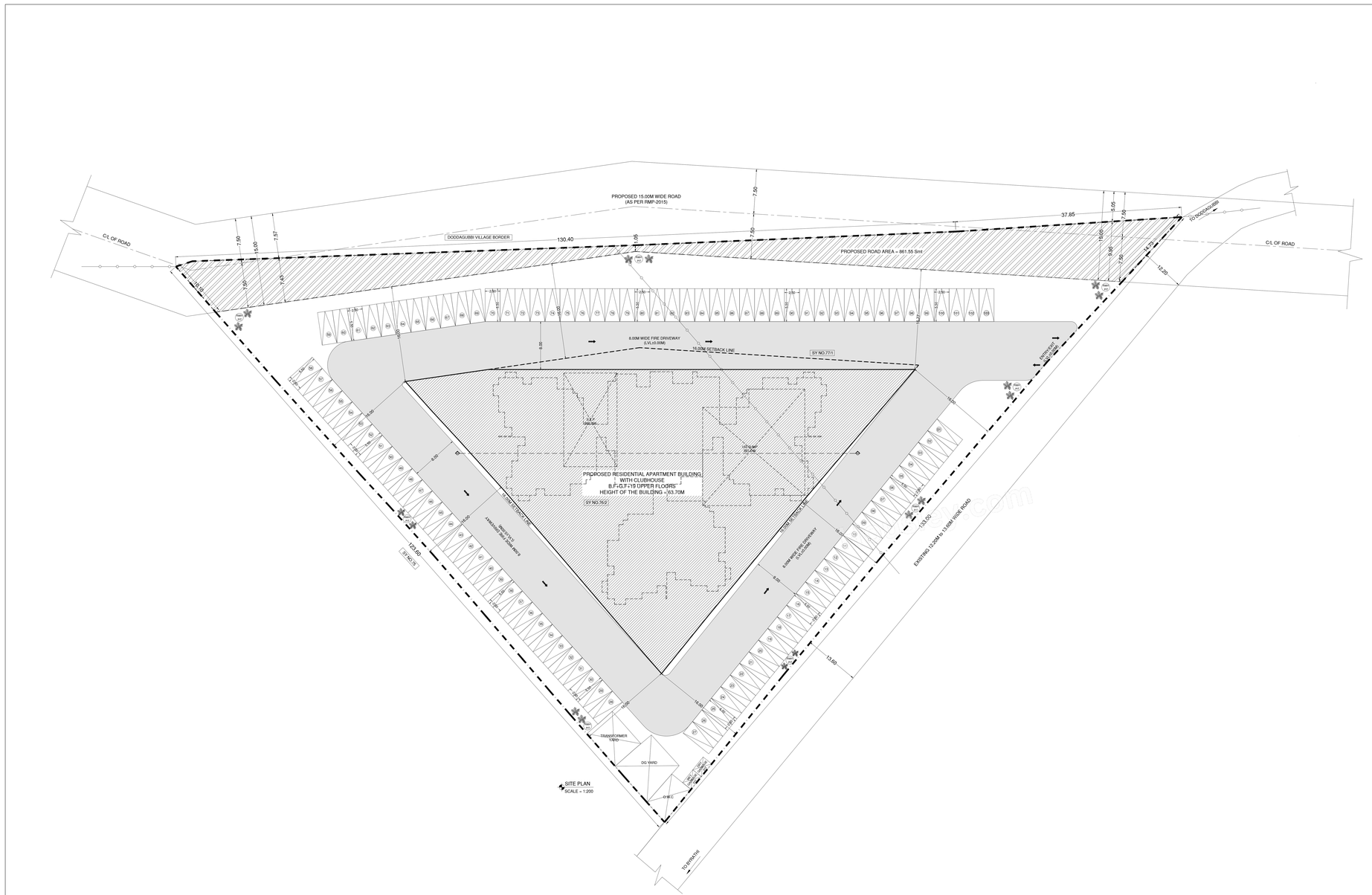
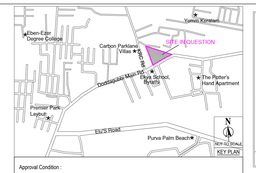
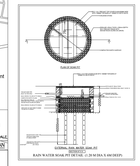






SCALE : 1:200

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: PRJ/1410/24-25		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 19/15	
Nature of Sanction: NEW		City Survey No.: 75/2(old sy No. 75), 77/1	
Location: RING-III		Khata No. (As per Khata Extract): 5842/261/15	
Building Line Specified as per Z.R: NA		Locality / Street of the property: Kyalasanahalli Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura			
Ward: Ward-035			
Planning District: 309-Tarnasandra			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		7992.47
Deduction for NetPlot Area			
Surrender Free of Cost			861.55
Total:			861.55
NET AREA OF PLOT	(A-Deductions)		7130.92
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			3565.46
Proposed Coverage Area (30.3 %)			2160.95
Achieved Net coverage area (30.3 %)			2160.95
Balance coverage area left (29.7 %)			1404.51
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			17983.05
Total Perm. FAR area (2.25)			17983.05
Residential FAR (100.00%)			17973.07
Proposed FAR Area			17973.07
Achieved Net FAR Area (2.25)			17973.07
Balance FAR Area (0.00)			9.98
BUILT-UP AREA CHECK			
Proposed BuiltUp Area			22353.95
Substructure Area Add in BUA (Layout Lvl)			40.96
Achieved BuiltUp Area			22394.91

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Recreational Space	Parking	Resi.			
A (RESIDENTIAL APARTMENT BUILDING)	1	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433.22
Grand Total:	1	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128.00	433.22

Block :A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Refuge Area	Parking	Resi.				
Terrace Floor	99.28	0.00	99.28	70.62	0.00	24.66	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1144.65	59.23	1085.42	52.28	18.16	0.00	2.85	0.15	52.65	0.00	959.33	959.33	07	0.00
Eighteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Seventeenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Sixteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fifteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fourteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Thirteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Twelfth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Eleventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Tenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Ninth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Eighth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Seventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Sixth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fifth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fourth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Third Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Second Floor	1059.27	142.13	917.14	52.28	18.16	0.00	2.85	0.15	0.00	0.00	843.70	843.70	06	0.00
First Floor	1209.64	29.30	1180.34	52.28	18.16	0.00	2.85	0.15	0.00	0.00	863.47	863.47	03	0.00
Ground Floor	2168.47	7.52	2160.95	74.15	18.16	0.00	0.00	0.00	0.00	2068.64	0.00	0.00	00	0.00
Basement Floor	433.22	0.00	433.22	21.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	433.22
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433.22
Total Number of Same Blocks	1													
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	128	-
	Total :		-	-	-	-	128	152

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	128	1760.00	152	2090.00
Visitor's Car Parking	13	178.75	0	0.00
Total Car	141	1938.75	152	2090.00
Twowheeler	-	178.75	0	0.00
Other Parking	-	-	-	1402.41
Total		2117.50		3492.41

SCHEDULE OF OPENINGS

SL.NO	TYPE	DESCRIPTION	SIZE IN MM
1	MD1	MAIN DOOR	1200 X 2300
2	D2	DOOR	900 X 2100
3	D3	DOOR	750 X 2100
4	D4	DOOR	1200 X 2100
5	FD1	SLIDING DOOR	2400 X 2400
6	FD2	SLIDING DOOR	2350 X 2400
7	FD3	SLIDING DOOR	1750 X 2400
8	W1	WINDOW	1500 X 2400
9	W2	WINDOW	1400 X 2400
10	W3	WINDOW	600 X 2400
11	W4	WINDOW	800 X 1200
12	W5	WINDOW	1000 X 450
13	V1	VENTILATOR	750 X 750
14	V2	VENTILATOR	600 X 750

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 15/15
Kyalasanahalli Village, K.R. Puram Hobli, Bangalore, Bangalore.
a). Consist of 1Basement + 1Ground + 19 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.3482.41 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for
the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforward 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 (Ele.S) 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
writing
thereof 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" 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 adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian
Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of 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 861 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 and security men and also ensure that 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 footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the
building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq 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 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 initated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such incidents. Owner / builder / GPA holder / developer shall hold the responsibility for such loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headaag/ Hoodlee) Letter No: LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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"

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
DISHAHABITAT SHELTERS LLP REP BY ITS DESIGNATED PARTNER RAJA SEKHAR KAMISHETTY GPA HOLDER FOR JAVEED HAROON.
437, Shree Opp Government hospital, varthur, I

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070.
E-42897/7-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH CLUB HOUSE BUILDING AT E-KHATHA NO.5842/261/15, PLOT/KHATHA NO. 15/15/75/77/1, SY NO.75/2 & 77/1, KYALASANAHALLI VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.35, BANGALORE.

DRAWING TITLE :
SITE PLAN

SHEET NO : 1

SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL:154/3205/2024-25, DATE:05/03/2025, AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT TOWN PLANNER OFFICER | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR

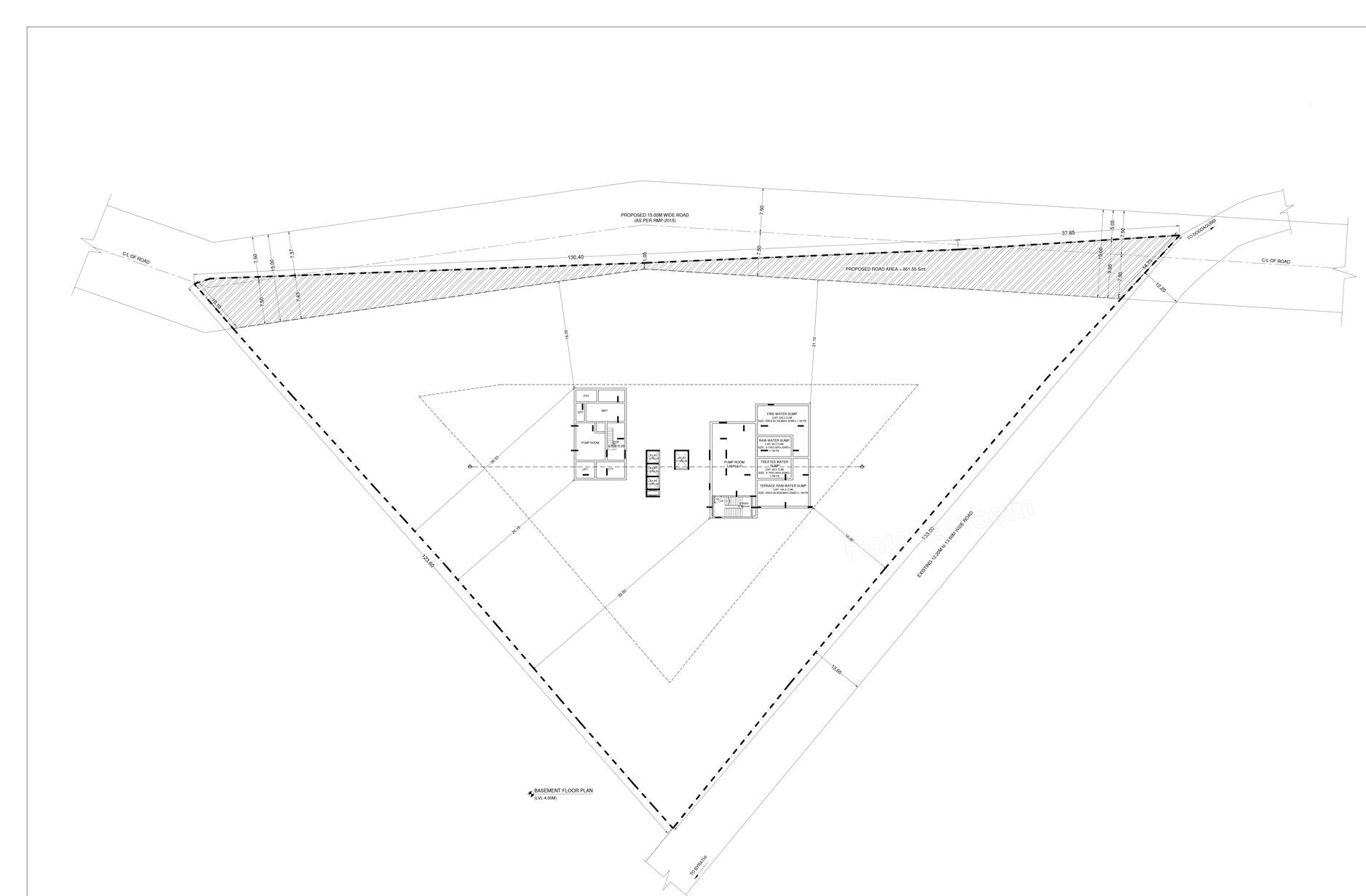
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

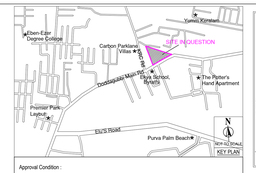
DIGITALLY SIGNED BY Assistant Director of Town Planning (Planning) Bangalore Rural District Bangalore
Date: 2025.04.07 15:57:27 IST
Reason: Approved
Location: DEPARTMENT OF TOWN PLANNING
Form
HO – NORTH

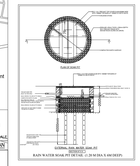
This is system generated report and does not require any signature.

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)







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	VERSION DATE: 29/03/2025	
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Proposal Type: Building Permission	Plot/Sub Plot No.: 15/15	
Nature of Sanction: NEW	City Survey No.: 7923(old sy No. 79), 7311	
Location: RING-III	Khata No. (As per Khata Extract): 5842/certi/10	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kyalasanahalli Village, K.R. Puram Hobli, Bangalore	
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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 person applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-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 adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian
Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of structural safety of 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 all 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 footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the
building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence .Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.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 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 initated 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.
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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 shall not responsible for such incidents. Owner / builder / GPA holder / developer shall hold the responsibility for such loss of life, injury or permanent disability.
Special Condition pertaining to Labour Department of Government of Karnataka vide ADDENDUM (Hoadalagi Hoodike) Letter No. LD/95LET/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.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".

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Recreational Space	Parking	Resi.			
A (RESIDENTIAL APARTMENT BUILDING)	1	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433.22
Grand Total:	1	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128.00	433.22

Block :A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Refuge Area	Parking	Resi.				
Terrace Floor	99.28	0.00	99.28	70.62	0.00	24.66	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1144.65	59.23	1085.42	52.28	18.16	0.00	2.85	0.15	52.65	0.00	959.33	959.33	07	0.00
Eighteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Seventeenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Sixteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fifteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fourteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Thirteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Twelfth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Eleventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Tenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Ninth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Eighth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Seventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Sixth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fifth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fourth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Third Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Second Floor	1059.27	142.13	917.14	52.28	18.16	0.00	2.85	0.15	0.00	0.00	843.70	843.70	06	0.00
First Floor	1209.64	29.30	1180.34	52.28	18.16	0.00	2.85	0.15	0.00	0.00	863.47	863.47	03	0.00
Ground Floor	2168.47	7.52	2160.95	74.15	18.16	0.00	0.00	0.00	0.00	0.00	2068.64	0.00	00	0.00
Basement Floor	433.22	0.00	433.22	21.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	433.22
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433.22
Total Number of Same Blocks	1													
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	128	-
	Total :		-	-	-	-	128	152

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	128	1760.00	152	2090.00
Visitor's Car Parking	13	178.75	0	0.00
Total Car	141	1938.75	152	2090.00
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	1402.41
Total		2117.50		3492.41

SCHEDULE OF OPENINGS

SL.NO	TYPE	DESCRIPTION	SIZE IN MM
1	MD1	MAIN DOOR	1200 X 2300
2	D2	DOOR	900 X 2100
3	D3	DOOR	750 X 2100
4	D4	DOOR	1200 X 2100
5	FD1	SLIDING DOOR	2400 X 2400
6	FD2	SLIDING DOOR	2350 X 2400
7	FD3	SLIDING DOOR	1750 X 2400
8	W1	WINDOW	1500 X 2400
9	W2	WINDOW	1400 X 2400
10	W3	WINDOW	600 X 2400
11	W4	WINDOW	800 X 1200
12	W5	WINDOW	1000 X 450
13	V1	VENTILATOR	750 X 750
14	V2	VENTILATOR	600 X 750

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
DISHAHABITAT SHELTERS LLP REP BY ITS DESIGNATED PARTNER RAJA SEKHAR KAMSHETTY GPA HOLDER FOR JAVEED HAROON
437, Shree Opp Government hospital, varthur, I

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 RESIDENTIAL APARTMENT WITH CLUB HOUSE BUILDING AT E-KHATHA NO.5842/certi/10, PLOT/KHATHA NO. 15/15/79/77/1, SY NO.79/2 & 7/11, KYALASANAHALLI VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.20, BANGALORE.

DRAWING TITLE :
BASEMENT FLOOR PLAN

SHEET NO : 2

SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL:154/3205/2024-25, DATE:05/03/2025, AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

SANCTIONING AUTHORITY :

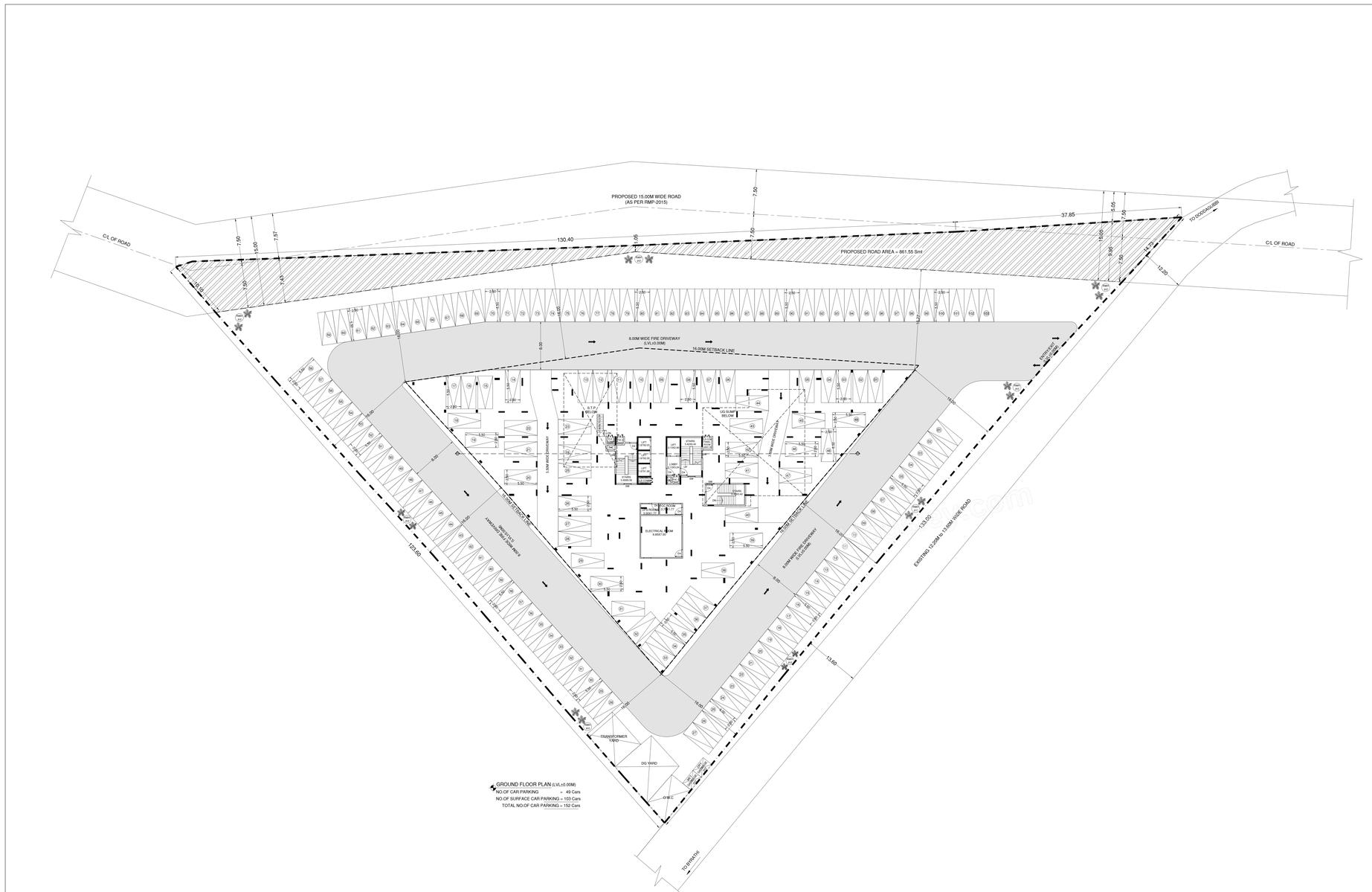
ASSISTANT EXECUTIVE ENGINEER / ASSISTANT DIRECTOR / EXECUTIVE ENGINEER / DEPUTY DIRECTOR / JOINT DIRECTOR

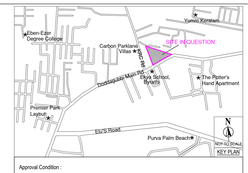
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

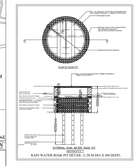
DISTRICT COMMISSIONER
Authority Name: Bruhat Bengaluru Mahanagara Palike
Location: Bruhat Bengaluru Mahanagara Palike
Reason: I am approving this document
Date: 2025.04.03 15:04:07 +05'30'

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.


PROPOSED 15.00M WIDE ROAD
(AS PER RMP-2015)
PROPOSED ROAD AREA = 861.55 Sqmt
C/L OF ROAD
130.40
37.85
TO GOODWILL
C/L OF ROAD
8.00M WIDE FIRE DRIVEWAY
(L.VL±0.00M)
16.50M SETBACK LINE
ENTRY/EXIT
S.T.P.
BELOW
U/G SUMP
BELOW
STAIRS
LIFT
LIFT
LIFT





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 15/15 Kyalasanahalli Village, K.R. Puram Hobli, Bangalore, Bangalore.
a). Consist of 1Basement + 1Ground + 19 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.340Q1.41 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for
the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforward 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 (Ele& Z) 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 as per Bye-law 32(a).
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Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20 VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/1431/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 15/15	
Nature of Sanction: NEW	City Survey No.: 7923(old sy No. 79), 7311	
Location: RING-III	Khata No. (As per Khata Extract): 5842/80/15	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kyalasanahalli Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-020		
Planning District: 309-Tarasandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7992.47
Deduction for NetPlot Area		
Surrender Free of Cost		861.55
Total:		861.55
NET AREA OF PLOT	(A-Deductions)	7130.92
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		3565.46
Proposed Coverage Area (32.5 %)		2160.95
Achieved Net coverage area (30.3 %)		2160.95
Balance coverage area left (19.7 %)		1404.51
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		17983.05
Total Perm. FAR area (2.25)		17983.05
Residential FAR (100.00%)		17973.07
Proposed FAR Area		17973.07
Achieved Net FAR Area (2.25)		17973.07
Balance FAR Area (0.00)		9.98
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		22353.95
Substructure Area Add in BUA (Layout Lvl)		40.96
Achieved BuiltUp Area		22394.91

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Blog	Gross Built Up Area (Sq.mt.)	Deductions From Gross BuiltArea (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	Recreational Space	Parking	Resi.			
A (RESIDENTIAL APARTMENT BUILDING)	1	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433.22
Grand Total:	1	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128.00	433.22

Block :A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BuiltArea (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	Refuge Area	Parking	Resi.				
Terrace Floor	99.28	0.00	99.28	70.62	0.00	24.66	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1144.65	59.23	1085.42	52.28	18.16	0.00	2.85	0.15	52.65	0.00	959.33	959.33	07	0.00
Eighteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Seventeenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Sixteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fifteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fourteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Thirteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Twelfth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Eleventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Tenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Ninth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Eighth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Seventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Sixth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fifth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Fourth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Third Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	956.66	956.66	07	0.00
Second Floor	1059.27	142.13	917.14	52.28	18.16	0.00	2.85	0.15	0.00	0.00	843.70	843.70	06	0.00
First Floor	1209.64	29.30	1180.34	52.28	18.16	0.00	2.85	0.15	0.00	0.00	863.47	863.47	03	0.00
Ground Floor	2168.47	7.52	2160.95	74.15	18.16	0.00	0.00	0.00	0.00	0.00	2068.64	0.00	00	0.00
Basement Floor	433.22	0.00	433.22	21.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	433.22
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433.22
Total Number of Same Blocks	1													
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	128 -
	Total :		-	-	-	128	152

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	128	1760.00	152	2090.00
Visitor's Car Parking	13	178.75	0	0.00
Total Car	141	1938.75	152	2090.00
TwoWheeler	-	178.75	-	0.00
Other Parking	-	-	-	1402.41
Total		2117.50		3492.41

SCHEDULE OF OPENINGS

SL.NO	TYPE	DESCRIPTION	SIZE IN MM
1	MD1	MAIN DOOR	1200 X 2100
2	D2	DOOR	900 X 2100
3	D3	DOOR	750 X 2100
4	D4	DOOR	1200 X 2100
5	FD1	SLIDING DOOR	2400 X 2400
6	FD2	SLIDING DOOR	2350 X 2400
7	FD3	SLIDING DOOR	1750 X 2400
8	W1	WINDOW	1500 X 2400
9	W2	WINDOW	1400 X 2400
10	W3	WINDOW	600 X 2400
11	W4	WINDOW	800 X 1200
12	W5	WINDOW	1000 X 450
13	V1	VENTILATOR	750 X 750
14	V2	VENTILATOR	600 X 750

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
DISHWANTH.T SHELTERS LLP REP BY ITS DESIGNATED PARTNER RAJA SEKHAR KAMSHETTY GPA HOLDER FOR JAVEED HAROON
437, Shree Opp Government hospital, varthur, I

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070.
E-42B/917-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH CLUB HOUSE BUILDING AT EKWATHA NO.5942/82/103, PLOT/KHATHA NO. 15/15/79/77/1 ET NO.15/2 & 7/11, KYALASANAHALLI VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.20, BANGALORE

DRAWING TITLE :
1st, 2nd, TYPICAL 3rd to 10th FLOOR PLAN, TYPICAL 11th to 18th FLOOR PLAN

SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM(PRL-1)/AD3/05/2024-25, DATE:05/03/2025. AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

SHEET NO : 4

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 licence by the competent authority.

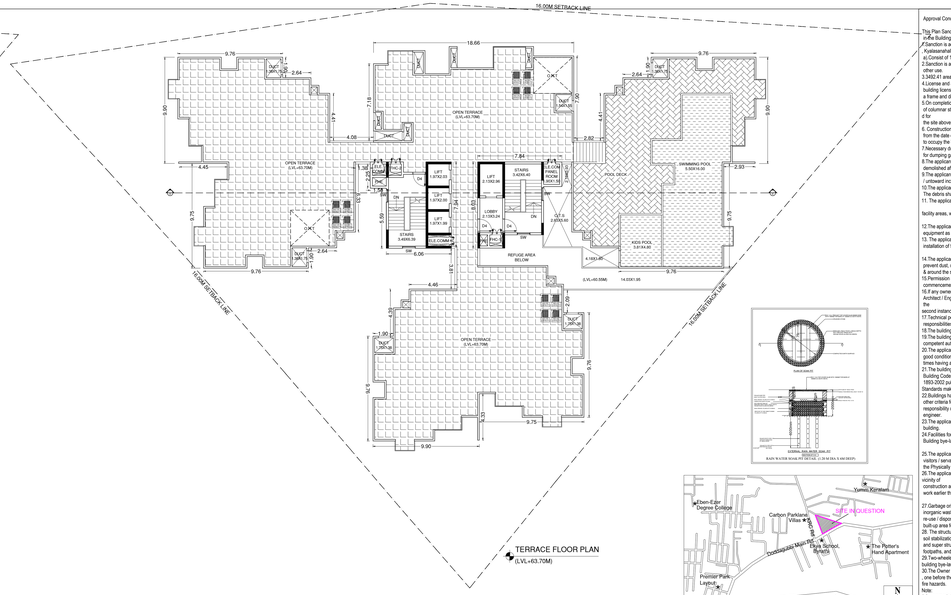
HO – NORTH

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)

19th FLOOR PLAN (LVL+60.55M)
NO.OF UNITS – 07 Units



TERRACE FLOOR PLAN
(LVL+63.70M)

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 of 15/15 Kyalasanahalli Village, K.R. Puram Hobli, Bangalore, Bangalore.

a) Consist of 1Basement + 1Ground + 19 UF only

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

3.The car 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 at any time 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 column "COMMENCEMENT CERTIFICATE" shall be obtaine d for

the site above 2?1 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 the completion shall apply for permission to occupy the building.

7.Necessary bulk 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 be responsible for 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 (Ele& Dis 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 IX? IV (Bye-law No. 3.8) under sub section ?-8 (iii) to (ix).

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 working condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

Standards making the building resistant to earthquake.

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 34" 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/s 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 should be designed for structural stability and safety to ensure for the safety of the adjacent structures, method of excavation for basements/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

Note:

1-Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from the date of issue of the licence. But the person to whom the licence has been issued shall inform the BBMP (Secretary, Bangalore Mahanagara Palike) in writing before he starts 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/ADM/36/2019-20, Dated. 25-09-2019 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 per 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 Code (KECBC) 2018.

38.If the Applicant / Owner/ deviate building construction plan the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) 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 any discrepancies in respect cases in any court of law.

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

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

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

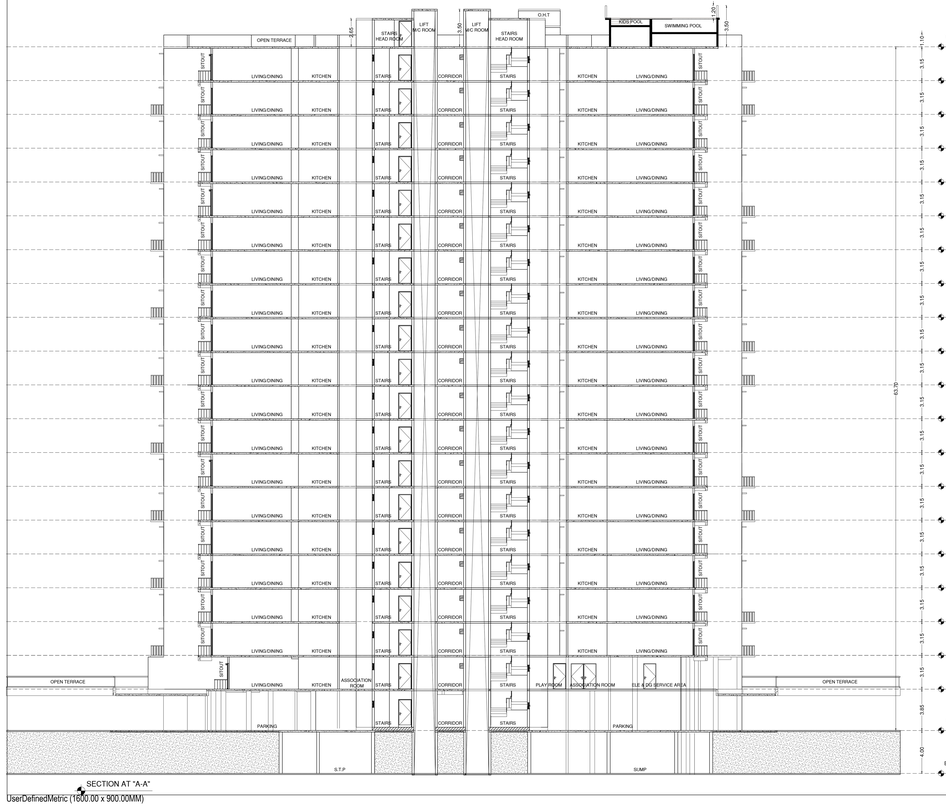
Special Conditions as per Labour Department of Karnataka vide ADDENDUM (Housetaag Hoodike) Letter No. LD95LET2013, dated: 01-04-2013 :

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

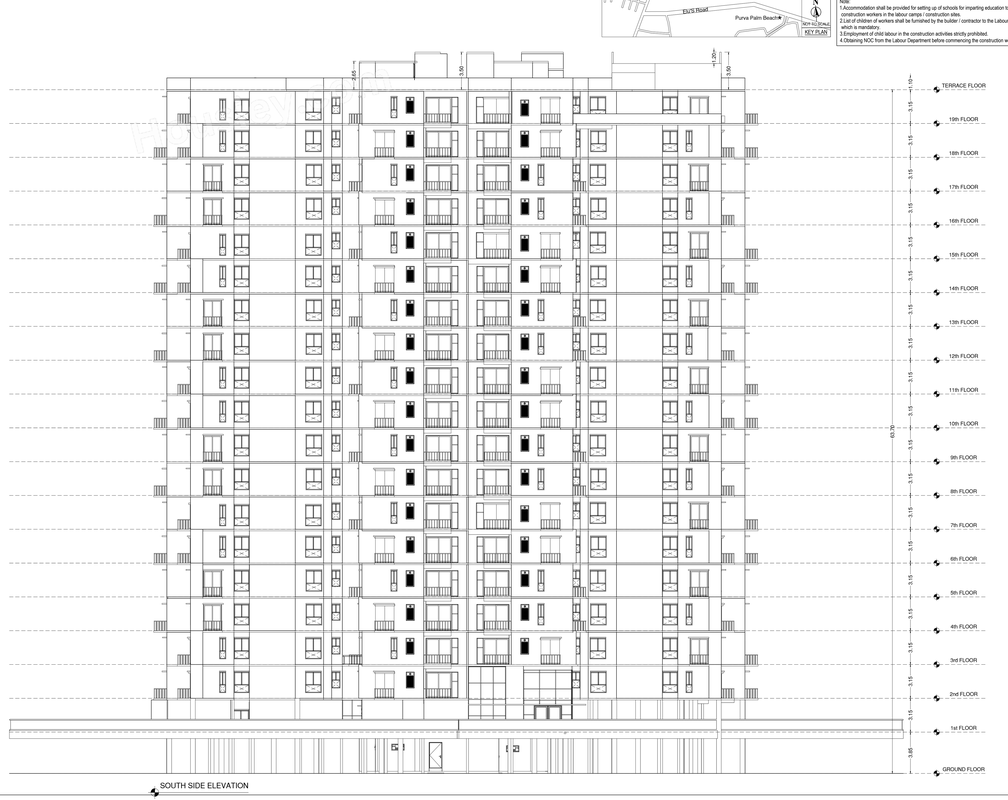
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and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

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

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



SECTION AT "A-A"



SOUTH SIDE ELEVATION

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20 VERSION DATE : 26/03/2025
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/J141/21/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 15/15
Nature of Sanction: NEW	City Survey No.: 7923(old sy No. 79), ???
Location: RING-II	Khata No. (As per Khata Extract): 5842287610
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kyalasanahalli Village, K.R. Puram Hobli, Bangalore
Zone: Mahadevapura	
Ward: Ward-055	
Planning District: 309-Tamarandra	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) (A)	7992.47
Deduction for NetPlot Area	
Surrender Free of Cost	861.55
TDR	861.55
NET AREA OF PLOT (A-Deductions)	7130.92
COVERAGE CHECK	
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Proposed Coverage Area (63.5 %)	2160.95
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Balance coverage area left (19.7 %)	1404.51
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Residential FAR (100.00%)	17973.07
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Balance FAR Area (0.00)	9.98
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	22353.95
Substructure Area in BUA (Layout Lvl)	40.96
Achieved BuiltUp Area	22394.91

Approval Date :

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Blog	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built/Area (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
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Block :A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built/Area (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	Refuge Area	Parking	Resi.				
Terrace Floor	99.28	0.00	99.28	70.82	0.00	24.66	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Nineteenth Floor	1144.65	59.23	1085.42	52.28	18.16	0.00	2.85	0.15	0.00	52.65	0.00	959.33	959.33	07	0.00
Eighteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
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Thirteenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Twelfth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Eleventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Tenth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Ninth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Eighth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Seventh Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Sixth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Fifth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Fourth Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Third Floor	1064.69	34.59	1030.10	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	956.66	956.66	07	0.00
Second Floor	1059.27	142.13	917.14	52.28	18.16	0.00	2.85	0.15	0.00	0.00	0.00	843.70	843.70	06	0.00
First Floor	1209.64	29.30	1180.34	52.28	18.16	0.00	2.85	0.15	0.00	246.28	0.15	0.00	863.47	03	0.00
Ground Floor	2168.47	7.52	2160.95	74.15	18.16	0.00	0.00	0.00	0.00	2068.64	0.00	0.00	00	00	0.00
Basement Floor	433.22	0.00	433.22	21.87	0.00	0.00	0.00	0.00	40.96	0.00	0.00	0.00	00	00	433.22
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433.22	
Total Number of Same Blocks	1														
Total:	23145.57	791.62	22353.95	1159.96	363.20	24.66	297.58	2.85	52.65	2068.64	17973.06	17973.06	128	433	

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	128	-
	Total :		-	-	-	-	128	152

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	128	1760.00	152	2090.00
Visitor's Car Parking	13	178.75	0	0.00
Total Car	141	1938.75	152	2090.00
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	1402.41
Total :		2117.50		3492.41

SCHEDULE OF OPENINGS

SL.NO	TYPE	DESCRIPTION	SIZE IN MM
1	MD1	MAIN DOOR	1200 X 2300
2	D2	DOOR	900 X 2100
3	D3	DOOR	750 X 2100
4	D4	DOOR	1200 X 2100
5	FD1	SLIDING DOOR	2400 X 2400
6	FD2	SLIDING DOOR	2350 X 2400
7	FD3	SLIDING DOOR	1750 X 2400
8	W1	WINDOW	1500 X 2400
9	W2	WINDOW	1400 X 2400
10	W3	WINDOW	600 X 2400
11	W4	WINDOW	800 X 1200
12	W5	WINDOW	1000 X 450
13	V1	VENTILATOR	750 X 750
14	V2	VENTILATOR	600 X 750

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
DISHAKRITAT SHELTERS LLP REP BY ITS DESIGNATED PARTNER RAJA SEKHAR KAMISHETTY GPA HOLDER FOR JAVEED HAROON
437, Shree Opp Government hospital, varthur, I

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N
4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070.
E-42897/7-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH CLUB HOUSE BUILDING AT KOHATHA NO.5942/28/103, PLOT/KHATHA NO. 15/15/79??/1 ST NO.79/2 & ??/1 KYALASANAHALLI VILLAGE K.R. PURAM HOBLI, BANGALORE EAST TALUK, WARD NO.25, BANGALORE.

DRAWING TITLE :
19th, TERRACE FLOOR PLAN SECTION & ELEVATION

SHEET NO : 5

SINGLE SITE PLAN APPROVED BY BDA VIDE WORK ORDER NO: BDA/TPM/PRL-1547/2025/2024-25, DATE:05/03/2025, AND THE CONDITIONS APPROVED BY BDA SHALL BE STRICTLY ADHERED TO.

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.

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)