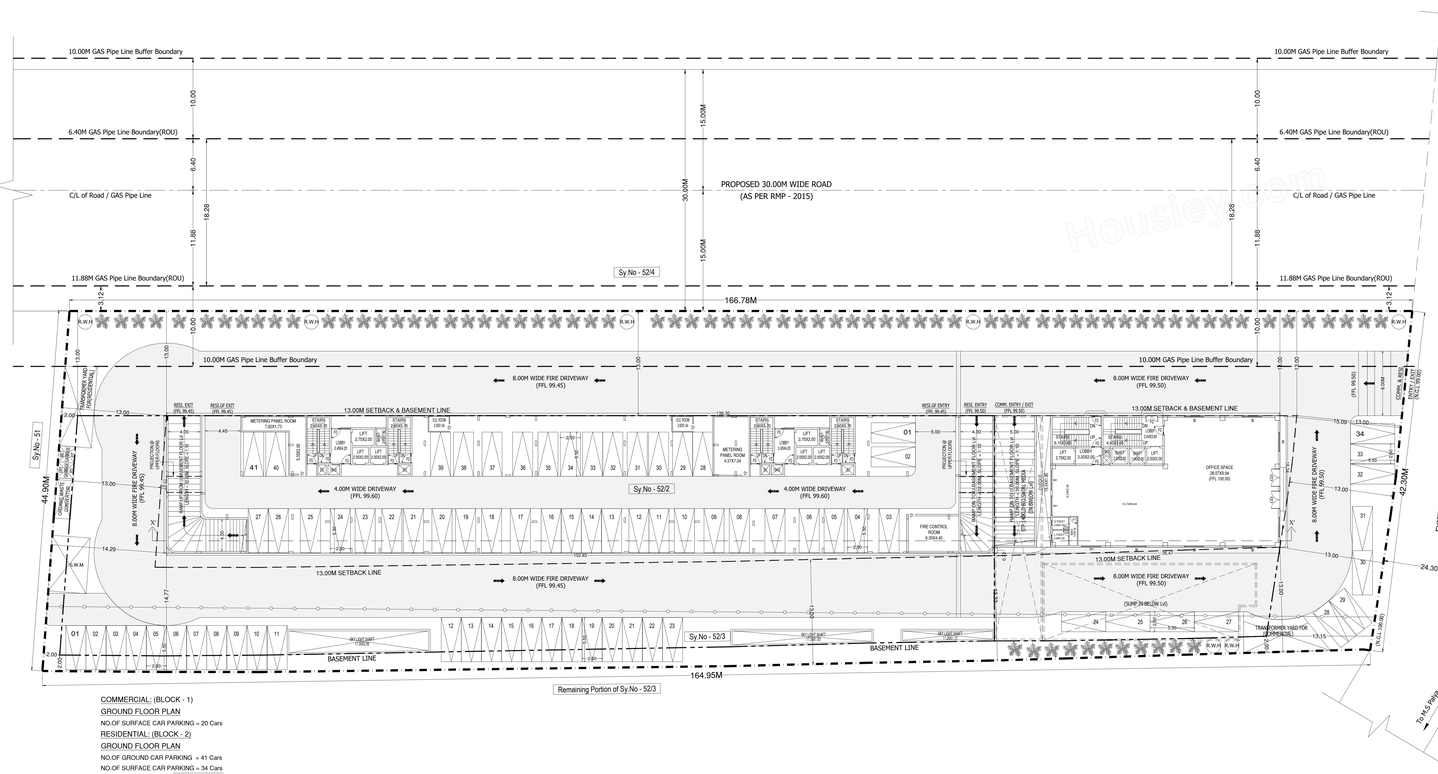
Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	1	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	0.00	19717.75	136	845.28
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	1	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	0.00	157.67	697.97	0.00	2114.52	2114.52	00	0.00
Grand Total:	2	33537.49	500.20	33037.29	1188.70	512.00	36.20	265.58	7.00	954.71	8220.67	19717.75	2114.52	21832.27	136.00	845.28

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.50 X 2 X 1	6.00	6.00
SECOND FLOOR PLAN	1.50 X 2.50 X 4 X 1	15.00	96.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.68	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
THIRD FLOOR PLAN	1.50 X 2.50 X 4 X 1	22.50	157.12
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.92	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FOURTH FLOOR PLAN	1.50 X 2.50 X 7 X 1	26.25	110.83
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FIFTH FLOOR PLAN	1.50 X 2.50 X 8 X 1	30.00	111.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
TYPICAL - 6 TO 14 FLOOR PLAN	1.50 X 2.50 X 7 X 9	236.25	997.47
	1.50 X 3.60 X 2 X 9	97.20	
	1.50 X 2.65 X 4 X 9	142.92	
	1.50 X 3.65 X 3 X 9	147.96	
	1.50 X 3.45 X 2 X 9	93.24	
	1.50 X 2.30 X 1 X 9	31.05	
	1.50 X 3.44 X 1 X 9	46.35	
	1.50 X 3.50 X 2 X 9	94.50	
	1.50 X 4.00 X 2 X 9	108.00	
Total	-	-	1428.68

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Section is accorded for the Residential Building plan at 10/522/ 523 ,Doddabettahalli Village, Yelahanka Hobli, Bangalore, Bangalore.
a).Consist of for 2Basement + 1Ground + 14
for 1Basement + 1Ground + 4 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.999.12 area reserved for car parking shall not to be converted for any other purpose.
4.Development charges towards increase in the density in respect of the additional FAR of the 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 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 (EdA Cl) 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 †A" IV (Bye-law No. 3.6) under sub section IV-B (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non 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 of India, 2005 and Automated Building Guidelines and Practices" 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 †C 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 strictly adhere to†' 22.1(k) 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and sure structure for the safety of the structure as well as neighbouring property, public roads and services. Safety measures shall be taken to avoid accidents during excavation by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall conduct two mock †' trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of
fire hazards.
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 (Bandarinaig 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/8/HRD/2019-20, Dated: 29-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Green belt development / 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 †' 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 granting 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 workers working in the premises and public passing by.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosedaag Hoodiike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the establishment should be registered with the 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.I 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"



COMMERCIAL : (BLOCK - 1)
GROUND FLOOR PLAN
NO.OF SURFACE CAR PARKING = 20 Cars
RESIDENTIAL : (BLOCK - 2)
GROUND FLOOR PLAN
NO.OF GROUND CAR PARKING = 41 Cars
NO.OF SURFACE CAR PARKING = 34 Cars
TOTAL = 75 Cars

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 29/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/878/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 10/522/ 523
Nature of Sanction: NEW	City Survey No.: 522/ 523
Location: RING-II	Khata No. (As per Khata Extract): 6871463005
Building Line Specified as per Z.R:	Locality / Street of the property: Doddabettahalli Village, Yelahanka Hobli,
Samaga Road	Bangalore
Zone: Yelahanka	
Ward: Ward-003	
Planning District: 304-Byatarayanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7377.68
NET AREA OF PLOT	(A-Deductions) 7377.68
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3638.84
Proposed Coverage Area (31.42 %)	2286.58
Achieved Net coverage area (31.42 %)	2286.58
Balance coverage area left (18.58 %)	1352.26
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	21833.04
Total Perm. FAR area (3.00)	21833.04
Residential FAR (90.31%)	19717.75
Commercial FAR (9.69%)	2114.52
Proposed FAR Area	21832.27
Achieved Net FAR Area (3.00)	21832.27
Balance FAR Area (0.00)	0.77
BUILT UP AREA CHECK	
Proposed BuiltUp Area	33037.29
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	33052.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	Highrise	R
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	30 - 225	1	-	1	136	-
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	> 0	50	2114.52	1	42	-
	Total :		-	-	-		178	260

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	178	3447.50	260	3575.00
Visitor's Car Parking	14	192.50	0	0.00
Total Car	192	3640.00	260	3575.00
TwoWheeler	-	261.25	0.00	0.00
Other Parking	-	-	-	6421.12
Total		2901.25		9996.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D2	0.75	2.10	01
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D1	0.90	2.10	319
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	V	1.00	1.00	04
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.50	1.80	638
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.90	1.80	26
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	GW	3.25	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	W	2.40	2.10	93

SINGLE SITE PLAN APPROVED VIDE NO. BDA/TP/MP/RL-152/357/6/2024-25 DATED: 29/03/2025

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S ELEGANT ATMOS REP BY PARTNERS V PRABHA, M SUBRAMANI, S.N. MANJUNATH, S RAJESH, S JAYANTH GPA HOLDER FOR ABDUL AZEEM 815116, New No a
Layout, BSK 3rd Stage, 4th Cross, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4232, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT E-KHATHA NO. 6871463005, (OLD KHATHA NO. 10/522/ 523), SY.Nos. 52/2 & 52/3, DODDABETTAHALLI VILLAGE, YELAHANKA HOBLI BANGALORE NORTH TALUK, BANGALORE , WARD NO. 03.

DRAWING TITLE :
GROUND FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

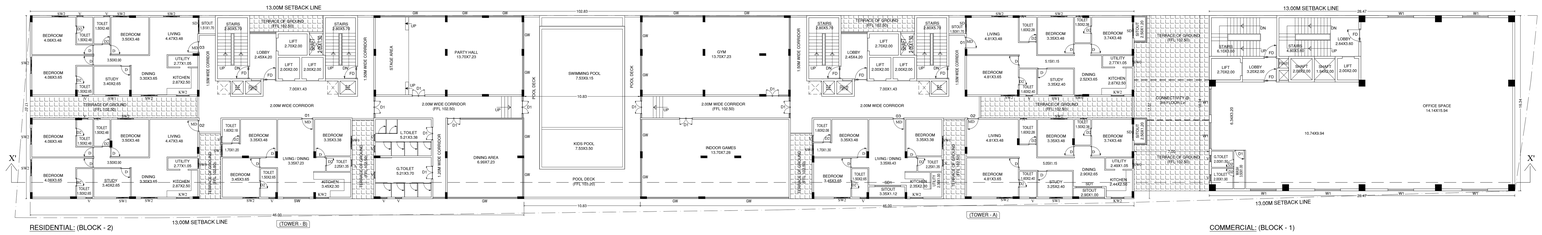
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

HO – NORTH

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

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

UserDefinedMetric (1600.00 x 900.00MM)



RESIDENTIAL: (BLOCK - 2)

1st FLOOR PLAN

TOWER - A NO.OF UNITS – 03 Units

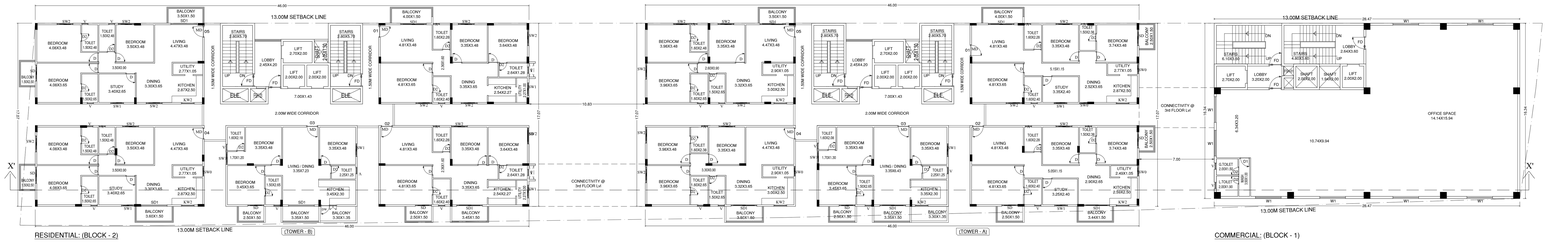
TOWER - B NO.OF UNITS – 03 Units

TOTAL – 06 Units

COMMERCIAL: (BLOCK - 1)

1st FLOOR PLAN

OFFICE SPACE



RESIDENTIAL: (BLOCK - 2)

2nd FLOOR PLAN

TOWER - A NO.OF UNITS – 05 Units

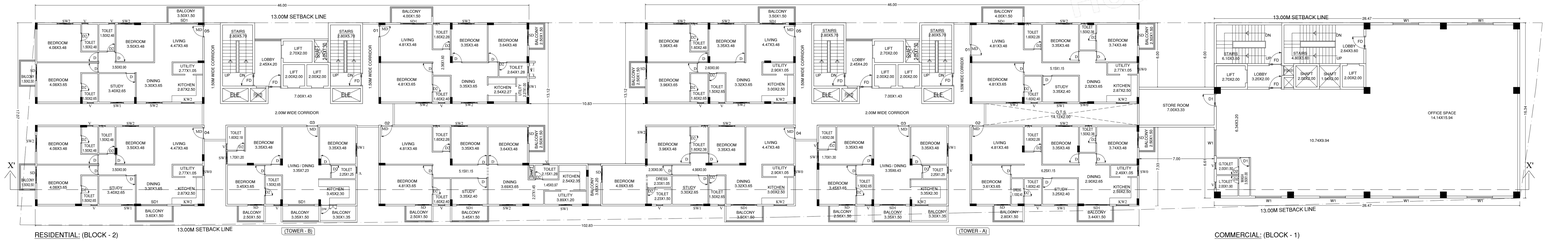
TOWER - B NO.OF UNITS – 05 Units

TOTAL – 10 Units

COMMERCIAL: (BLOCK - 1)

2nd FLOOR PLAN

OFFICE SPACE



RESIDENTIAL: (BLOCK - 2)

3rd FLOOR PLAN

TOWER - A NO.OF UNITS – 05 Units

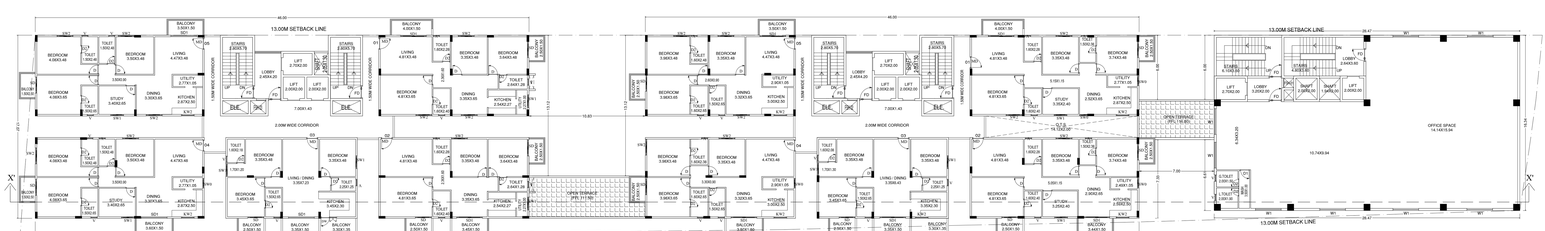
TOWER - B NO.OF UNITS – 05 Units

TOTAL – 10 Units

COMMERCIAL: (BLOCK - 1)

3rd FLOOR PLAN

OFFICE SPACE



RESIDENTIAL: (BLOCK - 2)

4th FLOOR PLAN

TOWER - A NO.OF UNITS – 05 Units

TOWER - B NO.OF UNITS – 05 Units

TOTAL – 10 Units

COMMERCIAL: (BLOCK - 1)

4th FLOOR PLAN

OFFICE SPACE

Block :BLOCK 1 (PROPOSED COMMERCIAL BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	42.88	0.00	42.88	33.48	0.00	9.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82	
Third Floor	491.35	9.51	481.84	33.48	9.40	0.00	0.00	0.00	0.00	0.00	438.96	438.96	
Second Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82	
First Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82	
Ground Floor	579.60	38.92	540.68	33.48	9.40	0.00	80.70	0.00	0.00	0.00	417.10	417.10	
Basement	952.79	9.51	943.28	48.73	9.40	0.00	0.00	157.67	697.97	20.00	20.00		
Total	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52		
Total Number of Same Blocks	1												
Total:	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52		

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.64	0.00	76.64	49.84	0.00	26.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Fifteenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fourteenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Thirteenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Twelfth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eleventh Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Tenth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Ninth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eighth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Seventh Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Sixth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fifth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fourth Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Third Floor	1456.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Second Floor	1533.61	21.33	1512.28	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1435.14	1435.14	10	0.00
First Floor	1480.41	20.75	1459.66	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1382.52	1382.52	10	0.00
Ground Floor	1627.27	14.58	1612.69	49.84	26.80	0.00	0.00	184.88	0.50	0.00	0.00	1350.67	1350.67	06	477.91
Upper Basement Floor	1755.15	14.58	1740.57	63.83	26.80	0.00	0.00	0.00	0.50	0.00	275.18	1526.53	48.23	48.23	00	108.35
Lower Basement Floor	3398.11	99.16	3298.95	63.83	26.80	0.00	0.00	0.00	0.50	0.00	275.18	2862.13	65.68	65.68	00	129.51
Total:	3757.43	15.08	3742.35	63.83	26.80	0.00	0.00	0.00	0.00	0.00	246.68	3334.03	65.68	65.68	00	129.51
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845.28	
Total Number of Same Blocks	1														
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845	

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	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	1	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	0.00	19717.75	136	845.28
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	1	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	0.00	157.67	697.97	0.00	2114.52	2114.52	00	0.00
Grand Total:	2	33537.49	500.20	33037.29	1188.70	512.00	36.20	265.58	7.00	954.71	8220.67	19717.75	2114.52	21832.27	136.00	845.28

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.50 X 2 X 1	6.00	6.00
SECOND FLOOR PLAN	1.50 X 3.40 X 4 X 1	15.00	96.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.40 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.60 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
THIRD FLOOR PLAN	1.50 X 3.40 X 4 X 1	22.50	157.12
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.60 X 4 X 1	15.92	
	1.50 X 3.60 X 3 X 1	16.44	
	1.50 X 3.40 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FOURTH FLOOR PLAN	1.50 X 2.50 X 7 X 1	26.25	110.83
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FIFTH FLOOR PLAN	1.50 X 2.50 X 8 X 1	30.00	111.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
TYPICAL -'4' TO 14 FLOOR PLAN	1.50 X 2.50 X 7 X 9	236.25	997.47
	1.50 X 3.60 X 2 X 9	97.20	
	1.50 X 2.65 X 4 X 9	142.92	
	1.50 X 3.65 X 3 X 9	147.96	
	1.50 X 3.45 X 2 X 9	93.24	
	1.50 X 2.30 X 1 X 9	31.05	
	1.50 X 3.44 X 1 X 9	46.35	
	1.50 X 3.50 X 2 X 9	94.50	
	1.50 X 4.00 X 2 X 9	108.00	
Total	-	-	1428.68

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 10/522/ 523 ,Doddabettahalli Village, Yelahanka Hobli, Bangalore, Bangalore.

a) Consist of ' Basement + 'Ground + 14 'upper floors for 'Basement + 'Ground + 4 UF only

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

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

4.Development charges towards increase in the density in the area shall be paid to BWSSB before occupancy of the 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 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 facility for receiving telephone calls, 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 website 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 (S.o.S) code leaving 3.50 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 32(a).

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. Electrical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 'A' 'VI (Bye-law No. 3.4) under sub section IV-D to VI to (i).

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 "Code of practice for Construction of buildings in seismic zones" 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 tank, retaining wall and

other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies with 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 strictly abide by the clauses mentioned in 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 processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).

28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization in the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and services like water supply, sewerage, storm water drains, electric lines, traffic signals etc.

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

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

fire hazards.

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.No child of children of labour 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 (Bangalore Mahanagara Palike) 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/initial/2010-20, Dated: 28-09-2010 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part of Environment Management Plan and submit the same in the Environment 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 the applicant has obtained permission by suppression 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 ownership of the property.

46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of men, material machinery during the construction period.

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

48.The applicant / Owner / Builder 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.

49.The applicant / Owner / Builder shall comply with all the conditions laid down in Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodalagi 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 establishment under the 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.I 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"

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

AREA STATEMENT (BMAP)	VERSION NO. : 1.0.20
	VERSION DATE: 29/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/676/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub No.: 10/522/ 523
Nature of Sanction: NEW	City Survey No.: 522/ 523
Location: RING-III	Khata No. (As per Khata Extract): 6871463005
Building Line Specified as per Z.R:	Locality / Street of the property: Doddabettahalli Village, Yelahanka Hobli, Bangalore
Zone: Yelahanka	
Ward: Ward-003	
Planning District: 304-Byatarayanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7377.68
NET AREA OF PLOT	(A-Deductions) 7377.68
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3638.84
Proposed Coverage Area (37.42 %)	2286.58
Achieved Net coverage area (31.42 %)	2286.58
Balance coverage area left (18.58 %)	1352.26
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	21833.04
Total Perm. FAR area (3.00)	21833.04
Residential FAR (90.31%)	19717.75
Commercial FAR (9.69%)	2114.52
Proposed FAR Area	21832.27
Achieved Net FAR Area (3.00)	21832.27
Balance FAR Area (0.00)	0.77
BUILT UP AREA CHECK	
Proposed BuiltUp Area	33037.29
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	33052.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	Highrise	R
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	90 - 225	1	-	1	136		
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	> 0	50	2114.52	1	42	-	
	Total :		-	-	-		178	260	

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	178	3447.50	260	3575.00
Visitor's Car Parking	14	192.50	0	0.00
Total Car	192	3640.00	260	3575.00
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	6421.12
Total		3901.25		9996.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D2	0.75	2.10	01
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D1	0.90	2.10	319
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	V	1.00	1.00	04
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.50	1.80	638
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.90	1.80	26
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	GW	3.25	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	W	2.40	2.10	93

SINGLE SITE PLAN APPROVED VIDE NO. BDA/TP/MP/PL-152/2576/2024-25 DATED: 29/03/2025

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S ELEGANT ATMOS REP BY PARTNERS V PRABHA , M SUBRAMANI, S.N. MANJUNATH, S RAJESH, S JAYANTH GPA HOLDER FOR ABOVE-ADDR# RY1116, New No a Layout, BSK 3rd Stage, 4th Cross, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4232, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT E-KHATHA NO. 687146300/5, (OLD KHATHA NO. 522/1, 5/7 New, 522/ & 523/5, DODDABETTAHALLI VILLAGE, YELAHANKA HOBLI BANGALORE NORTH TALUK, BANGALORE , WARD NO. 03.

DRAWING TITLE :

(BLOCK - 1 & 2)

1st FLOOR, 2nd FLOOR, 3rd FLOOR & 4th FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / 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 license by the competent authority.

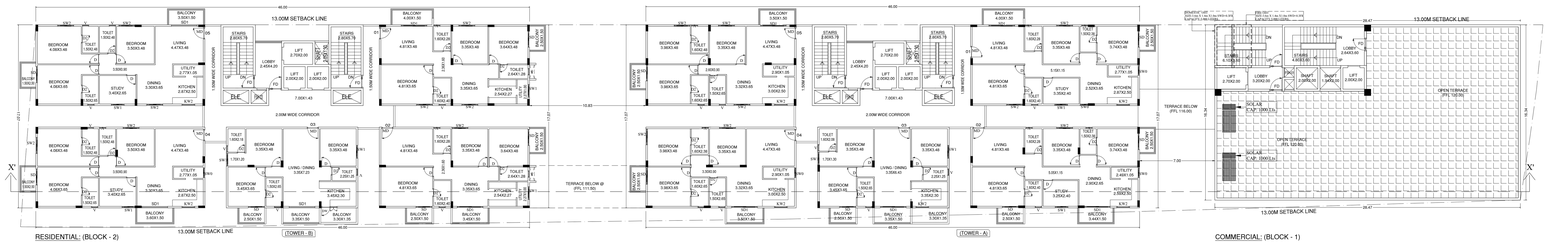
DIGITALLY SIGNED BY Ashwini S Patil Assistant Director of Town Planning (Plg) Yelahanka Sub Division Bangalore Mobile Number: 9480685714 Date: 2025.03.29 15:41:35 Location: BANGALORE

HO – NORTH

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

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

UserDefinedMetric (1600.00 x 900.00MM)



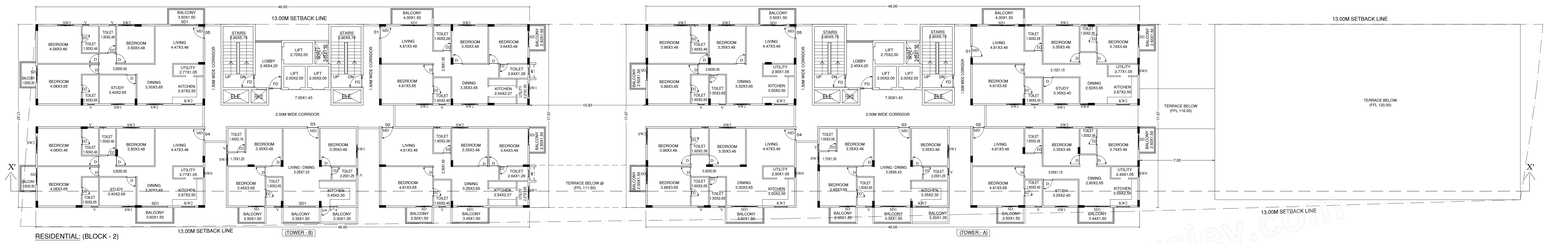
RESIDENTIAL: (BLOCK - 2)

5th FLOOR PLAN

TOWER - A; NO.OF UNITS = 05 Units

TOWER - B; NO.OF UNITS = 05 Units

TOTAL = 10 Units



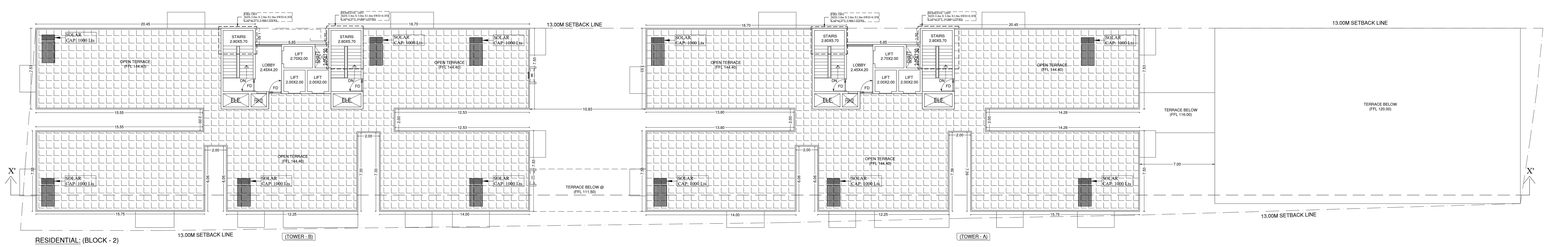
RESIDENTIAL: (BLOCK - 2)

6th TO 14th FLOOR PLAN

TOWER - A; NO.OF UNITS (09 x 05) = 45 Units

TOWER - B; NO.OF UNITS (09 x 05) = 45 Units

TOTAL = 90 Units



RESIDENTIAL: (BLOCK - 2)

TERRACE FLOOR PLAN

COMMERCIAL: (BLOCK - 1)

TERRACE FLOOR PLAN

OFFICE SPACE

Block :BLOCK 1 (PROPOSED COMMERCIAL BUILDING)

Floor Name	Gross Buitup 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.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	42.88	0.00	42.88	33.48	0.00	9.40	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
Third Floor	491.35	9.51	481.84	33.48	9.40	0.00	0.00	0.00	0.00	0.00	438.96	438.96
Second Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
First Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
Ground Floor	579.60	38.92	540.68	33.48	9.40	0.00	80.70	0.00	0.00	0.00	417.10	417.10
Basement Floor	952.79	9.51	943.28	48.73	9.40	0.00	0.00	157.67	697.97	20.00	20.00	
Total	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	
Total Number of Same Blocks	1											
Total	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)

Floor Name	Gross Buitup Area	Deductions From Gross RoA(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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.64	0.00	76.64	49.84	0.00	26.80	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Fourteenth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Thirteenth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Twelfth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Eleventh Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Tenth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Ninth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Eighth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Seventh Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Sixth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Fifth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Fourth Floor	1495.42	20.75	1474.67	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.53	10	0.00
Third Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	10	0.00
Second Floor	1533.61	21.33	1512.28	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1435.14	10	0.00
First Floor	1480.41	20.75	1459.66	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1382.52	10	0.00
Ground Floor	1627.27	14.58	1612.69	49.84	26.80	0.00	0.00	0.00	184.88	0.50	0.00	1350.67	06	477.91
Lower Basement Floor	1755.15	14.58	1740.57	63.83	26.80	0.00	0.00	0.00	0.00	275.18	1526.53	48.23	48.23	00	108.35
Upper Basement Floor	3398.11	99.16	3298.95	63.83	26.80	0.00	0.00	0.00	0.00	275.18	2862.13	65.68	65.68	00	129.51
Lower Basement Floor	3757.43	15.08	3742.35	63.83	26.80	0.00	0.00	0.00	0.00	246.68	3334.03	65.68	65.68	00	129.51
Total	30075.24	413.73	29661.51	935.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845.28
Total Number of Same Blocks	1													
Total	30075.24	413.73	29661.51	935.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845

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	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	1	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	0.00	19717.75	136	845.28
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	1	3462.25	86.47	3375.78	249.61	56.40	9.40	80.70	0.00	157.67	697.97	0.00	2114.52	2114.52	00	0.00
Grand Total:	2	33537.49	500.20	33037.29	1188.70	512.00	36.20	265.58	7.00	954.71	8220.67	19717.75	2114.52	21832.27	136.00	845.28

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.50 X 2 X 1	6.00	6.00
SECOND FLOOR PLAN	1.50 X 2.50 X 4 X 1	15.00	96.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.50 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
THIRD FLOOR PLAN	1.50 X 2.50 X 4 X 1	22.50	107.12
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.92	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FOURTH FLOOR PLAN	1.50 X 2.50 X 7 X 1	26.25	110.83
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FIFTH FLOOR PLAN	1.50 X 2.50 X 8 X 1	30.00	111.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
TYPICAL - 6 TO 14 FLOOR PLAN	1.50 X 2.50 X 7 X 9	236.25	997.47
	1.50 X 3.60 X 2 X 9	97.20	
	1.50 X 2.65 X 4 X 9	142.92	
	1.50 X 3.65 X 3 X 9	147.96	
	1.50 X 3.45 X 2 X 9	93.24	
	1.50 X 2.30 X 1 X 9	31.05	
	1.50 X 3.44 X 1 X 9	46.35	
	1.50 X 3.50 X 2 X 9	94.50	
	1.50 X 4.00 X 2 X 9	108.00	
Total	-	-	1426.68

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 10/522 523 ,Doddabbathahalli Village, Yelahanka Hobli, Bangalore, Bangalore.

a) Consist of 1or 2Basement + 1Ground + 14

for 1Basement + 1Ground + 4 UF only

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

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

4.Development charges for increasing the density in the residential premises, the additional FAR/FSI for the premises and the payment of betterment charges levied in accordance to the provisions of the Karnataka Town and Country Planning Act 1961 shall be paid to the Bangalore Development Authority before issuing the plan.

5.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.

6.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 d for

the site above 371 Sqm.

7. Construction/erection 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.

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

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

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

11.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.

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

all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(Sub.S) code leaving 3.00 mts. from the building line & 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 32(a).

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 / sanction for cutting trees before the commencement of the work.

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

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

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

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

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

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and "Improving the Earthquake Resistance of Housing - Guidelines" bearing No. IS-13920-1993-2002 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements left bare with design for retaining walls and super structure for the safety of the structure as well as neighbouring property. public roads and drains adjoining the site during excavation and construction activities by erecting safety barricades.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ drills 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 bring 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 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 (Bandarina 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. Commencement 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/ZO/CE/2019-20, Dated: 29-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.

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

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of car parking 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 granting 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 workers working in the premises during construction.

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 establishment under the 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.I 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"

SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 29/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/878/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 10/522/ 523
Nature of Sanction: NEW	City Survey No.: 522, 523
Location: RING-III	Khata No. (As per Khata Extract): 6871463005
Building Line Specified as per Z.R:	Locality / Street of the property: Doddabbathahalli Village, Yelahanka Hobli,
Samaga Road	Bangalore
Zone: Yelahanka	
Ward: Ward-003	
Planning District: 304-Byatarayanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7277.68
NET AREA OF PLOT	(A-Deductions) 7277.68
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3638.84
Proposed Coverage Area (31.42 %)	2286.58
Achieved Net coverage area (31.42 %)	2286.58
Balance coverage area left (18.58 %)	1352.26
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	21833.04
Total Perm. FAR area (3.00)	21833.04
Residential FAR (90.31%)	19717.75
Commercial FAR (9.69%)	2114.52
Proposed FAR Area	21832.27
Achieved Net FAR Area (3.00)	21832.27
Balance FAR Area (0.00)	0.77
BUILT UP AREA CHECK	
Proposed BuiltUp Area	33037.29
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	33052.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	Highrise	R
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	50 - 225	1	-	1	136	-	-
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	> 0	50	2114.52	1	42	-	-
	Total :		-	-	-	-	178	260	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	178	3447.50	260	3575.00
Visitors Car Parking	14	192.50	0	0.00
Total Car	192	3640.00	260	3575.00
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	6421.12
Total	-	2901.25	-	9996.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D2	0.75	2.10	01
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D1	0.90	2.10	319
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	V	1.00	1.00	04
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.50	1.80	638
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.90	1.80	26
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	GW	3.25	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	W	2.40	2.10	93

SINGLE SITE PLAN APPROVED VIDE NO. BDA/TP/MPRL/1523/0576/2024-25 DATED: 29/03/2025

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S ELEGANT ATMOS REP BY PARTNERS V PRABHA , M.SUBRAMANI, S.N. MANJUNATH, S.RAJESH, S.JAYANTH GPA HOLDER FOR ABDUL AZEEM #1116, New Ka Layout, BSK 3rd Stage, 4th Cross, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT E-KHATHA NO. 6871463005, (OLD KHATHA NO. 10/522/ 523), SY.Nos. 522/ & 523, DODDABETTAHALLI VILLAGE, YELAHANKA HOBLI BANGALORE NORTH TALUK, BANGALORE , WARD NO. 03.

DRAWING TITLE :

(BLOCK - 1) TERRACE FLOOR PLAN (BLOCK - 2) 5th FLOOR, TYPICAL 6th TO 14th FLOOR PLAN & TERRACE FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / TOWN PLANNING OFFICER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

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

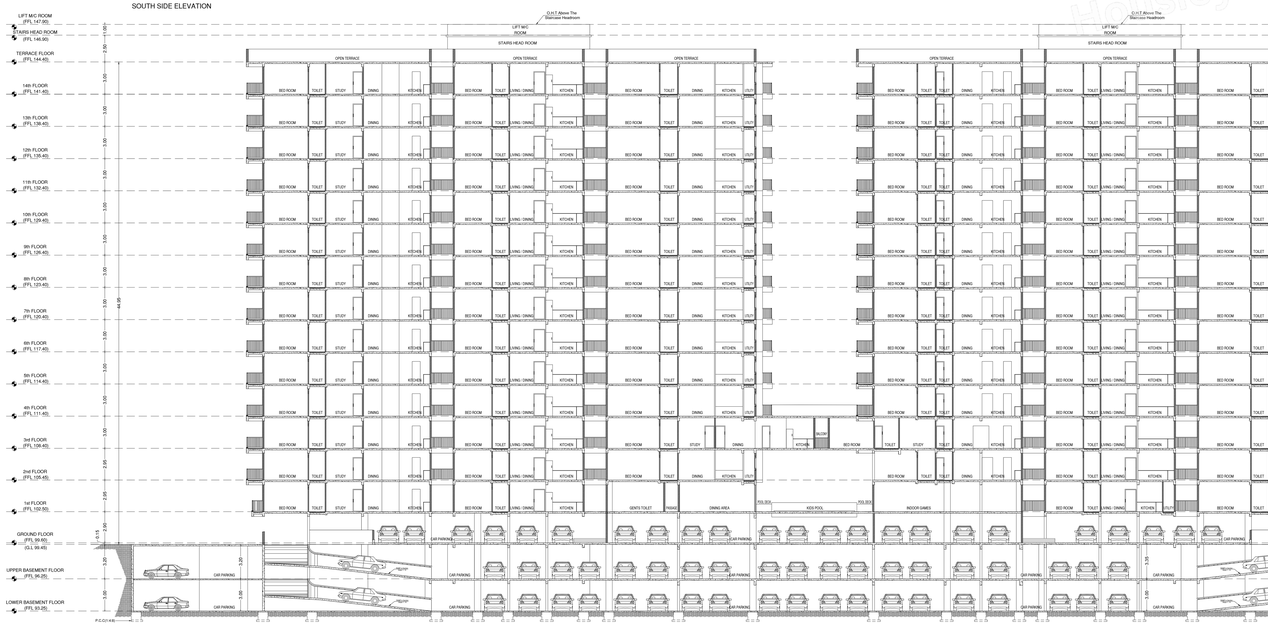
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

Housiey.com

UserDefinedMetric (1600.00 x 900.00MM)

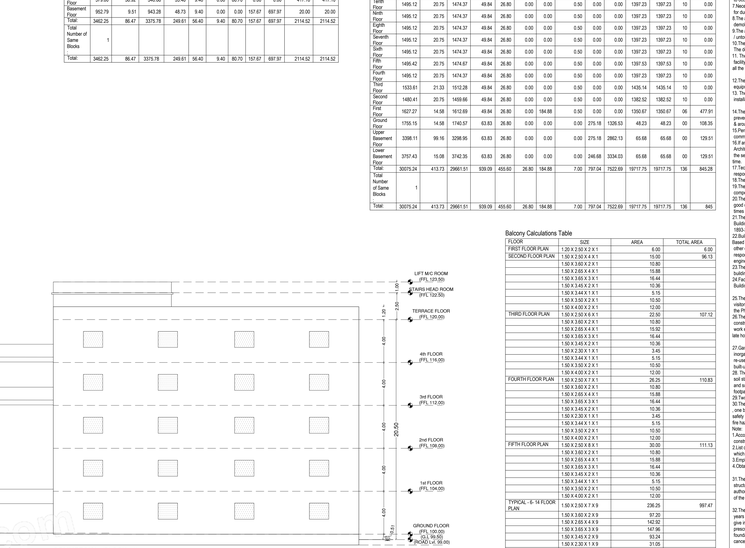
RESIDENTIAL: (BLOCK - 2)

SOUTH SIDE ELEVATION



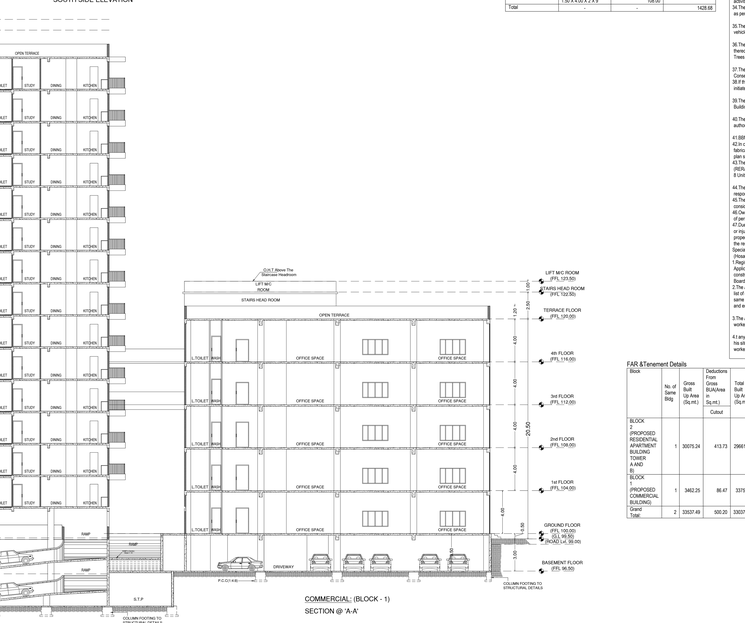
RESIDENTIAL: (BLOCK - 2)

SECTION @ 'A-A'



COMMERCIAL: (BLOCK - 1)

SOUTH SIDE ELEVATION



COMMERCIAL: (BLOCK - 1)

SECTION @ 'A-A'

Block :BLOCK 1 (PROPOSED COMMERCIAL BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
Terrace Floor	42.88	0.00	42.88	33.48	0.00	9.40	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
Third Floor	491.35	9.51	481.84	33.48	9.40	0.00	0.00	0.00	0.00	0.00	438.96	438.96
Second Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
First Floor	465.21	9.51	455.70	33.48	9.40	0.00	0.00	0.00	0.00	0.00	412.82	412.82
Ground Floor	579.60	38.92	540.68	33.48	9.40	0.00	80.70	0.00	0.00	0.00	417.10	417.10
Basement Floor	952.79	9.51	943.28	48.73	9.40	0.00	0.00	157.67	697.97	20.00	20.00	
Total	3402.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	
Total Number of Same Blocks	1											
Total:	3402.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	2114.52	2114.52	

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	76.64	0.00	76.64	49.84	0.00	26.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Thirteenth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Twelfth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eleventh Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Tenth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Ninth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Eighth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Seventh Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Sixth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Fifth Floor	1495.42	20.75	1474.67	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.53	1397.53	10	0.00
Fourth Floor	1495.12	20.75	1474.37	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1397.23	1397.23	10	0.00
Third Floor	1533.81	21.33	1512.28	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1435.14	1435.14	10	0.00
Second Floor	1480.41	20.75	1459.66	49.84	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1382.52	1382.52	10	0.00
First Floor	1627.27	14.58	1612.69	49.84	26.80	0.00	0.00	184.88	0.50	0.00	0.00	1350.67	1350.67	06	477.91
Ground Floor	1755.15	14.58	1740.57	63.83	26.80	0.00	0.00	0.00	0.50	0.00	0.00	1576.53	1576.53	00	108.35
Basement Floor	3398.11	99.16	3298.95	63.83	26.80	0.00	0.00	0.00	0.50	0.00	0.00	3107.82	3107.82	00	1291.13
Lower Basement Floor	3757.43	15.08	3742.35	63.83	26.80	0.00	0.00	0.00	0.50	0.00	0.00	3546.68	3546.68	00	1291.13
Upper Basement Floor	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845.28	
Total Number of Same Blocks	1														
Total:	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	19717.75	136	845.28	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.50 X 2 X 1	6.00	6.00
SECOND FLOOR PLAN	1.50 X 2.00 X 4 X 1	15.00	96.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 3.60 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
THIRD FLOOR PLAN	1.50 X 3.50 X 6 X 1	22.50	107.12
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.93 X 4 X 1	15.82	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FOURTH FLOOR PLAN	1.50 X 3.50 X 7 X 1	26.25	110.83
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.93 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 2.30 X 1 X 1	3.45	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
FIFTH FLOOR PLAN	1.50 X 3.50 X 8 X 1	30.00	111.13
	1.50 X 3.60 X 2 X 1	10.80	
	1.50 X 2.65 X 4 X 1	15.88	
	1.50 X 3.65 X 3 X 1	16.44	
	1.50 X 3.45 X 2 X 1	10.36	
	1.50 X 3.44 X 1 X 1	5.15	
	1.50 X 3.50 X 2 X 1	10.50	
	1.50 X 4.00 X 2 X 1	12.00	
TYPICAL - 6 TO 14 FLOOR PLAN	1.50 X 3.50 X 7 X 9	236.25	997.41
	1.50 X 3.60 X 2 X 9	97.20	
	1.50 X 2.50 X 4 X 9	142.92	
	1.50 X 3.60 X 3 X 9	147.96	
	1.50 X 3.45 X 2 X 9	93.24	
	1.50 X 2.30 X 1 X 9	31.05	
	1.50 X 3.44 X 1 X 9	46.35	
	1.50 X 3.50 X 2 X 9	94.50	
	1.50 X 4.00 X 2 X 9	108.00	
Total	-	-	1428.68

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 10/522/ 523 ,Doddabettahalli Village, Yelahanka Hobli, Bangalore, Bangalore.
a) Consist of for 2Basement + 1Ground + 14 for 1Basement + 1Ground + 4 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.9996.12 area reserved for car parking shall not be converted for any other purpose.
4.Development and Agreement should be submitted in respect of the approved 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 conveying debris/rubbish, chutes, 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 walkable area / open spaces and the common facility areas, which shall be accessible to
all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(Sub C) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law no.
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 'IA' !!! (Bye-law No. 3.4) under sub section IV-A (e) to (s).
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 I.S. 1893-2002 "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 buildings.
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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and drains. The safety measures shall be taken during the course of the work by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of
fire hazards.
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.Employment 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 (Bandarumy 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/23/HRD/03-20, Dated: 29-09-2015 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 of Environment Management (group housing / multi dwelling units/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 deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building 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 workers working in the premises and public.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Anasdaag/ 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 establishment 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.I 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"

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	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	1	30075.24	413.73	29661.51	939.09	455.60	26.80	184.88	7.00	797.04	7522.69	19717.75	0.00	19717.75	136	845.28
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	1	3402.25	86.47	3375.78	249.61	56.40	9.40	80.70	157.67	697.97	0.00	2114.52	2114.52	00	0.00	
Grand Total:	2	33537.49	500.20	33037.29	1188.70	512.00	36.20	265.58	7.00	954.71	8220.67	19717.75	2114.52	21832.27	136.00	845.28

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20
	VERSION DATE: 29/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/878/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 10/522/ 523
Nature of Sanction: NEW	City Survey No.: 523, 523
Location: RING-III	Khata No. (As per Khata Extract): 6871463005
Building Line Specified as per Z.R:	Locality / Street of the property: Doddabettahalli Village, Yelahanka Hobli, Bangalore
Samiga Road	
Zone: Yelahanka	
Ward: Ward-003	
Planning District: 304-Byatarayanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7377.68
NET AREA OF PLOT	(A-Deductions) 7377.68
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3638.84
Proposed Coverage Area (31.42 %)	2286.58
Achieved Net coverage area (31.42 %)	2286.58
Balance coverage area left (18.58 %)	1352.26
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	21833.04
Total Perm. FAR area (3.00)	21833.04
Residential FAR (90.31%ï¿½)	19717.75
Commercial FAR (9.69%ï¿½)	2114.52
Proposed FAR Area	21832.27
Achieved Net FAR Area (3.00)	21832.27
Balance FAR Area (0.00)	0.77
BUILT UP AREA CHECK	
Proposed BuiltUp Area	33037.29
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	33052.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	Highrise	R
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	Residential	Apartment	90 - 225	1	-	1	136	-
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	Commercial	Professional Office	> 0	50	2114.52	1	42	-
	Total :		-	-	-	-	178	260

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	178	3447.50	260	3575.00
Visitor's Car Parking	14	192.50	0	0.00
Total Car	192	3640.00	260	3575.00
TwoWheeler	-	261.25	0.00	0.00
Other Parking	-	-	-	6421.12
Total :		3901.25		9996.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D2	0.75	2.10	01
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	D1	0.90	2.10	319
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	V	1.00	1.00	04
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.50	1.80	638
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	SW2	1.90	1.80	26
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING TOWER A AND B)	GW	3.25	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	ED	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (PROPOSED COMMERCIAL BUILDING)	W	2.40	2.10	93

SINGLE SITE PLAN APPROVED VIDE NO. BDA/TP/MP/RL-152/357/2024-25 DATED: 29/03/2025

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S ELEGANT ATMOS REP BY PARTNERS V PRABHA, M SUBRAMANI, S.N. MANJUNATH, S RAJESH, S JAYANTH GPA HOLDER FOR ABDUL AZEEM #1176, New No 5,2,3 Layout, BSK 3rd Stage, 4th Cross, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4232, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT E-KHATHA NO. 6871463005, (OLD KHATHA NO. 10/522/ 523/1, SY.No. 523 & 523, DODDABETTAHALLI VILLAGE, YELAHANKA HOBLI BANGALORE NORTH TALUK, BANGALORE , WARD NO. 03.

DRAWING TITLE :
(BLOCK - 1 & 2)
SECTION & ELEVATION

SHEET NO : 7

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT TOWN PLANNER	JOINT DIRECTOR	DEPUTY DIRECTOR	ZONAL COMMISSIONER

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

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

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

UserDefinedMetric (1600.00 x 900.00MM)