

Approval Condition:

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

1. Sanction is accorded for the Residential Building plan at 1154/1108/20,3015,3016,3017, Kasavanahalli Village, Varthur Hobli, Bangalore, Bangalore.

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

3. 3427.64 area reserved for car parking shall not be converted for any other purpose.

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

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

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

7. Necessary ducts for running telephone cables, cables 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.C. (E&D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.16 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 14.

14. The applicant shall maintain during construction such barricade 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 in 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 8E' IV (Bye-law No. 3.6) 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 shall not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.

20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non 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 according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22. Building levels 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 8E' 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 sloped entry.

26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

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

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

30. The Owner / Association of the high-rise building shall construct two rock '8e' trails 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 continuation 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 the date of issue of license. 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 1. 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 BWSBS specified in the DO letter No. BWSBS/3620/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.Mt.

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

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

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

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

38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 8E' 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 / or 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 6 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 persons involved in the construction activities.

47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons 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 ADOENDUM (Housing) HoD/16/ Letter No. LD/SLET/2013, dated: 01-04-2013

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

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

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

4. In 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'.

PROJECT TITLE:  
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE BUILDING AT MATHA NO.1154/1108/20, 3015, 3016, 3017, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE NO.150 BANGALORE EAST TALUK, BANGALORE.

SCALE: 1:200

Color Notes

COLOR INDEX

AREA STATEMENT (BBMP)	VERSION NO. 1.0.19
PROJECT DETAIL	VERSION DATE: 22/07/2024
Authority: BBMP	Plot Use: Residential
Project No: PRJ333325	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot No: 1154/1108/20,3015,3016,3017
Nature of Sanction: NEW	City Survey No: 3015,3016,3017
Location: BANGALORE	Khata No. / Sub Area / Extent: 1154/1108/20, 3015, 3016, 3017
Building Line Specified as per Z/R	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore
Zone: Miscellaneous	Zone: Miscellaneous
Ward: Ward-150	
Planning Section: 319-BEGR	
AREA DETAILS	
Area of Plot (Minimum)	50.01
Area of Plot (Maximum)	1159.38
Area of Plot (Actual)	607.50
Total	607.50
NET AREA OF PLOT	(A. Deductions)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	303.75
Proposed Coverage Area (23.37 %)	256.19
Achieved net coverage area (23.37 %)	256.19
Balance coverage area mt. (26.63 %)	251.85
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	2478.88
Proposed F.A.R. with height limit (I) for unemulsified plot (-)	0.00
Actual F.A.R. (20% of Permissible FAR)	0.00
Permissible FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR Area (2.25)	2478.88
Proposed FAR (100.00%)	2469.56
Balance FAR Area (1.00%)	2469.56
BUILT UP AREA CHECK	
Permissible Built-Up Area	31243.15
Substructure Area in BUA (Lay-out)	49.01
Achieved Built-Up Area	31243.15

Block USE/SUB-USE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	Sub-Use	Area (Sq.m)	Units	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50,225	1	1	169
Total	-	-	-	-	-	169

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	169	2323.75	169	2323.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	186	2557.50	169	2323.75
Two-wheeler	-	233.75	0	0.00
Other Parking	-	-	-	2323.75
Total	-	2791.25	-	542.64

FAR & Tenement Details

Block	No. of Same Block	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Star Case	L/R	Machine	Void	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)	Capex Area other than Tenement
A (RESIDENTIAL)	1	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	483.89	2469.56	2469.56	169	542.62	
Grand Total	1	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	483.89	2469.56	2469.56	169	542.62	

Block A (RESIDENTIAL)

Floor	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Star Case	L/R	Machine	Void	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)	Capex Area other than Tenement
Terrace Floor	141.21	0.00	141.21	55.52	0.00	85.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1670.22	176.08	1494.14	55.52	41.73	0.00	0.00	0.00	0.00	0.00	1396.82	1396.82	09	0.00	
Second Floor	2167.97	221.06	1946.91	55.52	41.73	0.00	110.72	0.00	0.00	0.00	1738.87	1738.87	11	100.18	
Third Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Fourth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Fifth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Sixth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Seventh Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Eighth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Ninth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Tenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2382.50	2382.50	17	0.00	
Ground Floor	2798.61	227.42	2571.19	55.52	41.73	0.00	0.00	0.00	0.00	0.00	2463.87	2463.87	13	442.44	
Basement Floor	5261.14	0.00	5261.14	55.52	41.73	0.00	0.00	0.00	0.00	0.00	300.00	483.89	0.00	0.00	
Total	34075.23	2832.08	31243.15	721.76	85.69	110.72	0.77	300.00	483.89	2469.56	2469.56	169	542.62		
Total Number of Same Blocks	1														

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.15	139
A (RESIDENTIAL)	D2	0.50	2.15	196

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.20	1.20	142
A (RESIDENTIAL)	W	2.00	1.96	196

Balancy Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 11-B FLOOR PLAN	1.10 X 4.05 X 1 X 8	38.56	448.80
	1.20 X 3.80 X 1 X 8	36.24	
	1.20 X 3.75 X 2 X 8	72.00	
	1.20 X 3.05 X 1 X 1	4.80	13.80
	1.20 X 3.75 X 2 X 1	9.00	
	1.10 X 4.05 X 1 X 1	4.45	13.45
	1.20 X 3.75 X 2 X 1	9.00	
Total			174.11

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

ARCHITECT / ENGINEER SIGNATURE

PROJECT TITLE:  
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE BUILDING AT MATHA NO.1154/1108/20, 3015, 3016, 3017, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE NO.150 BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE:  
SITE PLAN

SHEET NO: 01 OF 06

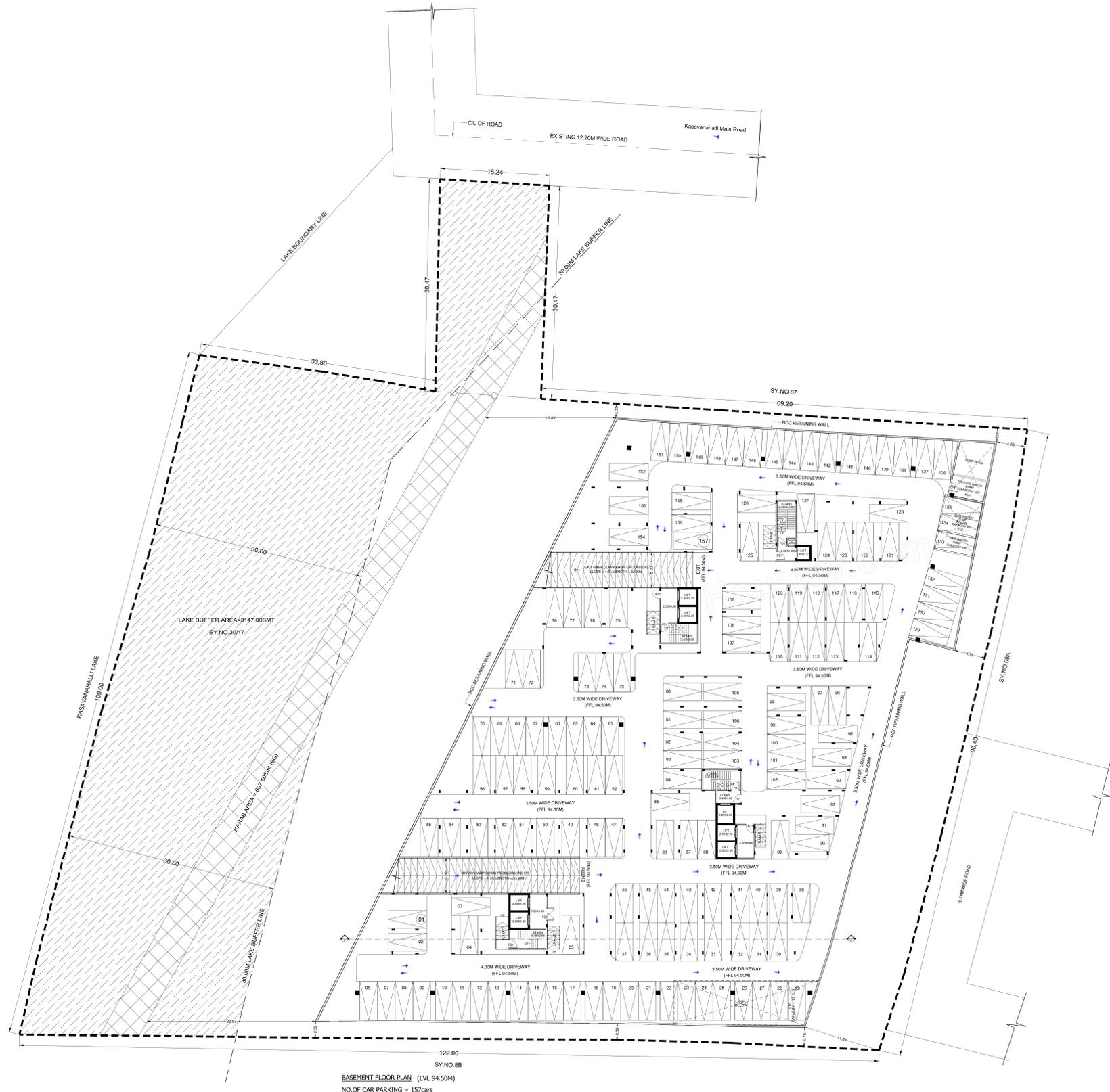
SANCTIONING AUTHORITY:

The 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.

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

4. In 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'.

HC - NORTH



Approval Condition:

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

1. Sanction is accorded for the Residential Building plan at 1154/1108/20,3015,3016,3017, Kasavanahalli Village, Varthur Hobli, Bangalore, Bangalore.

a) Consist of Basement + 1 Ground + 10 UF only  
 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.  
 3. 3.5427.64 area reserved for car parking shall not be converted for any other purpose.  
 4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.  
 5. On completion of foundation or building before erection of walls on the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the site above 371 Sgm.  
 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, cables 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.  
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 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.  
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 Note:  
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 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE  
 BUILDING AT KASAVANAHALLI VILLAGE, VARATHUR HOBLI, BANGALORE, BANGALORE.  
 WARD NO 150 BANGALORE EAST TALUK, BANGALORE.

**SCALE:** 1:200

**Color Notes**

**COLOR INDEX**

FLYING ROOF  
 PLANTING AREA  
 EXISTING (To be retained)  
 EXISTING (To be demolished)

**AREA STATEMENT (BMP)**

Authority: BBMP	Plot Use: Residential
Project No: PRJ/33352/25	Plot Sub-Use: Apartment
Application Type: Consent	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot Sub No: 1154/1108/20,3015,3016,3017
Nature of Sanction: NEW	City Survey No: 3015,3016,3017
Location: BANGALORE	Khata No. (As per Khata Extract): 1154/1108/20,3015,3016,3017
Building Line Specified as per Z.R. Sempang Road	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore
Zone: Mandya	
Ward: Ward-150	
Planning Section: 319-BEGR	

**AREA DETAILS**

Area of Plot (Minimum)	(A)	1159.38
Area of Plot (Maximum)		607.50
Area of Plot (Actual)		607.50
Total		1098.58

**COVERAGE CHECK**

Permissible Coverage area (50.00 %)	548.04
Proposed Coverage Area (23.37 %)	256.19
Achieved Net coverage area (23.37 %)	256.19
Balance coverage area mt. (26.63 %)	293.85

**FAR CHECK**

Permissible F.A.R. as per zoning regulation 2015 (2.25)	2474.88
Additional F.A.R. with Height (I) for unarmaged plot (-)	0.00
Additional F.A.R. with Height (II) for unarmaged plot (-)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR Area (2.25)	2474.88
Proposed FAR Area (100.00%)	2469.52
Additional Net FAR Area (2.34)	2469.52
Balance FAR Area (1.01)	99.35

**BUILT UP AREA CHECK**

Proposed Built-Up Area	3124.15
Substructure Area in BUA (Lvl. 94)	49.01
Advised Built-Up Area	3124.15

**Block USE/SUB-USE Details**

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

**Required Parking (Table 7a)**

Block Name	Type	Sub-Use	Area (Sq.m)	Units	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50,225	1	1	169
Total	-	-	-	-	-	169

**Parking Check (Table 7b)**

Vehicle Type	Reqd.	Achieved
Car	169	169
Two Wheeler	17	17
Total Car	186	186
Two Wheeler	-	0
Other Parking	-	0
Total	291.25	291.25

**FAR & Tenement Details**

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Star/Case	L/R	Machine	Void	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)	Capet Area other than Tenement
A (RESIDENTIAL)	1	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	4863.89	2469.56	2469.56	169	542.62	
Grand Total	1	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	4863.89	2469.56	2469.56	169	542.62	

**Block A (RESIDENTIAL)**

Floor	Gross Built Up Area (Sq.m)	From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Star/Case	L/R	Machine	Void	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)	Capet Area other than Tenement
Ground Floor	141.21	0.00	141.21	55.52	0.00	85.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1670.22	176.08	1494.14	55.52	41.73	0.00	0.00	0.07	0.00	0.00	1396.82	1396.82	09	0.00	
Second Floor	2167.97	221.06	1946.91	55.52	41.73	110.72	0.07	0.00	0.00	1738.87	1738.87	11	100.18		
Third Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Fourth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Fifth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Sixth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Seventh Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Eighth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Ninth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Tenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Eleventh Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twelfth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Thirteenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Fourteenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Fifteenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Sixteenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Seventeenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Eighteenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Nineteenth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twentieth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-first Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-second Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-third Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-fourth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-fifth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-sixth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-seventh Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-eighth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Twenty-ninth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Thirtieth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00	
Total	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	4863.89	2469.56	2469.56	169	542.62	

**SCHEDULE OF JOINERY:**

FLOOR	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	01	D	0.75	2.15	139
		E	0.50	2.15	196
		W	2.00	1.20	196

**SCHEDULE OF JOINERY:**

FLOOR	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	D	1.20	1.20	142
		E	1.20	1.20	142
		W	2.00	1.20	196

**Baloo Calculations Table**

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 11-B FLOOR PLAN	1.10 X 4.00 X 1.10	38.56	146.80
	1.20 X 3.80 X 1.10	36.24	
	1.20 X 3.75 X 2.10	72.00	
	1.20 X 0.85 X 1.10	4.86	13.86
	1.20 X 3.75 X 2.10	9.00	
	1.10 X 4.00 X 1.10	4.45	13.45
	1.20 X 3.75 X 2.10	9.00	174.11

**OWNER / GPA HOLDER'S SIGNATURE**

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER  
 M/S SAVA DEVELOPERS AND CONSTRUCTIONS PVT LTD REP BY DIRECTOR DANISHAN KRISHNA REDDY BUDHA AND SUDHAKAR S REDDY GPA HOLDER FOR PAVANATHAMA AND OTHERS  
 H.No. 2nd Floor, 27A Main, 2nd sector, 145 layout, Bangalore

**ARCHITECT/ENGINEER SIGNATURE**  
 ARCHITECT/ENGINEER: S. SUGUNA TURE  
 SUPERVISOR: S. SUGUNA TURE  
 SRINIVAS M. 81, 3TH CROSS, NEAR DEVAIAH PARK, L IN P.R.M. SRIPAMPURAM BCCBL-3,6-4/10/17/14-15

**PROJECT TITLE:**  
 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE  
 BUILDING AT KASAVANAHALLI VILLAGE, VARATHUR HOBLI, BANGALORE, BANGALORE.  
 WARD NO 150 BANGALORE EAST TALUK, BANGALORE.

**DRAWING TITLE:**  
 BASEMENT FLOOR PLAN

**SHEET NO:** 02 OF 06

**SANCTIONING AUTHORITY:**

The approval of Building plan / Modified plan is



Approval Condition:

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1. Sanction is accorded for the Residential Building plan at 11541108.20.30.15.30.16.30.17, Kasavanahalli Village, Varthur Hobli, Bangalore, Bangalore.

- 1) Consist of Basement + Ground + 10 UF only
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 5427.64 area reserved for car parking shall not be converted for any other purpose.
4) License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5) On completion of foundation or footing before erection of walls in the foundation and in the case of columnar structures before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the site above 371 Sqm.
6) Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7) Necessary ducts for running telephone cables, cables 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/unforeseen 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.C. (E&D) code leaving 3.00 mts. from the building within the premises.
13) The applicant shall provide a separate room preferably 4.50 x 1.85 m in the basement for installation of telecom equipment and also 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 By-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 in the third instance.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section 10 (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 purpose 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 according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to the 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 law No. 31) of Building By-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 reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
28) The structures with basement 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 structures for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29) Two wheeler parking shall be provided as per the building bye-law.
30) The Owner / Association of the high-rise building shall construct two rock 8' traps in the building - one before the onset of summer and another during the summer and assure complete safety in respect of the 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 substantially deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32) The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VII. 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 BWSBS specified in the DO letter No. BWSBS/A/96/2019-20, Dated: 25-06-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.meter.
34) The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35) The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36) The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two trees for single unit.
37) The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38) If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act No. 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 of 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 measures to ensure the safety of personnel involved in the construction activities.
47) Due to non-compliance of safety precautionary measures or due to any other reason of loss of life or injury or permanent disability occurred to personnel 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 (Housing) Hoodies Letter No. LD/55/LET/2013, dated: 01-04-2013.

- 1) Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the 'Karnataka Building and Other Construction Workers Welfare Board' should be strictly adhered to.
2) The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site on work place.
3) The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4) Any point of time 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'.

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE BUILDING AT MATHA NO 11541108.20.30.15.30.16.30.17, Kasavanahalli Village, Varthur Hobli, Bangalore, Bangalore.
WARD NO 150 BANGALORE EAST TALUK, BANGALORE.

Color Notes
COLOR INDEX
PLOT BOUNDARY
ADJUTTING ROAD
PROPOSED WORK COVERAGE AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Table with 2 columns: AREA STATEMENT, VERSION NO. 1.0.19, VERSION DATE: 22/07/2024

Table with 2 columns: PROJECT DETAIL, Authority: BBMP, Plot Sub-use: Residential, Application Type: Consent, etc.

Table with 2 columns: AREA DETAILS, Planning Area: 319.84sqm, AREA OF PLOT (Minimum): (A), etc.

Table with 2 columns: COVERAGE CHECK, Permissible FAR: 2.25, Proposed Coverage Area: 2561.19, etc.

Table with 2 columns: FAR CHECK, Permissible FAR: 2.25, Proposed FAR: 2.25, etc.

Table with 2 columns: BUILT UP AREA CHECK, Proposed Built Up Area: 31242.15, etc.

Table with 2 columns: Block USE/SUB-USE Details, Block Name, Block Sub-use, Block Structure, etc.

Table with 2 columns: Required Parking (Table 7a), Block Name, Type, Sub-use, Area, etc.

Table with 2 columns: Parking Check (Table 7b), Block Name, Type, Sub-use, Area, etc.

Table with 2 columns: FAR & Tenement Details, Block Name, No. of Same Block, Gross Built Up Area, etc.

Table with 2 columns: Block A (RESIDENTIAL), Terrace Floor, First Floor, etc.

Table with 2 columns: Block A (RESIDENTIAL), Terrace Floor, First Floor, etc.

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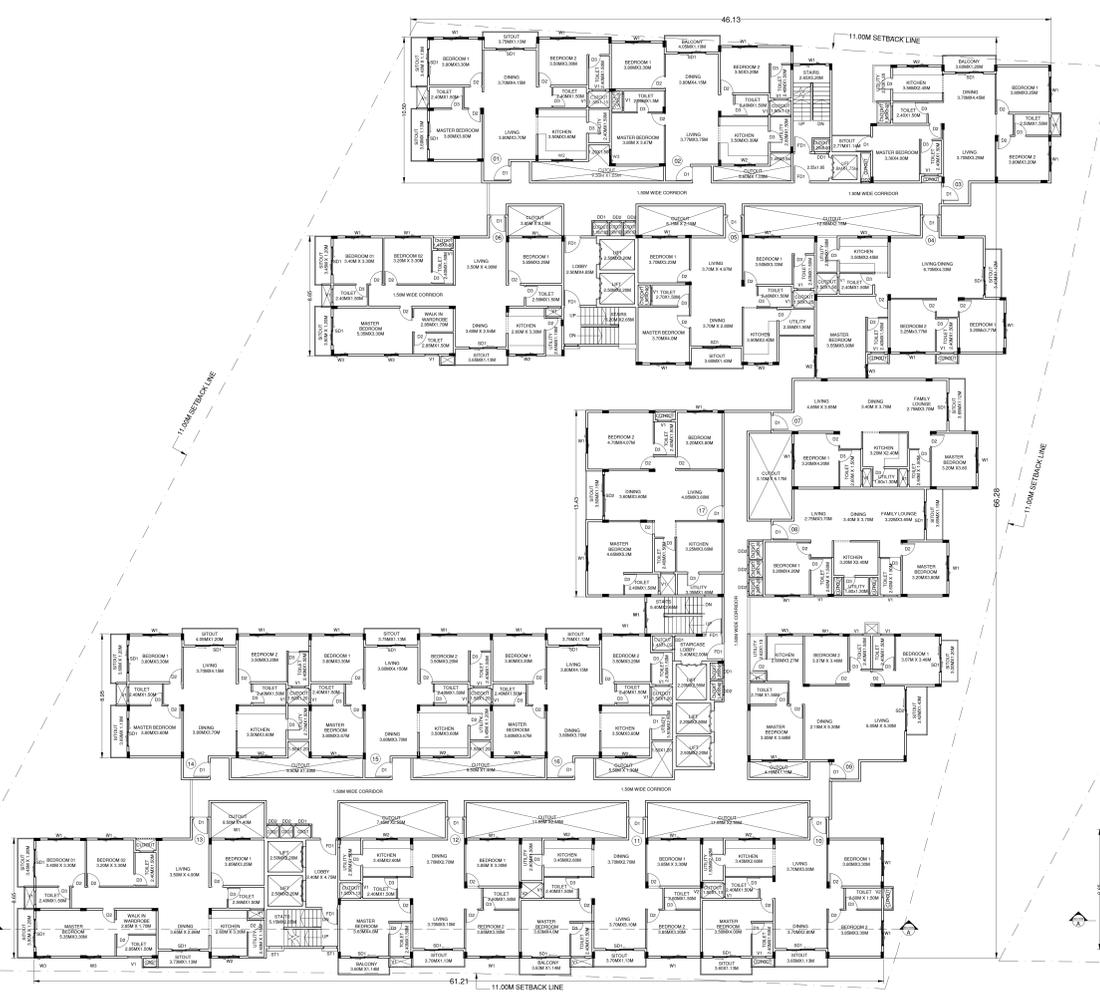
Table with 2 columns: Block A (RESIDENTIAL), Terrace Floor, First Floor, etc.

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Table with 2 columns: Block A (RESIDENTIAL), Terrace Floor, First Floor, etc.

Table with 2 columns: Block A (RESIDENTIAL), Terrace Floor, First Floor, etc.



TYPICAL 1ST TO 8TH FLOOR PLAN (LVL. 101.00M) TO (LVL. 122.00M) NO. OF UNITS = 130X8=1304nos

9TH FLOOR PLAN (LVL. 125.00M) NO. OF UNITS = 11nos

SCHEDULE OF JOINERY: Table with columns: BLOCK NAME, NAME, LENGTH, HEIGHT, NOS

SCHEDULE OF JOINERY: Table with columns: BLOCK NAME, NAME, LENGTH, HEIGHT, NOS

Balcony Calculations Table: Table with columns: FLOOR, PLAN, SIZE, AREA, TOTAL AREA

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S SAVAHI DEVELOPERS AND CONSTRUCTION PVT LTD REP BY DIRECTOR DARGANAN KRISHNA REDDY BUDHA AND SCAVARA S REDDY GPA HOLDER FOR PAVANATHARAS AND OTHERS
R/16, 2nd Floor, 27A Main, 2nd sector, HSR layout, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRINIVAS M ARI, 3TH CROSS, NEAR DEVAIAH PARK, L N P, RAM, SRAMPURAM, BCCBL-3,4-41/10/14-15

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE BUILDING AT MATHA NO 11541108.20.30.15.30.16.30.17, Kasavanahalli Village, Varthur Hobli, Bangalore, Bangalore.
DRAWING TITLE: 1ST TO 8TH FLOOR PLAN

SHEET NO: 04 OF 06

SANCTIONING AUTHORITY:

Table with 2 columns: SANCTIONING AUTHORITY, APPROVED, DATE

The 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.

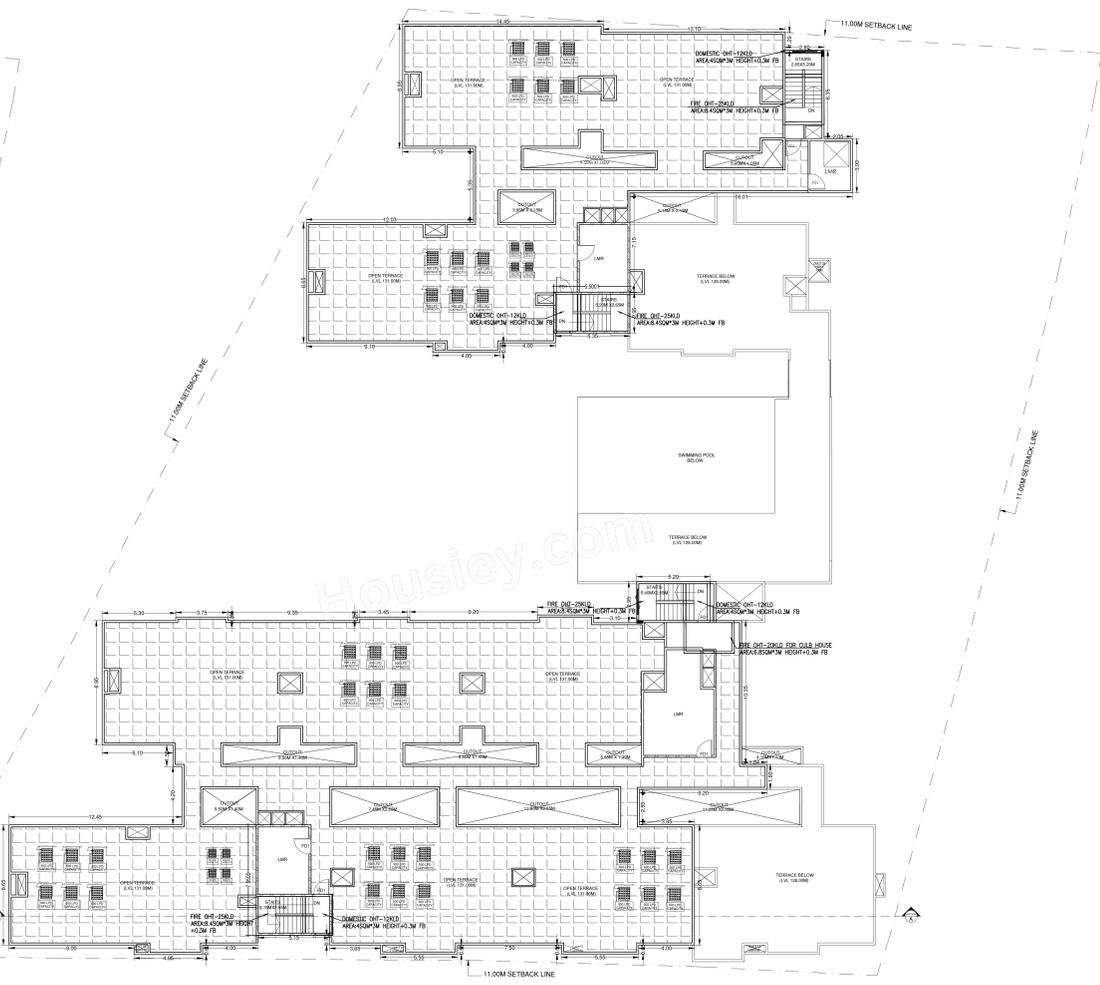
HO - NORTH

Approval Condition:

- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1. Sanction is accorded for the Residential Building plan at 1154/1108/20,30/15,30/16,30/17, Kasavanahalli Village, Varthur Hobli, Bangalore, Bangalore.
a) Consist of Basement + 10 Ground + 10 UF only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 3.427.64 area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or building before erection of walls on the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall be provided to occupy the building.
7. Necessary ducts for running telephone cables, cables at ground level for postal services & passage 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
12. The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.C. (E&D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 1.65 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 8E' IV (Bye-law No. 3.6) 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 shall not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non 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 according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8E' 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 step-free entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure 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 properties, roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Applicant of the high-rise building shall construct two 'rock 8C' trails in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
32. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
33. Employment of child labour in the construction activities strictly prohibited.
34. Obtaining NOC from the Labour Department before commencing the construction work is a must.
35. 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.
36. The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. 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 IV. 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.
37. The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqm only.
38. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
39. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
40. The Applicant / Owner / Developer shall plant one tree for every 240 Sqm of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
41. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
42. If the Applicant / Owner deviate building construction against the sanctioned plan the sanction shall be initiated according to BBMP Act 8E' 2020.
43. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
44. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
45. BBMP will not be responsible for any disputes that may arise in respect of property in question.
46. 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.
47. 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 6 Units and more.
48. 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.
49. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
50. Owner / builder /GPA holder / developer shall take all precautionary measure to ensure the safety of persons involved in the construction activities.
51. 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 persons or damages caused to public or private property, BBMP is not responsible for such losses. Owner / Builder /GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
52. Special Condition as per Labour Department of Government of Karnataka vide ADOENDUM (Housing) Headed/Letter No. LDIS/LET/2013, dated: 01-04-2013
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the 'Karnataka Building and Other Construction workers Welfare Board' should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. 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'



10TH FLOOR PLAN (LV. 128.00M) NO. OF UNITS - 099s



TERRACE FLOOR PLAN (LV. 131.00M)

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE BUILDING AT MATHA NO 1154/1108/20, 30/15, 30/16, 30/17, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150 BANGALORE EAST TALUK, BANGALORE.

Color Notes table with columns for COLOR INDEX, FLOT BOUNDARY, ABUTTING ROAD, PROPOSED WORK COVERAGE AREA, EXISTING (To be retained), and EXISTING (To be demolished).

AREA STATEMENT table with columns for AREA STATEMENT, VERSION, and various area calculations including Gross Built Up Area, Total Built Up Area, and Proposed FAR Area.

Block USE/SUBUSE table with columns for Block Name, Block Use, Block Subuse, and Block Structure.

Required Parking Table table with columns for Block Name, Type, Subuse, Area, Units, and Car.

Parking Check Table table with columns for Vehicle Type, No., Area, and Car.

FAR & Tenement Details table with columns for Block, No. of Same Block, Gross Built Up Area, and various FAR and Tenement metrics.

Block A (RESIDENTIAL) table with columns for Floor, Gross Built Up Area, Total Built Up Area, and various FAR and Tenement metrics.

SCHEDULE OF JOINERY table with columns for Block Name, Name, Length, Height, and NOS.

SCHEDULE OF JOINERY table with columns for Block Name, Name, Length, Height, and NOS.

Balcony Calculations Table table with columns for FLOOR, SIZE, AREA, and TOTAL AREA.

OWNER / GPA HOLDER'S SIGNATURE and OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE and ADDRESS.

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE BUILDING AT MATHA NO 1154/1108/20, 30/15, 30/16, 30/17, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150 BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE: 10TH & TERRACE FLOOR PLAN

SHEET NO: 05 OF 06

SANCTIONING AUTHORITY table with columns for Name, Designation, and Signature.

HO - NORTH

Approval Condition :

- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- Sanction is accorded for the Residential Building plan at 1154/1108/20,3015,3016,3017, Kasevanahalli Village, Varthur Hobli, Bangalore, Bangalore.
- Consist of Basement + 10 Ground + 10 UF only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3,5427.64 area reserved for car parking shall not be converted for any other purpose.
- Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- On completion of foundation or building before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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.
- The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 1.65 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 in 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 6E IV (Bye-law No. 3.6) 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 shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non 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 according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 6E 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 step-free entry.
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28. The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall construct two rock 8" trails in the building
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 continuation 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 the 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 BWSBS specified in the DO letter No. BWSBS/A/3620/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 sqm.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 6E 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 disputes 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 the Applicant / Owner / Developer 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 6 Units and more.
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- Special Condition as per Labour Department of Government of Karnataka vide ADOENDUM (Housing) Hothead Letter No. LD/SLET/2013, dated: 01-04-2013

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

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

4. Any point of time 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".

PROJECT TITLE :  
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE  
BUILDING AT KATHA NO 1154/1108/20, 3015, 3016, 3017,  
KASAVANAHALLI VILLAGE, VARTHUR HOBLI,  
WARD NO 100 BANGALORE EAST TALUK, BANGALORE.

Color Notes  
COLOR INDEX  
PLOT BOUNDARY  
ADJUTTING ROAD  
PROPOSED WORK COVERAGE AREA  
EXISTING (To be retained)  
EXISTING (To be terminated)

AREA STATEMENT (BMP)	VERSION NO. 1.0.19
PROJECT DETAIL	VERSION DATE: 22/07/2024
Authority: BBMP	Plot Use: Residential
Project No: PRJ333325	Plot Sub-Use: Apartment
Application Type: Consent	Land Use Zone: Residential (Mans)
Proposal Type: Building Permission	Plot/Sub-Plot No: 1154/1108/20,3015,3016,3017
Nature of Sanction: NEW	City Survey No: 3015,3016,3017
Location: BANGAL	Khata No. (As per Khata Extract): 1154/1108/20,3015,3016,3017
Building Line Specified as per Z/R: Sempige Road	Locality / Street of the Property: Kasevanahalli Village, Varthur Hobli, Bangalore
Zone: Mandayavara	
Ward: Ward-150	
Planning Section: 319-BEGR	
AREA DETAILS	
Area of Plot (Minimum)	50.00
Area of Plot (Actual)	1159.38
Kovaviland Area	607.50
Total	607.50
NET AREA OF PLOT (A-Deductions)	1098.58
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	549.29
Proposed Coverage Area (23.37 %)	266.19
Achieved net coverage area (23.37 %)	256.19
Balance coverage area mt. (26.63 %)	293.85
FAR CHECK	
Permissible F.A.R. as per zoning regulation (2.25)	2474.88
Additional F.A.R. with height limit (I) for unemerged plot (-)	0.00
Additional F.A.R. Area (50% of Permissible FAR)	0.00
Permissible FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR Area (2.25)	2474.88
Proposed FAR Area	2469.52
Achieved Net FAR Area (2.34)	95.15
Balance FAR Area (0.01)	
BUILT UP AREA CHECK	
Proposed Built-Up Area	31262.15
Substructure Area in BUA (Lifts, Lvl)	49.01
Achieved Built-Up Area	31262.15

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Block Name	Type	Sub-Use	Area (Sq.mt)	Units	Car
				Reqt.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50,225	1	1
Total				169	198

Vehicle Type	No.	Area (Sq.mt)	No.	Area (Sq.mt)
Car	169	2327.75	0	2722.50
Visitor's Car Parking	17	233.75	0	0.00
Total Car	186	2561.50	198	2722.50
TwoWheeler	-	233.75	0	0.00
Other Parking	-	-	-	2326.14
Total	-	2795.25	-	5427.64

Block	No. of Same Block	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)										Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trees (No.)	Capnet Area other than Terrace
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Res.	FAR Area (Sq.mt)	FAR Area (Sq.mt)				
A (RESIDENTIAL)	1	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	4863.89	2469.56	2469.56	169	542.62			
Grand Total	1	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	4863.89	2469.56	2469.56	169	542.62			

Block	No. of Same Block	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)										Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trees (No.)	Capnet Area other than Terrace
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Res.	FAR Area (Sq.mt)	FAR Area (Sq.mt)				
Terrace Floor	14121	0.00	141.21	55.52	0.00	85.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Fifth Floor	167022	179.08	1494.14	55.52	41.73	0.00	0.00	0.07	0.00	0.00	1396.82	1396.82	09	0.00				
Ninth Floor	2167.97	221.06	1946.91	55.52	41.73	110.72	0.07	0.00	0.00	1738.87	1738.87	11	100.18					
Eighth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00				
Seventh Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00				
Sixth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00				
Fourth Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00				
Third Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00				
Second Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00				
First Floor	2754.51	274.69	2479.82	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2382.50	2382.50	17	0.00				
Ground Floor	2798.61	227.42	2561.19	55.52	41.73	0.00	0.00	0.07	0.00	0.00	2463.87	2463.87	13	442.44				
Total	5261.14	0.00	5261.14	55.52	41.73	0.00	0.00	0.00	0.00	300.00	4863.89	0.00	0.00	0.00	0.00			
Total	34075.23	2832.08	31243.15	721.76	500.76	85.69	110.72	0.77	300.00	4863.89	2469.56	2469.56	169	542.62				

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER  
M/S SAVAHI DEVELOPERS AND CONSTRUCTION PVT LTD REP BY DIRECTOR GANESHAN KRISHNA REDDY BUDHA AND SUDHAKA S REDDY GPA HOLDER FOR PARVATHIYAMA AND OTHERS  
Phase, 2nd Floor, 27A Main, 2nd stage, 145  
Iyappa, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR: S. SIGMA TURE  
SRINIVAS M ARI, 37A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM, BCCBL-3,6-4-10/17/14-15

SCHEDULE OF JOINERY:	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.15	139	
A (RESIDENTIAL)	D2	0.50	2.15	196	

SCHEDULE OF JOINERY:	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.20	1.20	142	
A (RESIDENTIAL)	W	2.00	1.96	196	

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 11-B FLOOR PLAN	1.19 X 4.05 X 1 X 8	38.56	448.80
	1.20 X 3.90 X 1 X 8	36.24	
	1.20 X 3.75 X 2 X 8	72.00	
NINTH FLOOR PLAN	1.20 X 4.05 X 1 X 1	4.86	13.86
	1.20 X 3.75 X 2 X 1	9.00	
TENTH FLOOR PLAN	1.19 X 4.05 X 1 X 1	4.45	13.45
	1.20 X 3.75 X 2 X 1	9.00	
Total			174.11

PROJECT TITLE :  
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE  
BUILDING AT KATHA NO 1154/1108/20, 3015, 3016, 3017,  
KASAVANAHALLI VILLAGE, VARTHUR HOBLI,  
WARD NO 100 BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE :  
SECTION & ELEVATION

SHEET NO. 06 OF 06

Sanctioning Authority :  
The 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

