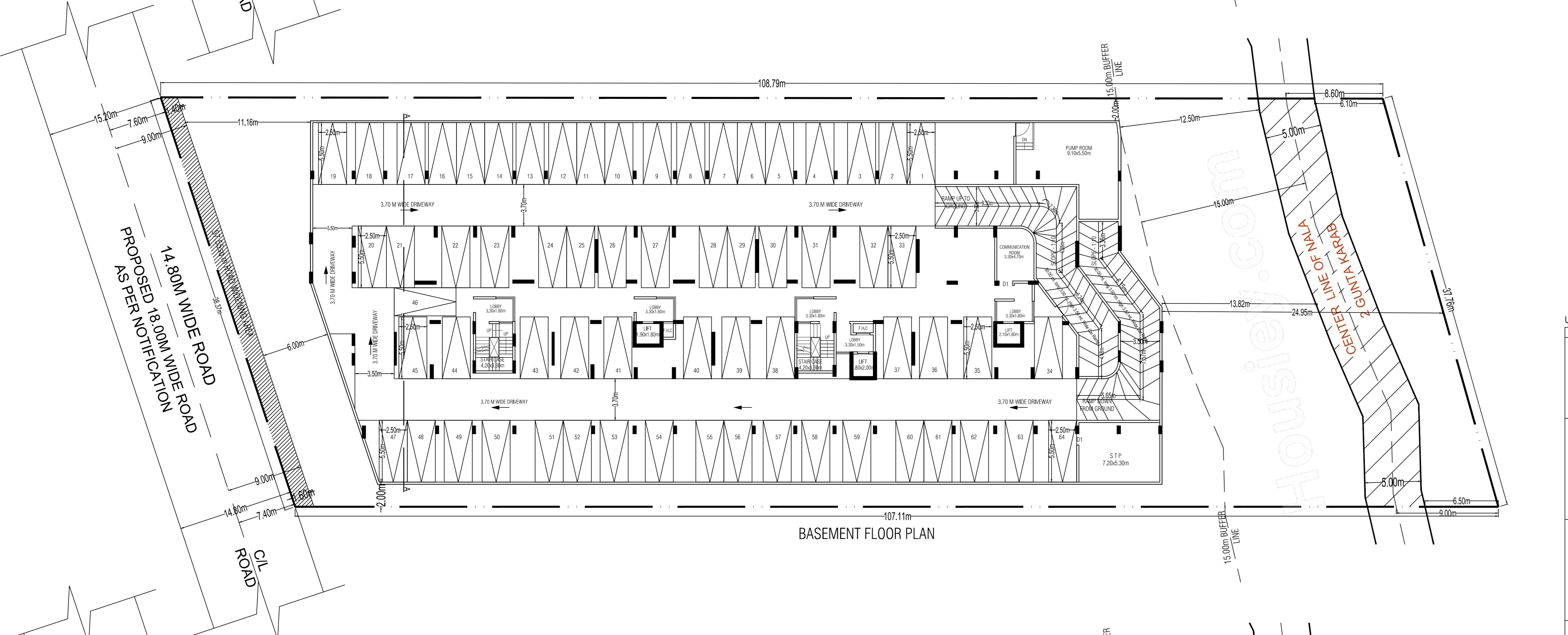
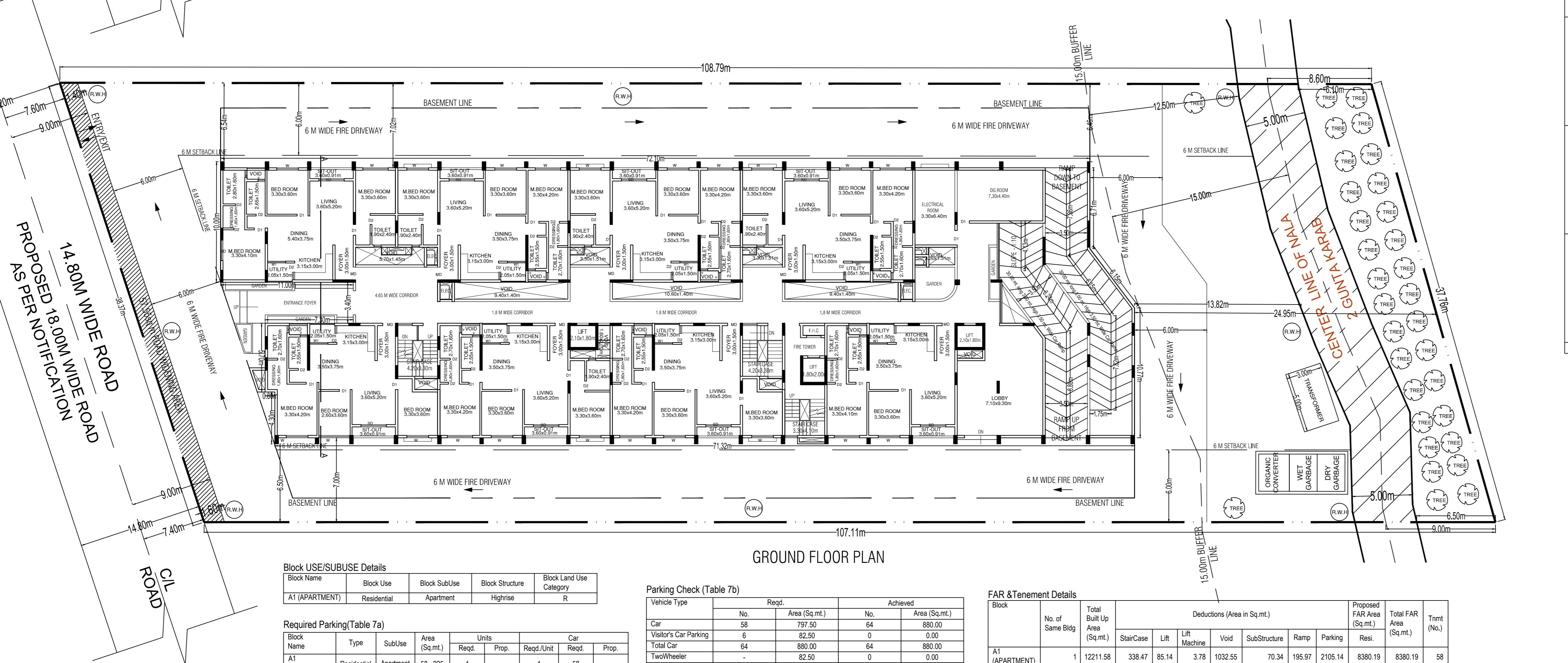


PROPOSED APARTMENT
BUILDING
BF+G + 5 U F
HEIGHT OF THE
BUILDING 17.95m



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

Approval Condition
This Plan Sancion is issued subject to the following conditions and additional conditions mentioned in the Building License.
1. Sanction is accorded for the Residential Building plan at 131/92
AGRAHARA GRAMA YELAHANKA HOBBY BANGALORE, Bangalore.
2. Construction of the building shall be completed within a period of two (2) years from the date of issue of license. Before the completion of the building the owner 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 the form of location of building walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
3. The Applicant / Owner shall follow the instruction of BBSS specified in the letter No. BWSSA/902/19-20, Dated, 25-05-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq mtrs.
4. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by law-2016.
5. 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 a license.
6. Necessary ducts for running telephone cables, cables under ground level for postal services & space for dumping garbage within the premises shall be provided.
7. The building shall not use temporary tools for the use of construction workers and it should be demolished after the construction.
8. The applicant shall INSURE all workers involved in the construction work against any accident & personal injury and shall also provide medical facilities for the workers.
9. The applicant shall not stock any building materials / debris on footpath or on roads or drains. The debris shall be removed and transported to nearby dumping yard.
10. The applicant / builder is prohibited from selling the setback area / open spaces and the common areas which shall be accessible to all the tenants and occupants.
11. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.R.C.R. (E&D) code leaving 3.00 m from the building within the premises.
12. The applicant shall provide a space preferably 5.00 x 3.65 m in the basement for installation of telephone equipment and also to make provisions for telecom services as per By-Law.
13. The applicant shall not be responsible for any dispute that may arise in respect of property in question.
14. The applicant shall maintain during construction such barricades 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 department / department for cutting trees before the construction.
16. If any owner / builder contravenes the provisions of Building By-Laws and rules, in force, the instance, will be liable to be summoned and the registration if 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 IV of By-Law No. 3/02 under sub section IV(2) (e) to (k).
18. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
19. The building should ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a maximum total capacity mentioned in the By-Law.
20. The building shall not be constructed in a manner which contravenes the provisions prescribed in National Building Code and in the 'Criteria for earthquake resistance design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
21. The building shall not be constructed in a manner which contravenes the provisions prescribed in National Building Code and in the 'Criteria for earthquake resistance design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings to be designed by a registered structural engineer. Based on SGC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the builder / and the structural engineer.
23. The applicant should provide solar water heaters as per By-Law No. 2/01 for the building.
24. A facility for physically handicapped persons prescribed in schedule XI (By-Law No. 4/21) 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 building shall not be occupied before the completion of the construction work and 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 reuse. The waste shall be sent to the concerned authority for disposal and sent to the concerned authority for disposal.
28. The structures with barricades shall be designed for structural safety and measures for safe landing shall be provided for evacuation for basement with safe access for removing waste and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of worker and general public by erecting safe barriers.
29. Two-wheeler parking shall be provided as per the building by-law.
30. The Owner / Contractor of the high-rise building shall conduct two mock fire trials in the building due to 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 labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

UnitBUA Table for Block A1 (APARTMENT)

FLOOR	NAME	UNITBUA TYPE	UNITBUA AREA	CARPET AREA	NO. OF ROOMS	NO. OF TENEMENT
GROUND FLOOR PLAN	g 01	FLAT	118.22	115.22	7	1
	g 03	FLAT	118.36	115.36	7	1
	g 04	FLAT	118.36	115.36	7	1
	g 05	FLAT	105.76	105.76	5	1
	g 06	FLAT	118.26	115.26	7	1
	g 07	FLAT	94.66	94.66	5	1
	g 08	FLAT	118.36	115.36	7	1
	g 09	FLAT	118.36	115.36	7	1
SECOND FLOOR PLAN	sf 01	FLAT	118.22	115.22	7	1
	sf 02	FLAT	118.36	115.36	7	1
	sf 03	FLAT	118.36	115.36	7	1
	sf 04	FLAT	118.36	115.36	7	1
	sf 05	FLAT	118.18	115.18	7	1
	sf 06	FLAT	120.04	120.04	7	1
	sf 07	FLAT	94.66	94.66	5	1
	sf 08	FLAT	118.36	115.36	7	1
	sf 09	FLAT	118.35	115.35	7	1
	sf 10	FLAT	105.76	105.76	6	1
FIRST FLOOR PLAN	ff 01	FLAT	118.22	115.22	7	1
	ff 02	FLAT	118.36	115.36	7	1
	ff 03	FLAT	118.36	115.36	7	1
	ff 04	FLAT	118.36	115.36	7	1
	ff 05	FLAT	118.18	115.18	7	1
	ff 06	FLAT	120.04	120.04	7	1
	ff 07	FLAT	94.66	94.66	5	1
	ff 08	FLAT	118.36	115.36	7	1
	ff 09	FLAT	118.35	115.35	7	1
	ff 10	FLAT	105.76	105.76	6	1
THIRD FLOOR PLAN	tf 01	FLAT	118.22	115.22	7	1
	tf 02	FLAT	118.36	115.36	7	1
	tf 03	FLAT	118.36	115.36	7	1
	tf 04	FLAT	118.36	115.36	7	1
	tf 05	FLAT	118.18	115.18	7	1
	tf 06	FLAT	120.04	120.04	7	1
	tf 07	FLAT	94.66	94.66	5	1
	tf 08	FLAT	118.36	115.36	7	1
	tf 09	FLAT	118.35	115.35	7	1
	tf 10	FLAT	105.76	105.76	6	1
FOURTH FLOOR PLAN	4f 01	FLAT	118.22	115.22	7	1
	4f 02	FLAT	118.36	115.36	7	1
	4f 03	FLAT	118.36	115.36	7	1
	4f 04	FLAT	118.36	115.36	7	1
	4f 05	FLAT	118.18	115.18	7	1
	4f 06	FLAT	120.04	120.04	7	1
	4f 07	FLAT	94.66	94.66	5	1
	4f 08	FLAT	118.36	115.36	7	1
	4f 09	FLAT	118.35	115.35	7	1
	4f 10	FLAT	105.76	105.76	6	1
FIFTH FLOOR PLAN	f 01	FLAT	118.22	115.22	7	1
	f 02	FLAT	118.36	115.36	7	1
	f 03	FLAT	118.36	115.36	7	1
	f 04	FLAT	118.36	115.36	7	1
	f 05	FLAT	118.18	115.18	7	1
	f 06	FLAT	120.04	120.04	7	1
	f 07	FLAT	94.66	94.66	5	1
	f 08	FLAT	118.36	115.36	7	1
	f 09	FLAT	118.35	115.35	7	1
	f 10	FLAT	105.76	105.76	6	1
Total:						

SCHEDULE OF JOINERY:

BLOCK NUMBER NAME LENGTH HEIGHT NOS

1. A1 (APARTMENT) D 0.75 2.10 162

2. A1 (APARTMENT) D 0.25 2.10 29

3. A1 (APARTMENT) D 1.00 2.10 168

4. A1 (APARTMENT) D 1.05 2.10 29

SANCTIONING AUTHORITY:

CHIEF ARCHITECT

ARCHITECT DIRECTOR

SENIOR DIRECTOR

JAY PRACTICE

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

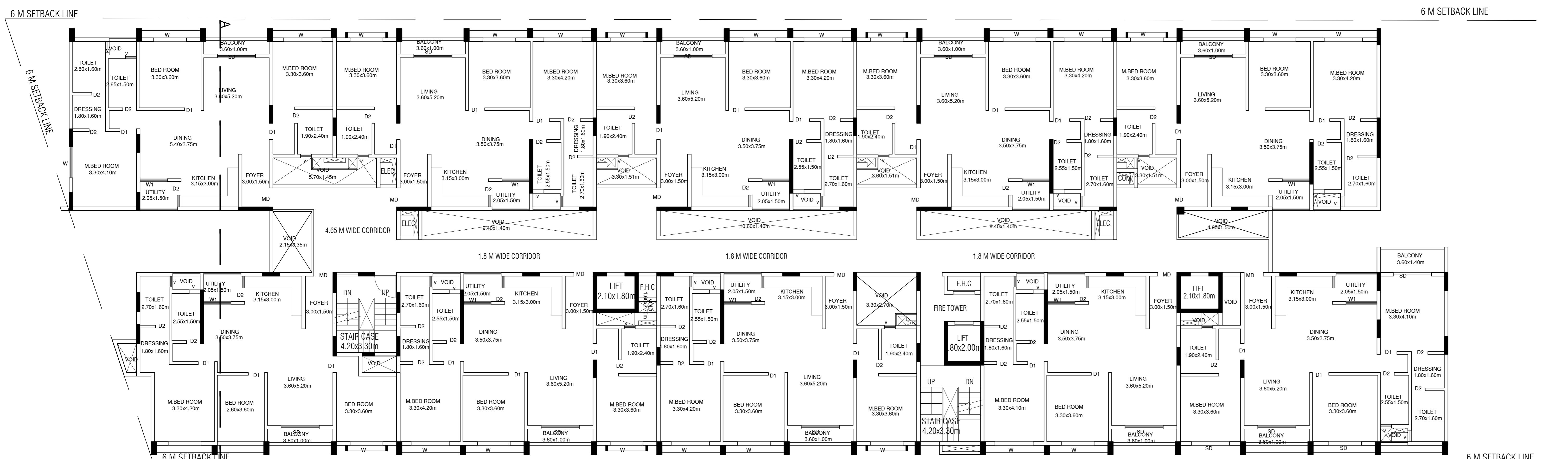
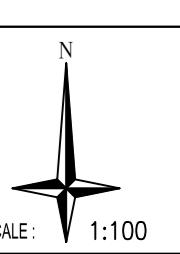
This is a system generated report and does not require any signature.

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.

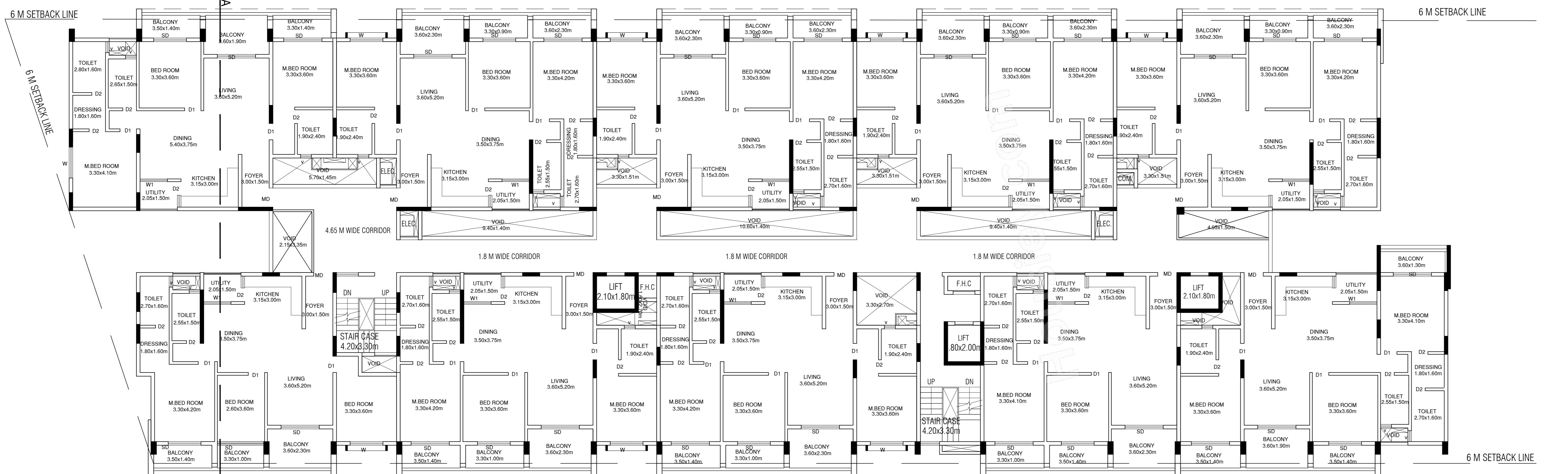
ISO_A1_(841.00_x_594.00_MM)

Produced by an Autodesk Educational Product

Color Notes	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	
AREA STATEMENT (GAAP)	
VERSION NO: 1.0.19	
VERSION DATE:	



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)				Proposed FAR Area (Sq.m.)	Total FAR (Sq.m.)	Trmt (No.)	
		StairCase	Lift	Machine	Void				
Terrace Floor	54.95	43.79	7.38	3.78	0.00	0.00	0.00	0.00	00
Fifth Floor	1671.55	43.44	11.16	0.00	145.92	2.85	0.00	0.00	1468.18
Floor	1662.46	43.44	11.16	0.00	145.92	2.85	0.00	0.00	1459.09
Third Floor	1633.33	43.44	11.16	0.00	145.92	2.85	0.00	0.00	1430.49
Second Floor	1684.54	43.44	11.16	0.00	145.89	2.85	0.00	0.00	1491.20
First Floor	1564.73	43.44	11.16	0.00	145.92	2.85	0.00	0.00	1391.36
Ground Floor	1593.54	43.44	11.16	0.00	302.98	95.09	0.00	0.00	1179.87
Basement Floor	2345.95	34.04	10.80	0.00	0.00	0.00	0.00	0.00	0.00
Total:	12211.58	338.47	85.14	3.78	1032.55	70.34	195.97	2105.14	8380.19
Total Number of Same Blocks	1								
Total:	12211.58	338.47	85.14	3.78	1032.55	70.34	195.97	2105.14	8380.19

SCHEDULE OF JOINERY:				
BLOCK	NAME	LENGTH	HEIGHT	NOS
A1 (APARTMENT)	V	0.80	1.20	172
A1 (APARTMENT)	D	1.00	2.10	23
A1 (APARTMENT)	D1	1.00	2.10	168
A1 (APARTMENT)	D	1.05	2.10	29

SCHEDULE OF JOINERY:				
BLOCK	NAME	LENGTH	HEIGHT	NOS
A1 (APARTMENT)	V	0.80	1.20	172
A1 (APARTMENT)	W	0.90	1.50	316
A1 (APARTMENT)	V	0.90	1.20	01

ISO A1 (841.00 x 594.00 MM)

Block Use/Subuse Details			
Block Name	Block Use	Block Subuse	Block Structure
A1 (APARTMENT)	Residential	Apartment	Highrise

Required Parking (Table 7a)

Block Name	Type	Subuse	Area (Sq.m.)	Units	Reqd.	Prop.	Reqd.Und.	Car	Prop. Prop.
A1 (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	58		
Total:	-	-	-	-	-	58	64		

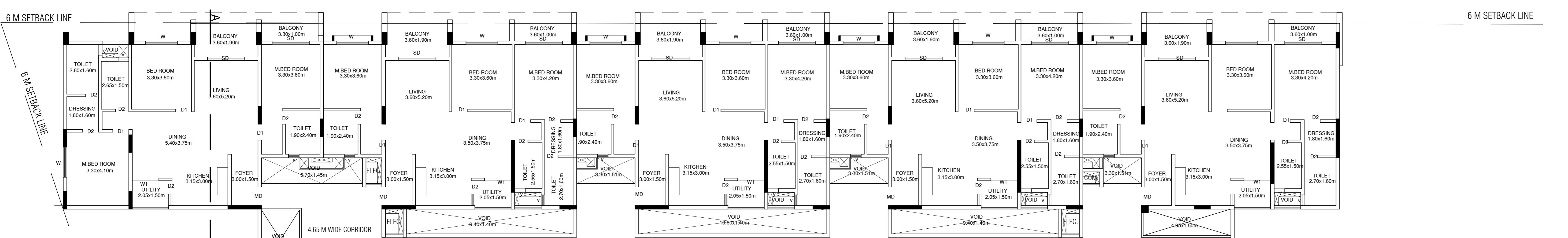
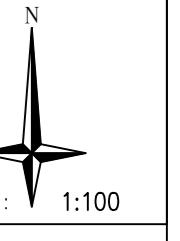
Parking Check (Table 7b)

Vehicle Type	Reqd.	Area (Sq.m.)	No.	Area (Sq.m.)	No.	Achieved
Car	58	797.50	64	880.00		
Visitor's Car Parking	6	82.50	0	0.00		
Two Wheeler	-	82.50	0	0.00		
Other Parking	-	-	-	1225.14		
Total:	-	962.50		2105.14		

Far & Temen Details

Block	No. of Same Bdg	Total Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR (Sq.m.)	Trmt (No.)
A1 (APARTMENT)	1	12211.58	338.47	85.14	3.78
Grand Total	1	12211.58	338.47	85.14	3.78
Total:	1	12211.58	338.47	85.14	3.78

Balcony Calculations Table	
FLOOR	SIZE
SECOND FLOOR PLAN	0.97 X 3.30 X 1 X 1
	1.40 X 3.70 X 4 X 1
	1.40 X 4.00 X 2 X 1
	1.40 X 4.30 X 1 X 1
	1.40 X 5.50 X 3 X 1
	1.40 X 7.10 X 1 X 1
	1.00 X 3.30 X 3 X 1
	1.40 X 3.80 X 1 X 1
	1.40 X 4.20 X 2 X 1
	1.40 X 5.00 X 2 X 1
	1.40 X 5.50 X 3 X 1
	1.40 X 6.00 X 2 X 1
	1.40 X 6.50 X 3 X 1
	1.40 X 7.00 X 1 X 1
	1.40 X 7.50 X 3 X 1
	1.40 X 8.00 X 1 X 1
	1.40 X 8.50 X 2 X 1
	1.40 X 9.00 X 3 X 1
	1.40 X 9.50 X 4 X 1
	1.40 X 10.00 X 2 X 1
	1.40 X 10.50 X 3 X 1
	1.40 X 11.00 X 1 X 1
	1.40 X 11.50 X 2 X 1
	1.40 X 12.00 X 3 X 1
	1.40 X 12.50 X 1 X 1
	1.40 X 13.00 X 2 X 1
	1.40 X 13.50 X 3 X 1
	1.40 X 14.00 X 1 X 1
	1.40 X 14.50 X 2 X 1
	1.40 X 15.00 X 3 X 1
	1.40 X 15.50 X 1 X 1
	1.40 X 16.00 X 2 X 1
	1.40 X 16.50 X 3 X 1
	1.40 X 17.00 X 1 X 1
	1.40 X 17.50 X 2 X 1
	1.40 X 18.00 X 3 X 1
	1.40 X 18.50 X 1 X 1
	1.40 X 19.00 X 2 X 1
	1.40 X 19.50 X 3 X 1
	1.40 X 20.00 X 1 X 1
	1.40 X 20.50 X 2 X 1
	1.40 X 21.00 X 3 X 1
	1.40 X 21.50 X 1 X 1
	1.40 X 22.00 X 2 X 1
	1.40 X 22.50 X 3 X 1
	1.40 X 23.00 X 1 X 1
	1.40 X 23.50 X 2 X 1
	1.40 X 24.00 X 3 X 1
	1.40 X 24.50 X 1 X 1
	1.40 X 25.00 X 2 X 1
	1.40 X 25.50 X 3 X 1
	1.40 X 26.00 X 1 X 1
	1.40 X 26.50 X 2 X 1
	1.40 X 27.00 X 3 X 1
	1.40 X 27.50 X 1 X 1
	1.40 X 28.00 X 2 X 1
	1.40 X 28.50 X 3 X 1
	1.40 X 29.00 X 1 X 1
	1.40 X 29.50 X 2 X 1
	1.40 X 30.00 X 3 X 1
	1.40 X 30.50 X 1 X 1
	1.40 X 31.00 X 2 X 1
	1.40 X 31.50 X 3 X 1
	1.40 X 32.00 X 1 X 1
	1.40 X 32.50 X 2 X 1
	1.40 X 33.00 X 3 X 1
	1.40 X 33.50 X 1 X 1
	1.40 X 34.00 X 2 X 1
	1.40 X 34.50 X 3 X 1
	1.40 X 35.00 X 1 X 1
	1.40 X 35.50 X 2 X 1
	1.40 X 36.00 X 3 X 1
	1.40 X 36.50 X 1 X 1
	1.40 X 37.00 X 2 X 1
	1.40 X 37.50 X 3 X 1
	1.40 X 38.00 X 1 X 1
	1.40 X 38.50 X 2 X 1
	1.40 X 39.00 X 3 X 1
	1.40 X 39.50 X 1 X 1
	1.40 X 40.00 X 2 X 1
	1.40 X 40.50 X 3 X 1
	1.40 X 41



PROJECT DETAIL		VERSION NO. 1.0.18	VERSION DATE: 22/07/2024
Authority:	BBMP	Plot Use: Residential	
Applicant:	SOVEN BUILDTECH LLP	Plot Use Category: Residential (Main)	
Proposal Type:	Building Permission	Plot No: 133/19/2	
Nature of Sanction:	NEW	City Survey No: 192	
Location:	RING-III	Katha No. (As per Khata Extract): 133/19/2	
Building Line Specified as per Z.R. NA		Locality / Street of the property: AGRAHARA GRAMA, YELAHANNA	
Zone:	Yelahanka	HOBBY BANGALORE	
Ward:	Ward-005		
Planning District:	309-Tansandra		
Area of Plot (sq.m.)	3628.10	sq.m.t	
Area of Plot (Minimum)	(A)		
Deduction for Net plot Area			
Sumner Free of Cost	202.34		
NET AREA OF PLOT			
COVERAGE CHECK			
Permissible Coverage area (50.00 %)	1887.52		
Proposed Coverage Area (43.44 %)	1593.54		
Approved Net coverage area (43.44 %)	1593.54		
Balance coverage area (11.56 %)	422.98		
FAR CHECK			
Permissible FAR as per zoning regulation 2015 (2.25)	8382.96		
Additional FAR as per long (2.25) for amalgamated plot (-)	0.00		
Approved FAR Area (2.25)	8382.96		
Proposed FAR Area (2.25)	8380.19		
Approved FAR Area (2.25)	8380.19		
Balance FAR Area (0.00)	2.77		
BUILT UP AREA CHECK			
Proposed BuiltUp Area			
Substructure Area Add in BUA (Layout Lvl)	1221.58		
Achieved BuiltUp Area	0.13		
Substructure Area Add in BUA (Layout Lvl)	1221.71		

Area Statement (6MP)

Version No. 1.0.18

Version Date: 22/07/2024

