Block BUILDING 1 (TOWER 1)

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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terace Floor	103.46	5.43	98.03	39.46	0.00	58.55	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourteenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Thirteenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Twelvth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Eleventh Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Tenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Nineteenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Eighteenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Seventeenth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Sixteenth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Fifteenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Fourteenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Thirteenth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Twelvth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Eleventh Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Tenth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Ninth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Eighth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Seventh Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Sixth Floor	1450.77	158.60	1292.17	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1240.46	1240.49	08
Fifth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Fourth Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Third Floor	1450.63	158.60	1307.03	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.39	08
Second Floor	1540.25	274.45	1265.80	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1214.12	1214.12	08
First Floor	1637.37	272.23	1365.14	31.85	20.62	0.00	0.25	0.00	0.00	0.00	1160.46	1160.46	08
Ground Floor	1565.80	144.30	1421.50	31.85	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07
Upper Basement Floor	20101.61	810.24	19291.37	185.85	72.91	0.00	904.13	826.14	0.00	17602.31	0.00	0.00	00
Basement Floor	24688.71	2257.34	22431.37	206.88	83.13	0.00	892.36	826.14	0.00	20022.86	0.00	0.00	00
Total	84488.99	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33529.55	33529.55	215
Number of Same Blocks	1												
Total	84488.99	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33529.55	33529.55	215

Block BUILDING 2 (TOWER 2)

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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terace Floor	108.68	5.78	102.90	37.58	0.00	65.32	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Thirteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Twelvth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Eleventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Tenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Nineteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Eighteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Seventeenth Floor	1792.33	171.01	1615.31	30.25	21.03	0.00	0.25	91.89	1411.89	0.00	0.00	0.00	00
Sixteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Fifteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Fourteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Thirteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Twelvth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Eleventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Tenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Ninth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Eighth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Seventh Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Sixth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1550.92	1550.92	08
Fifth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Fourth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	0.00	0.00	1564.81	1564.81	08
Third Floor	1811.55	189.50	1622.05	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1569.52	1569.52	08
Second Floor	1894.57	320.52	1564.05	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1512.52	1512.52	08
First Floor	1807.55	318.35	1489.50	30.25	21.03	0.00	0.25	0.00	0.00	0.00	1427.97	1427.97	08
Ground Floor	1910.20	178.07	1732.63	30.25	21.03	0.00	106.31	0.00	0.00	0.00	1576.34	1576.34	07
Total	46864.41	5361.31	43503.10	854.00	567.81	65.32	112.81	91.89	1411.89	0.00	41841.27	41841.27	215
Number of Same Blocks	1												
Total	46864.41	5361.31	43503.10	854.00	567.81	65.32	112.81	91.89	1411.89	0.00	41841.27	41841.27	215

Block BUILDING 2 (TOWER 4)

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	Substructure	Resi.						
Terace Floor	85.55	3.69	81.86	41.17	0.00	20.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Third Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Eighth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Second Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Seventh Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
First Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Sixth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Fifth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Ground Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	0.00	00	0.00
Ground Floor	433.56	16.22	416.84	30.42	10.22	0.00	0.25	375.95	375.95	06	0.00	0.00	00	0.00
First Floor	429.01	113.98	315.73	30.42	10.22	0.00	0.25	274.84	274.84	04	0.00	0.00	00	0.00
Ground Floor	425.62	16.77	408.85	30.42	10.22	0.00	40.88	327.53	327.53	03	161.62			
Total	4756.62	280.02	4476.60	375.79	112.42	20.69	43.18	3923.62	3923.62	61	161.62			
Number of Same Blocks	1													
Total	4756.62	280.02	4476.60	375.79	112.42	20.69	43.18	3923.62	3923.62	61	161.62			

Block BUILDING 2 (TOWER 3)

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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terace Floor	103.46	5.43	98.03	39.46	0.00	58.55	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	0.00	0.00	941.30	941.30	08
Thirteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	0.00	0.00	941.30	941.30	08
Twelvth Floor	1154.71	99.88	1054.83	27.44	21.03	0.00	0.25	99.08	947.03	947.03	07		
Eleventh Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Tenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Nineteenth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Eighteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Seventeenth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Sixteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Fifteenth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Fourteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Thirteenth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Twelvth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Eleventh Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Tenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Ninth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Eighth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Seventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Sixth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Fifth Floor	1085.46	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08		
Fourth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Third Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08		
Second Floor	1137.69	169.32	968.37	27.44	21.03	0.00	0.25	0.00	899.65	899.65	08		
First Floor	1089.39	156.90	932.49	27.44	21.03	0.00	0.25	0.00	852.36	852.36	07		
Ground Floor	1170.21	101.13	1069.08	33.65	21.03	0.00	78.33	0.00	936.07	936.07	07		
Total	23195.51	2354.45	20841.06	625.25	441.63	58.55	83.33	99.08	19576.29	19576.29	166		
Number of Same Blocks	1												
Total	23195.51	2354.45	20841.06	625.25	441.63	58.55	83.33	99.08	19576.29	19576.29	166		

Block BUILDING 3 (CLUB HOUSE)

Floor Name	Gross Built-Up Area	Deductions From Gross Built-Up Area (in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.			
Terace Floor	53.70	0.00	53.70	47.04	0.00	6.66	0.00	0.00	0.00	0.00	
Second Floor	1606.34	767.47	838.87	62.71	10.22	0.00	0.00	665.94	665.94	728.66	
First Floor	1469.96	119.00	1350.96	62.75	10.22	0.00	0.00	1277.99	1277.99	1340.74	
Ground Floor	1704.98	38.38	1666.60	81.44	10.22	0.00	22.26	1552.68	1552.68	1664.94	
Total	4754.98	924.85	3910.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3723.51	
Number of Same Blocks	1										
Total	4754.98	924.85	3930.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3724	

UnitBUA Table for Block BUILDING 2 (TOWER 2)

FLOOR	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	Tower 2 GF 2	202.72	161.01	14	7
	Tower 2 GF 3	202.72	161.01	14	
	Tower 2 GF 4	114.84	101.73	8	
	Tower 2 GF 5	202.03	161.01	14	
	Tower 2 GF 6	202.72	161.01	14	
	Tower 2 GF 7	114.84	101.73	8	
	Tower 2 FF 2	202.72	161.01	14	8
	Tower 2 FF 3	202.72	161.01	14	
	Tower 2 FF 4	114.84	101.73	8	
	Tower 2 FF 5	114.84	101.73	8	
	Tower 2 FF 6	202.72	161.01	14	
	Tower 2 FF 7	202.92	161.01	14	
SECOND FLOOR PLAN	Tower 2 SF 1	149.01	132.12	12	8
	Tower 2 SF 2	203.48	161.01	14	
	Tower 2 SF 3	203.48	161.01	14	
	Tower 2 SF 4	113.24	102.27	8	
	Tower 2 SF 5	203.48	161.01	14	
	Tower 2 SF 6	203.48	161.01	14	
	Tower 2 SF 7	149.01	132.12	12	
TYPICAL -2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 21 & 24 FLOOR PLAN	Tower 2 (2BR-2nd) FLAT	202.22	160.59	14	88
	Tower 2 (2BR-2nd) FLAT	202.22	160.59	14	
	Tower 2 (2BR-2nd) FLAT	149.77	132.12	12	
	Tower 2 (2BR-2nd) FLAT	149.73	132.20	12	
	Tower 2 (2BR-2nd) FLAT	202.24	160.59	14	
	Tower 2 (2BR-2nd) FLAT	202.15	160.59	14	
	Tower 2 (2BR-2nd) FLAT	149.50	132.12	12	
TYPICAL -2, 3, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 21 & 24 FLOOR PLAN	Tower 2 (2BR-2nd) FLAT	149.11	130.71	12	
	Tower 2 (3BR-2nd) FLAT	199.56	177.91	14	
	Tower 2 (3BR-2nd) FLAT	199.56	178.37	14	
	Tower 2 (3BR-2nd) FLAT	199.56	177.91	14	
	Tower 2 (3BR-2nd) FLAT	149.37	130.63	12	
	Tower 2 (3BR-2nd) FLAT	149.36	130.63	12	
	Tower 2 (3BR-2nd) FLAT	199.39	177.91	14	
	Tower 2 (3BR-2nd) FLAT	199.29	177.91	14	
EIGHTEENTH FLOOR PLAN	Tower 2 (3BR-2nd) FLAT	199.29	177.91	14	8
	Tower 2 (3BR-2nd) FLAT	148.15	130.77	12	
	Tower 2 (2BR-2 FLAT	149.33	130.75	12	
	Tower 2 (3BR-2 FLAT	199.29	177.91	14	
	Tower 2 (3BR-2 FLAT	199.29	177.91	14	
	Tower 2 (3BR-2 FLAT	199.29	177.91	14	
	Tower 2 (3BR-2 FLAT	149.37	130.63	12	
	Tower 2 (3BR-2 FLAT	149.36	130.63	12	
	Tower 2 (3BR-2 FLAT	199.39	177.91	14	
	Tower 2 (3BR-2 FLAT	199.29	177.91	14	
THIRD FLOOR PLAN	Tower 2 (3BR-2 FLAT	199.29	177.91	14	8
	Tower 2 T 1	148.15	130.77	12	
	Tower 2 T 2	202.72	161.01	14	
	Tower 2 T 3	202.72	161.01	14	
	Tower 2 T 4	202.72	161.01	14	
	Tower 2 T 5	202.72	161.01	14	
	Tower 2 T 6	202.92	161.01	14	
	Tower 2 T 7	149.11	132.12	12	
Total		37364.51	31703.53	2762	215

UnitBUA Table for Block BUILDING 2 (TOWER 4)

FLOOR	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	Tower 4 GF 2	45.78	43.10	6	3
	Tower 4 GF 4	EWS UNIT	49.58	43.10	6
	Tower 4 GF 5	EWS UNIT	49.58	43.10	6
	Tower 4 FF 2	45.78	43.10	6	4
	Tower 4 FF 3	EWS UNIT	49.54	43.10	6
	Tower 4 FF 4	EWS UNIT	49.54	43.10	6
	Tower 4 FF 5	EWS UNIT	49.58	43.10	6
SECOND FLOOR PLAN	Tower 4 SF 2	45.78	43.10	6	8
	Tower 4 SF 3	EWS UNIT	49.54	43.10	6
	Tower 4 SF 4	EWS UNIT	49.58	43.10	6
TYPICAL -3, 5, 6, 9 & 10 FLOOR PLAN	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.58	43.42	6
	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.54	43.10	6
	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.54	43.10	6
	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.36	43.10	6
TYPICAL -3, 5, 6, 9 & 10 FLOOR PLAN	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.36	43.10	6
	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.54	43.10	6
	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.54	43.10	6
	Tower 4 Typ 3 to 10 FLAT	EWS UNIT	49.36	43.10	6
Total		3022.10	2841.05	394	61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1/TOWER 1	D3	0.80	2.10	743
	DW1	0.80	2.10	214
	D2	1.00	2.10	903
	D1	1.20	2.10	215
	SD1	2.10	2.10	107
	SD2	2.40	2.10	107
	SD3	3.00	2.10	43
	SD6	4.20	2.10	107
	SD7	4.80	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1/TOWER 2	V1	0.75	0.90	743
	W5	1.80	1.50	214
	W7	2.40	1.50	258

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1/TOWER 3	D3	0.80	2.10	5
	D2	1.00	2.10	61
	D1	1.20	2.10	61
	SD3	3.00	2.10	61
	SD2	2.40	2.10	61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2/TOWER 1	V1	0.75	0.90	61
	W5	1.40	1.50	61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2/TOWER 2	D3	0.80	2.10	333
	D2	1.00	2.10	1160
	D1	1.20	2.10	284
	SD3	1.80	2.10	106
	SD2	2.40	2.10	159
	SD5	3.60	2.10	215

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2/TOWER 3	V1	0.75	0.90	333
	W5	1.80	1.50	203
	W6	2.40	1.50	206

SCHEDULE OF JOINERY:

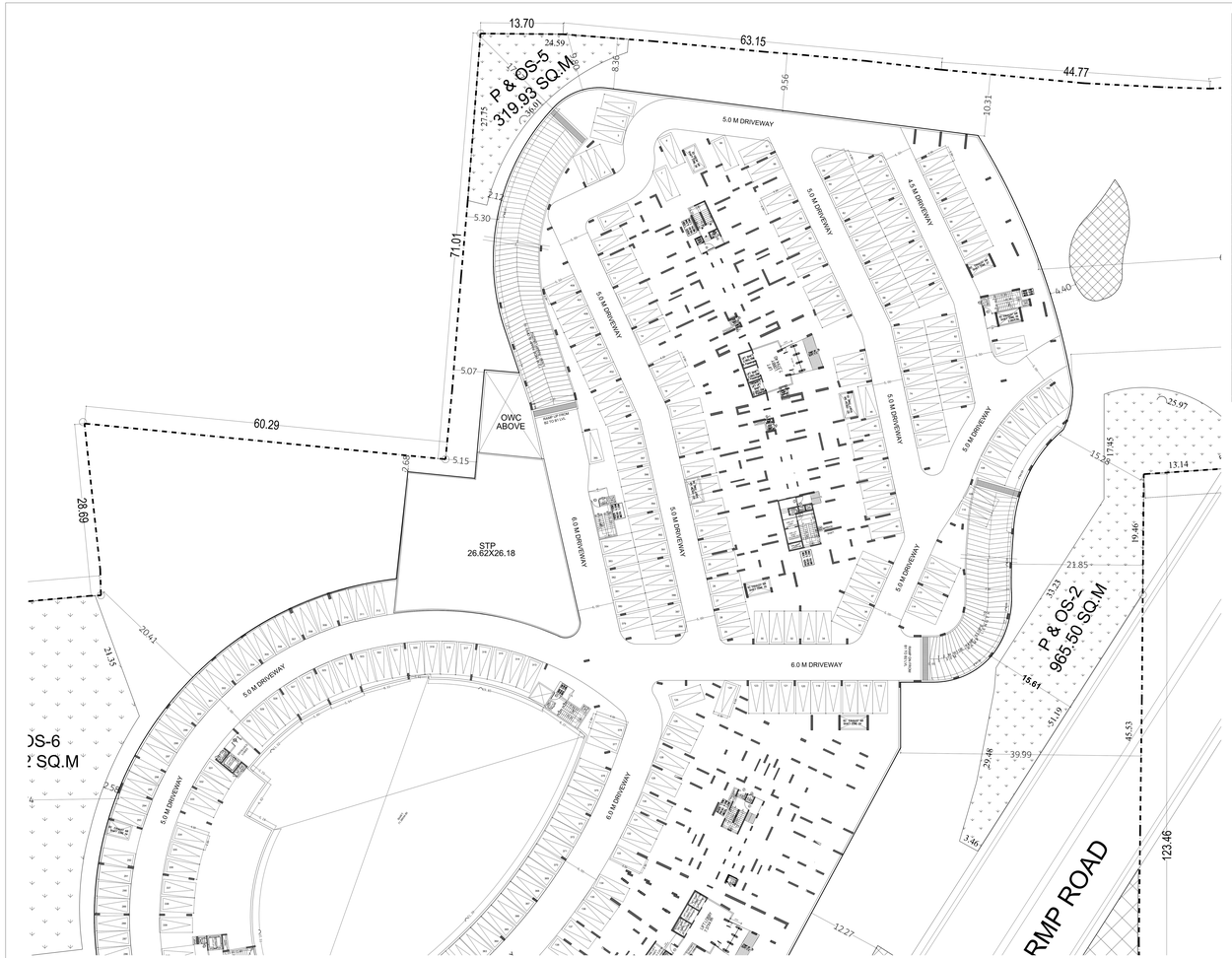
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2/TOWER 4	D3	0.80	2.10	93
	D2	1.00	2.10	61
	D1	1.20	2.10	61
	SD3	1.80	2.10	61
	SD2	2.40	2.10	61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2/TOWER 4	V1	0.75	0.90	61
	W5	1.40	1.50	61

UnitBUA Table for Block BUILDING 3 (TOWER 3)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 3 GF 1	FLAT	74.41	63.28	2	7
	Tower 3 GF 2	FLAT	108.60	99.34	10	
	Tower 3 GF 3	FLAT	69.99	57.46	2	
	Tower 3 GF 4	FLAT	103.65	93.00	10	
	Tower 3 GF 5	FLAT	69.99	57.46	2	
	Tower 3 GF 6	FLAT	108.60	99.34	10	
	Tower 3 GF 7	FLAT	73.87	63.28	2	
FIRST FLOOR PLAN	Tower 3 FF 1	FLAT	74.49	63.28	2	8
	Tower 3 FF 2	FLAT	108.60	99.34	10	
	Tower 3 FF 3	FLAT	69.99	57.46	2	
	Tower 3 FF 4	FLAT	103.65	93.00	10	
	Tower 3 FF 5	FLAT	69.99	57.46	2	
	Tower 3 FF 6	FLAT	108.60	99.34	10	
	Tower 3 FF 7	FLAT	73.87	63.28	2	
SECOND FLOOR PLAN	Tower 3 SF 1	FLAT	74.49	63.28	2	8
	Tower 3 SF 2	FLAT	108.60	99.34	10	
	Tower 3 SF 3	FLAT	69.99	57.46	2	
	Tower 3 SF 4	FLAT	103.65	93.00	10	
	Tower 3 SF 5	FLAT	69.99	57.46	2	
	Tower 3 SF 6	FLAT	108.60	99.34	10	
	Tower 3 SF 7	FLAT	73.87	63.28	2	
TYPICAL -1, 7, 8, 11, 12, 13, 16, 18, 20, 23



LOWER BASEMENT FLOOR PLAN
-7.20mt LVL
Total Car Parking Provided - 408 Nos

Block BUILDING 1 (TOWER 1)

Floor Name	Gross Built Up Area in Sq.mt.)	Deductions From Gross Built Up Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fatt Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenet (No.)	
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	102.48	6.43	96.05	39.48	0.00	58.55	0.00	0.00	0.00	0.00	0.00	0.00	00	
Twentyforth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentythird Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentysecond Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentyfirst Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twenty Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Nineteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Eighteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Seventeenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Sixteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fifteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fourteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Thirteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twelfth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Eleventh Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Tenth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Ninth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Eighth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Seventh Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Sixth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fifth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fourth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Third Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
First Floor	1640.28	214.40	1369.80	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1214.12	1214.12	08	
Ground Floor	1492.37	272.23	1220.14	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1168.46	1168.46	08	
Cellar Floor	1900.80	144.30	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07	
Basement Floor	25161.61	810.24	19391.37	189.89	72.91	0.00	904.13	626.14	0.00	17562.31	0.00	0.00	00	
Lower Basement	24688.71	2207.34	22431.37	206.88	83.13	0.00	892.36	626.14	0.00	20622.86	0.00	0.00	00	
Total	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33029.55	33029.55	215	
Total Number of Same Blocks	1													
Total	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33029.55	33029.55	215	

Block BUILDING 2 (TOWER 2)

Floor Name	Gross Built Up Area in Sq.mt.)	Deductions From Gross Built Up Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fatt Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenet (No.)	
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
BUILDING 1 (TOWER 1)	1	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33029.55	33029.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.95	567.81	65.32	112.81	0.00	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 3)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.96	6.66	22.26	0.00	0.00	0.00	0.00	3536.61	3536.61	00	3723.51
BUILDING 4 (TOWER 3)	1	23156.51	2354.43	20841.06	625.29	441.63	55.48	83.33	0.00	0.00	59.08	0.00	19676.29	19676.29	160	0.00
Grand Total:	5	166069.51	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38126.16	102467.24	102467.24	657.00	3885.13	

UNIT/LA Table for Block BUILDING 1 (TOWER 1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Tower 1 GF 1	FLAT	106.96	96.74	4	7
	Tower 1 GF 2	FLAT	150.25	132.47	5	
	Tower 1 GF 3	FLAT	150.25	132.47	5	
	Tower 1 GF 4	FLAT	106.13	93.02	3	
	Tower 1 GF 5	FLAT	150.94	132.23	5	
	Tower 1 GF 6	FLAT	150.94	132.23	5	
	Tower 1 GF 7	FLAT	106.96	96.74	4	
FIRST FLOOR PLAN	Tower 1 FF 1	FLAT	106.96	96.74	4	8
	Tower 1 FF 2	FLAT	150.25	132.47	5	
	Tower 1 FF 3	FLAT	150.25	132.47	5	
	Tower 1 FF 4	FLAT	106.13	93.02	3	
	Tower 1 FF 5	FLAT	150.94	132.23	5	
	Tower 1 FF 6	FLAT	150.23	132.23	5	
	Tower 1 FF 7	FLAT	106.96	96.74	4	
SECOND FLOOR PLAN	Tower 1 SF 1	FLAT	106.96	96.74	4	8
	Tower 1 SF 2	FLAT	150.25	132.47	5	
	Tower 1 SF 3	FLAT	150.25	132.47	5	
	Tower 1 SF 4	FLAT	106.13	93.02	3	
	Tower 1 SF 5	FLAT	150.94	132.23	5	
	Tower 1 SF 6	FLAT	150.94	132.23	5	
	Tower 1 SF 7	FLAT	106.96	96.74	4	
TYPICAL 3, 5, 9, 11, 13, 15, 19, 20, 23 & 24 FLOOR PLAN	Tower 1 TF 1	FLAT	106.96	119.03	11	99
	Tower 1 TF 2	FLAT	150.25	132.47	12	
	Tower 1 TF 3	FLAT	150.25	132.47	12	
	Tower 1 TF 4	FLAT	106.13	93.02	8	
	Tower 1 TF 5	FLAT	150.94	132.23	12	
	Tower 1 TF 6	FLAT	150.94	132.23	12	
	Tower 1 TF 7	FLAT	106.96	119.03	11	
TYPICAL 4, 6, 8, 10, 12, 14, 16, 17, 21, 22, 25 & 26 FLOOR PLAN	Tower 1 TF 1	FLAT	106.96	119.03	11	99
	Tower 1 TF 2	FLAT	150.25	132.47	12	
	Tower 1 TF 3	FLAT	150.25	132.47	12	
	Tower 1 TF 4	FLAT	106.13	93.02	8	
	Tower 1 TF 5	FLAT	150.94	132.23	12	
	Tower 1 TF 6	FLAT	150.94	132.23	12	
	Tower 1 TF 7	FLAT	106.96	119.03	11	
TYPICAL 7, 18 FLOOR PLAN	Tower 1 SeF 1	FLAT	106.96	119.03	11	99
	Tower 1 SeF 2	FLAT	150.25	132.47	12	
	Tower 1 SeF 3	FLAT	150.25	132.47	12	
	Tower 1 SeF 4	FLAT	106.13	93.02	8	
	Tower 1 SeF 5	FLAT	150.94	132.23	12	
	Tower 1 SeF 6	FLAT	150.94	132.23	12	
	Tower 1 SeF 7	FLAT	106.96	119.03	11	
TYPICAL 27 FLOOR PLAN	Tower 1 TF 1	FLAT	106.96	119.03	11	99
	Tower 1 TF 2	FLAT	150.25	132.47	12	
	Tower 1 TF 3	FLAT	150.25	132.47	12	
	Tower 1 TF 4	FLAT	106.13	93.02	8	
	Tower 1 TF 5	FLAT	150.94	132.23	12	
	Tower 1 TF 6	FLAT	150.94	132.23	12	
	Tower 1 TF 7	FLAT	106.96	119.03	11	
Total:			29552.42	26496.13	2123	2123

FAR &Tenement Details

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
BLK2(ALL) (TOWER 2)	D1	0.80	2.10	743
	D1A	0.80	2.10	214
BLK2(ALL) (TOWER 2)	D2	1.00	2.10	954
BLK2(ALL) (TOWER 2)	D3	1.20	2.10	216
BLK2(ALL) (TOWER 2)	SD1	2.10	2.10	107
BLK2(ALL) (TOWER 2)	SD2	2.40	2.10	107
BLK2(ALL) (TOWER 2)	SD3	3.60	2.10	48
BLK2(ALL) (TOWER 2)	SD4	4.05	2.10	107
BLK2(ALL) (TOWER 2)	SD7	4.80	2.10	80

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
BLK2(ALL) (TOWER 3)	D1	0.75	2.10	743
BLK2(ALL) (TOWER 3)	WS	1.80	1.50	214
BLK2(ALL) (TOWER 3)	WD	2.40	1.50	206

No. PRJ/1533/22-23

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

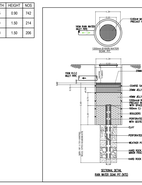
1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/11, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2BUF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 28UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 28UF (Twenty - Six upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated in any other use.
3. Sanction is accorded for the Ground floor parking area shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cables all 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 the distribution transformers & associated equipment as per K.E.R.C (Ele) Cr 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 - IV (Bye-law No. 3.6) of Building Bye-laws 2003.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per bbmp / bwssb norms.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 lobby adjacent to the lift on the ground floor in the multi storied buildings as per building bye-laws.
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 10:00 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 workmen 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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plans without proper revised sanction. In the event of such deviation, the owner about the risk involved in contravention of the provisions of M. 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 intimate to BBMP (Sanctioning Authority) the progress in such 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.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities to built up area more than 2000 Sq.mtrs.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. The Applicant / Owner / Architect shall submit the certificate against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions mentioned 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. They 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or third party during construction activity, the owner is responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any.
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP - 11 / 226 / 2022-23, Dated : 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaga/Hoodige)
Letter No. LD/SEL/CT/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 by the Labour Department and should submit the list of workers engaged by 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. At 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"

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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.



AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1533/22-23	Plot SubUse: Residential Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 18/11, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 218-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	48882.77
Deduction for NetPlot Area	
Balance Final Plot Area	5425.75
Khandakrishi Area	905.93
Total:	5881.68
NET AREA OF PLOT	43701.08
Deduction for Balance Plot Area	
RW Area (unrendered Free of Cost	5425.75
Amenity Area	2406.62
Khandakrishi Area	905.93
Total:	8738.30
BALANCE AREA OF PLOT (A-Deductions)	34962.47
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	22727.36
Proposed Coverage Area (19.00 %)	6402.63
Achieved Net coverage area (75.83 %)	6402.63
Balance coverage area left (38.07 %)	16764.83
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	114370.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)	114370.55
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.50)	114370.55
Residential FAR (100.00%) As per Development Plan approved by BDA (2.50)	103303.49
Residential FAR (100.00%)	102467.15
Proposed FAR Area	102467.15
Achieved Net FAR Area (2.34)	102467.15
Balance FAR Area (0.01)	836.34
BUILT UP AREA CHECK	
Proposed BuiltUp Area	149598.49
Substructure Area Add in BUA (Layout Lvl)	310.00
Achieved BuiltUp Area	149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-	
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-	
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-	
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-	
	Total :		-	-	-	-	627	788	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No15 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/11, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU.

DRAWING TITLE :
BUILDING - 01 (TOWER - 01)
LOWER BASEMENT FLOOR PLAN (Part - A)

SCALE : 1: 200

SHEET NO : 02 OF 32

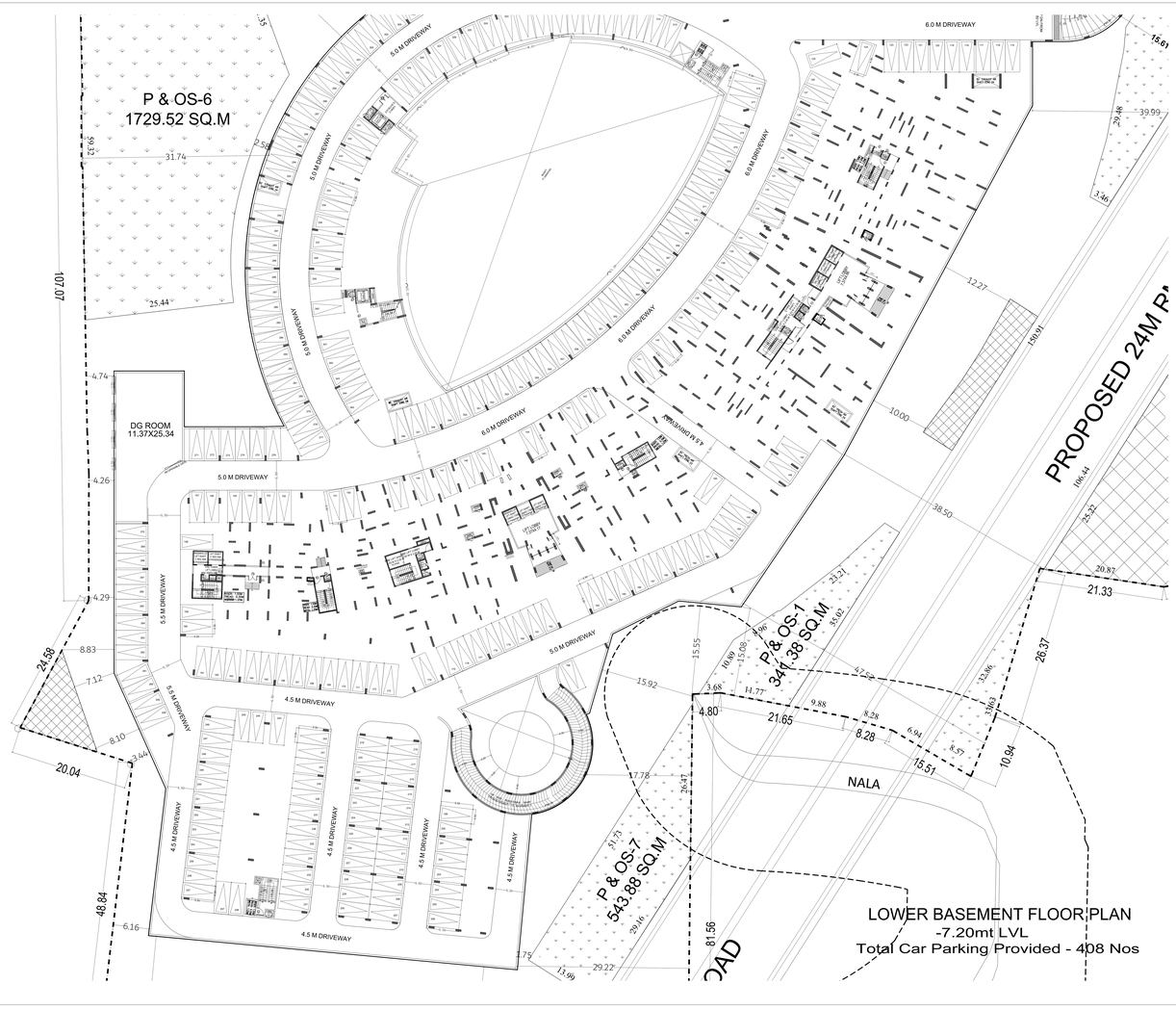
NORTH

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT 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.

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.



Block BUILDING 1 (TOWER 1)

Floor Name	Gross Built Up Area in Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fair Rent Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenements (No.)
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	102.48	5.43		96.03	39.48	0.00	58.55	0.00	0.00	0.00	0.00	0.00	00		
Twentyfourth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Twentythird Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Twentysecond Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Twentyfirst Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Twenty Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Nineteenth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Eighteenth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Seventeenth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Sixteenth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Fifteenth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Fourteenth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Thirteenth Floor	1460.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Twelfth Floor	1460.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Eleventh Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Tenth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Ninth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Eighth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Seventh Floor	1460.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Sixth Floor	1460.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08		
Fifth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Fourth Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
Third Floor	1460.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08		
First Floor	1640.28	214.45	1265.80	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1214.12	1214.12	08		
Ground Floor	1460.37	272.23	1220.14	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1168.46	1168.46	08		
Stilt Floor	1900.80	144.30	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07		
Basement Floor	25161.61	815.24	19391.37	185.89	72.91	0.00	0.00	904.13	626.14	0.00	17062.31	0.00	00		
Comm Basement	24699.71	2207.34	22431.37	206.88	83.13	0.00	0.00	892.36	626.14	0.00	20622.86	0.00	00		
Total	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33029.55	33029.55	215		
Total Number of Same Blocks	1														
Total	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33029.55	33029.55	215		

Typical Table for Block BUILDING 1 (TOWER 1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR Plan	Tower 1 GF 1	FLAT	102.48	96.03	4	1
	Tower 1 GF 2	FLAT	150.25	132.47	5	
	Tower 1 GF 3	FLAT	150.25	132.47	5	7
	Tower 1 GF 4	FLAT	106.12	93.02	3	
	Tower 1 GF 5	FLAT	150.54	132.23	5	
	Tower 1 GF 6	FLAT	150.54	132.23	5	
FIRST FLOOR Plan	Tower 1 FF 1	FLAT	106.96	92.76	4	
	Tower 1 FF 2	FLAT	150.25	132.47	5	
	Tower 1 FF 3	FLAT	150.25	132.47	5	
	Tower 1 FF 4	FLAT	106.12	93.02	3	8
	Tower 1 FF 5	FLAT	150.54	132.23	5	
	Tower 1 FF 6	FLAT	150.54	132.23	5	
SECOND FLOOR Plan	Tower 1 SF 1	FLAT	106.96	92.76	4	
	Tower 1 SF 2	FLAT	150.25	132.47	5	
	Tower 1 SF 3	FLAT	150.25	132.47	5	
	Tower 1 SF 4	FLAT	106.12	93.02	3	8
	Tower 1 SF 5	FLAT	150.54	132.23	5	
	Tower 1 SF 6	FLAT	150.54	132.23	5	
TYPICAL 4, 5, 9, 11, 13, 15, 19, 20,23 & 24 FLOOR Plan	Tower 1 SF 7	FLAT	129.88	113.33	11	
	Tower 1 TB/08	FLAT	129.88	113.33	11	
	Tower 1 TB/09	FLAT	130.13	112.47	12	
	Tower 1 TB/09	FLAT	150.23	132.47	12	
	Tower 1 TB/09	FLAT	129.95	113.47	11	
	Tower 1 TB/09	FLAT	129.96	113.33	11	
	Tower 1 TB/09	FLAT	150.23	132.23	12	
	Tower 1 TB/09	FLAT	150.17	132.24	12	
	Tower 1 TB/09	FLAT	129.88	113.33	11	
TYPICAL 6, 8, 10, 12, 14, 16, 17, 21, 22, 25 & 26 FLOOR Plan	Tower 1 SB/09	FLAT	129.94	111.39	11	
	Tower 1 SB/09	FLAT	146.39	130.66	12	
	Tower 1 SB/09	FLAT	146.50	130.66	12	
	Tower 1 SB/09	FLAT	129.97	111.98	11	
	Tower 1 SB/09	FLAT	129.96	111.39	11	
	Tower 1 SB/09	FLAT	146.50	130.32	12	
	Tower 1 SB/09	FLAT	146.44	130.33	12	
	Tower 1 SB/09	FLAT	129.90	111.39	11	
ENTIRETEN FLOOR Plan	Tower 1 SB/F 1	FLAT	129.96	111.39	11	
	Tower 1 SB/F 2	FLAT	146.39	130.66	12	
	Tower 1 SB/F 3	FLAT	146.50	130.66	12	
	Tower 1 SB/F 4	FLAT	129.97	111.98	11	8
	Tower 1 SB/F 5	FLAT	129.96	111.39	11	
	Tower 1 SB/F 6	FLAT	146.50	130.32	12	
	Tower 1 SB/F 7	FLAT	146.44	130.33	12	
	Tower 1 SB/F 8	FLAT	129.90	111.39	11	
THIRETEEN FLOOR Plan	Tower 1 TF 1	FLAT	129.96	111.39	11	
	Tower 1 TF 2	FLAT	146.39	130.66	12	
	Tower 1 TF 3	FLAT	150.23	132.47	12	
	Tower 1 TF 4	FLAT	129.97	111.98	11	8
	Tower 1 TF 5	FLAT	129.96	111.39	11	
	Tower 1 TF 6	FLAT	150.23	132.23	12	
	Tower 1 TF 7	FLAT	150.17	132.24	12	
	Tower 1 TF 8	FLAT	129.88	113.33	11	
Total			3953.54	3486.16		215

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.)	Tenements (No.)	Carpet Area of other Than Tenement
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33029.55	33029.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.95	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 4)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	181.62
BUILDING 5 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.96	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.61
BUILDING 6 (TOWER 3)	1	23156.01	2354.43	20841.58	625.29	441.63	55.48	83.33	0.00	59.08	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166069.91	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38126.16	102467.24	102467.24	657.00	3885.13

No. PRJ1533/92/2-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2(Part - 6)(Part - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2(Part - 6)(Part - Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2(Part - 6)(Part - Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2(Part - 6)(Part - Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2(Part - 0)(Part - Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated in any other use.
3. Two Basement and Stilt floor shall be used only for parking and shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
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 all 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 & occupants.
12. The applicant shall provide a space for mounting the distribution transformers & associated equipment as K.E.R.C (Ed.2) 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 - IV (Bye-law No. 3.6) of the Building Bye-laws, 2003.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Building 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 Bye-law 7.31 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 lobby adjacent to the lift on each floor for the use of physically handicapped persons as per building bye-laws.
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 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage arising 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 neighboring property, public roads and footpaths, and besides ensuring safety of workmen 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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plans without proper revised sanction. They shall bring to the notice of the owner about the risk involved in contravention of the provisions of, the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Directions 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 make application to BBMP (Sanctioning Authority) if 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.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities like 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 / Occupants shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of KAR 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 Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. The Applicant / Owner / Architect shall submit the undertaking that the sanctioned plan the action will be initiated according to BBMP -NOC - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions mentioned 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 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or third party during construction, the owner / builder will be responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any.
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP - 11 / 226 / 2022-23, Dated : 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike)
Letter No. LD/SEL/CT/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 by the Labour Department and should submit the modified list whenever there is additional engagement. The concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At 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"

NOTE:

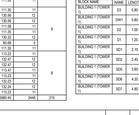
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any disputes that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK(2)/ (TOWER 2)	D1	0.80	2.10	743
	D1A	0.80	2.10	2714
BLK(2)/ (TOWER 2)	D2	1.00	2.10	1274
BLK(2)/ (TOWER 2)	D3	1.20	2.10	215
BLK(2)/ (TOWER 2)	SD1	2.10	2.10	107
BLK(2)/ (TOWER 2)	SD2	2.40	2.10	107
BLK(2)/ (TOWER 2)	SD5	3.60	2.10	48
BLK(2)/ (TOWER 2)	SD6	4.20	2.10	107
BLK(2)/ (TOWER 2)	SD7	4.80	2.10	90

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK(3)/(TOWER 3)	V	2.75	3.00	142
BLK(3)/(TOWER 3)	MS	1.80	1.50	214
BLK(3)/(TOWER 3)	MV	2.40	1.50	356



SECTION
SAND BED (AVG 25 MM)

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: PRJ1533/92/2-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW		City Survey No.: 18/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III		Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA		PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura		Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149		
Planning District: 218-Varthur		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	49882.77
Deduction for NetPlot Area		
Corridor/ Frac.of Cost		5425.75
Khandaland Area		909.00
Total:		5881.48
NET AREA OF PLOT	(A-Deductions)	43701.08
Deduction for Balance Plot Area		
RW Area isunderstated Free of Cost		5425.75
Amenity Area		2436.00
Khandaland Area		909.00
Total:		8770.75
BALANCE AREA OF PLOT	(A-Deductions)	40021.47
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		23117.36
Proposed Coverage Area (19.00 %)		6402.63
Achieved Net coverage area (75.83 %)		6402.63
Balance coverage area left (38.07 %)		16754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114370.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		114370.55
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		114370.55
Residential FAR (100.00%)		102467.15
BDA (2.50)		102467.15
Residential FAR (100.00%)		102467.15
Proposed FAR Area		102467.15
Achieved Net FAR Area (2.24)		102467.15
Balance FAR Area (0.01)		329.38
BUILT UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in BUA (Layout Lvl)		310.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 3 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 5 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 6 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 02 (TOWER - 02, 03 & 04)
LOWER BASEMENT FLOOR PLAN (Part - B)

SHEET NO : 03 OF 32

SCALE : 1: 200

N

NORTH

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT DIRECTOR / TOWN PLANNER	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.

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.

UPPER BASEMENT FLOOR PLAN
-3.90mt LVL
Total Car Parking Provided - 323 Nos

Block BUILDING 1 (TOWER 1)

Floor Name	Gross Built Up Area in Sq.mt.)	Deductions From Gross Built Up Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fair Rate (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenet (No.)
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	102.48	0.43	96.03	99.48	0.00	58.55	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyninth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentyeighth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentyseventh Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twentysixth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twentyfifth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentyfourth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentythird Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twentysecond Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twentyfirst Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentieth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Nineteenth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Eighteenth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Seventeenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Sixteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fifteenth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Fourteenth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Thirteenth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twelfth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Eleventh Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Tenth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Ninth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Eighth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Seventh Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Sixth Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Fifth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fourth Floor	1400.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Third Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Second Floor	1400.63	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
First Floor	1540.20	214.40	1265.80	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1214.12	1214.12	08
Ground Floor	1492.37	272.23	1220.14	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1168.46	1168.46	08
Upper Basement	1900.80	144.30	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07
Lower Basement	25161.61	810.24	19391.37	189.89	72.91	0.00	904.13	626.14	0.00	17562.31	0.00	0.00	00
Cellar Basement	24688.71	2207.34	22431.37	206.88	83.13	0.00	892.36	626.14	0.00	20622.84	0.00	0.00	00
Total	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215
Total Number of Same Blocks	1												
Total:	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215

No. PRJ1537/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/11, 19/3, 18/12, 19/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2BUF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2SF + GF + 2BUF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2SF + GF + 2BUF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated in any other use.
3. Two Basement and One Cellar floors shall be used only for parking and shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, 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.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) of building bye laws 2003.
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 Storm Water Drain 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 1893-2000 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 - 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 lobby adjacent to the lift on each floor in the case of high rise multi storied buildings as per building bye-laws.
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 10:00 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).
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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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plans without proper written permission. If he fails to bring this fact to the owner's notice about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Directions 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 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.
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 KAR 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 Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. The Applicant / Owner / Architect shall submit the certificate against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions mentioned 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or third party during construction activity, the owner / builder / GPA holder / developer shall be responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any.
49. All other conditions and conditions mentioned in the work issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP - 11 / 226 / 2022-23, Dated : 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadagaHoodike)
Letter No. LD/SEL/CT/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. The list of the workers should be submitted to the Labour Department by the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At 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"

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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

UnitBUA Table for Block :BUILDING 1 (TOWER 1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Tower 1 GF A	FLAT	106.76	86.74	4	7
	Tower 1 GF B	FLAT	102.25	82.47	3	
	Tower 1 GF C	FLAT	106.76	86.74	4	
	Tower 1 GF D	FLAT	106.23	84.62	3	
	Tower 1 GF E	FLAT	110.54	130.23	12	
	Tower 1 GF F	FLAT	106.76	86.74	4	
	Tower 1 GF G	FLAT	106.76	86.74	4	
FIRST FLOOR PLAN	Tower 1 FF I	FLAT	106.76	86.74	4	8
	Tower 1 FF A	FLAT	106.76	86.74	4	
	Tower 1 FF B	FLAT	102.25	130.47	12	
	Tower 1 FF C	FLAT	106.76	86.74	4	
	Tower 1 FF D	FLAT	106.23	84.62	3	
	Tower 1 FF E	FLAT	106.76	86.74	4	
	Tower 1 FF F	FLAT	102.25	130.23	12	
	Tower 1 FF G	FLAT	106.76	86.74	4	
SECOND FLOOR PLAN	Tower 1 SF I	FLAT	106.76	86.74	4	8
	Tower 1 SF A	FLAT	106.76	86.74	4	
	Tower 1 SF B	FLAT	102.25	130.47	12	
	Tower 1 SF C	FLAT	106.76	86.74	4	
	Tower 1 SF D	FLAT	106.23	84.62	3	
	Tower 1 SF E	FLAT	106.76	86.74	4	
	Tower 1 SF F	FLAT	102.25	130.23	12	
	Tower 1 SF G	FLAT	106.76	86.74	4	
TYPICAL - 3, 5, 9, 11, 13, 15, 19, 20, 23, 25 & 28 FLOOR PLAN	Tower 1 TF I	FLAT	106.76	86.74	4	11
	Tower 1 TF A	FLAT	106.76	86.74	4	
	Tower 1 TF B	FLAT	102.25	130.47	12	
	Tower 1 TF C	FLAT	106.76	86.74	4	
	Tower 1 TF D	FLAT	106.23	84.62	3	
	Tower 1 TF E	FLAT	106.76	86.74	4	
	Tower 1 TF F	FLAT	102.25	130.23	12	
	Tower 1 TF G	FLAT	106.76	86.74	4	
TYPICAL - 4, 6, 10, 12, 14, 16, 17, 21, 22, 24, 26 & 29 FLOOR PLAN	Tower 1 TF I	FLAT	106.76	86.74	4	11
	Tower 1 TF A	FLAT	106.76	86.74	4	
	Tower 1 TF B	FLAT	102.25	130.47	12	
	Tower 1 TF C	FLAT	106.76	86.74	4	
	Tower 1 TF D	FLAT	106.23	84.62	3	
	Tower 1 TF E	FLAT	106.76	86.74	4	
	Tower 1 TF F	FLAT	102.25	130.23	12	
	Tower 1 TF G	FLAT	106.76	86.74	4	
TYPICAL - 7, 8	Tower 1 TF I	FLAT	106.76	86.74	4	11
	Tower 1 TF A	FLAT	106.76	86.74	4	
	Tower 1 TF B	FLAT	102.25	130.47	12	
	Tower 1 TF C	FLAT	106.76	86.74	4	
	Tower 1 TF D	FLAT	106.23	84.62	3	
	Tower 1 TF E	FLAT	106.76	86.74	4	
	Tower 1 TF F	FLAT	102.25	130.23	12	
	Tower 1 TF G	FLAT	106.76	86.74	4	
TYPICAL - 18	Tower 1 TF I	FLAT	106.76	86.74	4	11
	Tower 1 TF A	FLAT	106.76	86.74	4	
	Tower 1 TF B	FLAT	102.25	130.47	12	
	Tower 1 TF C	FLAT	106.76	86.74	4	
	Tower 1 TF D	FLAT	106.23	84.62	3	
	Tower 1 TF E	FLAT	106.76	86.74	4	
	Tower 1 TF F	FLAT	102.25	130.23	12	
	Tower 1 TF G	FLAT	106.76	86.74	4	
RESTRICTED FLOOR PLAN	Tower 1 RF I	FLAT	106.76	86.74	4	8
	Tower 1 RF A	FLAT	106.76	86.74	4	
	Tower 1 RF B	FLAT	102.25	130.47	12	
	Tower 1 RF C	FLAT	106.76	86.74	4	
	Tower 1 RF D	FLAT	106.23	84.62	3	
	Tower 1 RF E	FLAT	106.76	86.74	4	
	Tower 1 RF F	FLAT	102.25	130.23	12	
	Tower 1 RF G	FLAT	106.76	86.74	4	
Total:	-	-	3953.42	3986.43	-	215

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D1	0.80	2.10	743
	D1A1	0.80	2.10	2714
	D2	1.00	2.10	858
	D3	1.20	2.10	215
BUILDING 2 (TOWER 4)	SD1	2.10	2.10	107
	SD2	2.40	2.10	107
	SD3	3.60	2.10	48
BUILDING 2 (TOWER 3)	SD4	4.20	2.10	107
	SD5	4.80	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	V1	0.75	0.90	743
BUILDING 1 (TOWER 1)	MS	1.80	1.50	214
BUILDING 1 (TOWER 1)	MV	2.40	1.50	356

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fair Rate (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	215	0.00
BUILDING 2 (TOWER 4)	1	48894.41	5361.31	43533.10	854.95	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	215	0.00
BUILDING 2 (TOWER 6)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	61	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.86	6.66	22.26	0.00	0.00	0.00	3536.61	00	3723.51
BUILDING 2 (TOWER 3)	1	23156.51	2354.43	20841.06	625.29	441.63	55.48	83.33	0.00	59.08	0.00	19676.29	160	0.00
Grand Total:	5	166069.51	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38125.16	102467.24	657.00	3885.13

AREA STATEMENT (BBMP) — VERSION NO.: 1.0.12 / VERSION DATE: 09/12/2022

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1537/22-23	Plot SubUse: Apartment (Main)
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 18/11, 19/3, 18/12, 19/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 216-Varthur	

AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	44662.57
Deduction for NetPlot Area		
Corridor Fire of Cost		5425.75
Khandaland Area		909.00
Total:		5881.68
NET AREA OF PLOT	(A-Deductions)	42731.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5425.75
Amenity Area		2406.82
Khandaland Area		909.00
Total:		8741.57
BALANCE AREA OF PLOT	(A-Deductions)	34031.47
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		22117.36
Proposed Coverage Area (19.00 %)		6402.63
Achieved Net coverage area (75.82 %)		6402.63
Balance coverage area left (39.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114370.55
Additional F.A.R within Ring I and II (for amalgamated plot of 2.50)		114370.55
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		114370.55
Residential FAR (100.00%)		103303.49
BDA (2.50)		
Residential FAR (100.00%)		102467.15
Proposed FAR Area		102467.15
Achieved Net FAR Area (2.24)		102467.15
Balance FAR Area (0.01)		836.34
BUILT UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in BUA (Layout Lvl)		310.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 6)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
	Total :		-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8521.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No15 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1065/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur

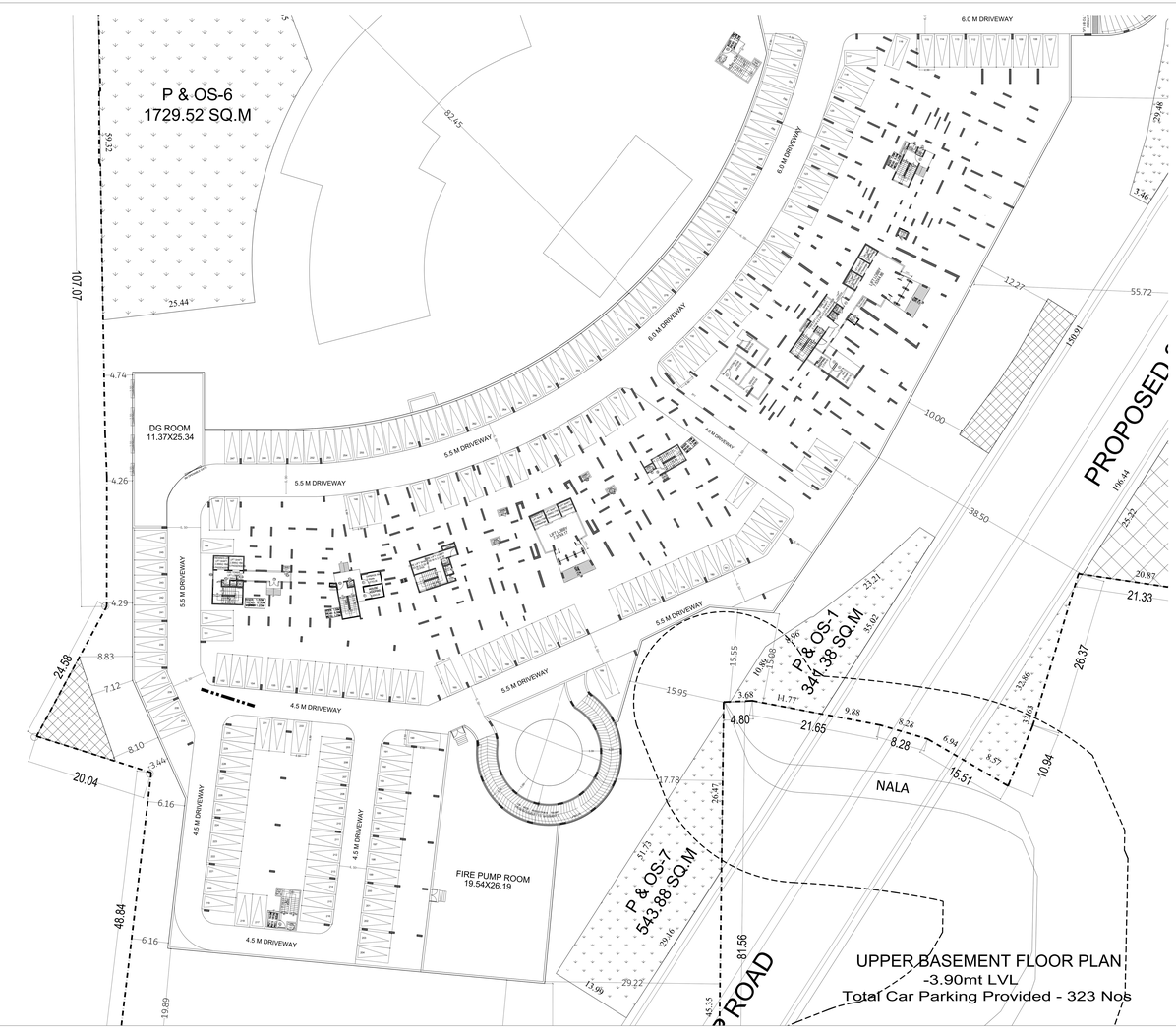
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/11, 19/3, 18/12, 19/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 01 (TOWER - 01)
UPPER BASEMENT FLOOR PLAN (Part - A)

SCALE : 1: 200

SHEET NO : 04 OF 32

SCHEMATIC SECTION
FOR BASEMENT FLOOR
FOR BASEMENT FLOOR
FOR BASEMENT FLOOR



Block BUILDING 1 (TOWER 1)

Floor Name	Gross Built Up Area in 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.)	Tenet (No.)	
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	102.48	5.43		96.03	39.48	0.00	58.55	0.00	0.00	0.00	0.00	0.00	00	
Twentyfirth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentysecond Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentythird Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentyfourth Floor	1450.77	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Twentyfifth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Twentysixth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentyseventh Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentyeighth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Twentyninth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Thirtieth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Thirtyfirst Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Thirtysecond Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Thirtythird Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Thirtyfourth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Thirtyfifth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Thirtysixth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Thirtyseventh Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Thirtyeighth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Thirtyninth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fortieth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fortyfirst Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fortysecond Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fortythird Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fortyfourth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fortyfifth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fortysixth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fortyseventh Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fortyeighth Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fortyninth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fiftieth Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fiftyfirst Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fiftysecond Floor	1450.77	158.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08	
Fiftythird Floor	1465.62	158.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08	
Fiftyfourth Floor	1040.28	214.40	1065.80	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1214.12	1214.12	08	
Fiftyfifth Floor	1460.37	272.23	1220.14	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1168.46	1168.46	08	
Fiftysixth Floor	1900.80	144.30	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07	
Basement Floor	25161.61	810.24	19351.37	185.89	72.91	0.00	904.13	926.14	0.00	17952.31	0.00	0.00	00	
Lower Basement Floor	24699.71	2207.34	22431.37	206.88	83.13	0.00	892.36	926.14	0.00	20622.86	0.00	0.00	00	
Total	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215	
Total Number of Same Blocks	1													
Total	84468.88	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215	

No. PRJ/1519/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2BUF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 2BUF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 2BUF (Twenty - Six upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 1OUF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated in any other use.
3. Sanction is accorded for the Ground + 26 floors only. Shall not be deviated in any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles all 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 / unfriendly incidents during 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 housing the distribution transformers & associated equipment as K.E.R.C (Ele) Cr code by 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 - IV (Bye-law No. 3.6) of building bye laws 2003.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 lobby without interfering the fire escape staircase, lift and lift lobby as per requirement of fire safety norms.
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 10:00 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 workmen 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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plans without proper written permission. In the event of such deviation the owner about the risk involved in contravention of the provisions of M.R.Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Decisions 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 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.
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 sharge 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 Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If any of the above conditions are violated / not complied with against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should adhere to the special conditions mentioned 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or third party during construction activity, the owner is responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any.
49. All other conditions and conditions mentioned in the work issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP - 11 / 226 / 2022-23, Dated : 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadagiHoodike)

Letter No. LD/SEL/CT/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. The list of the workers should be submitted to the Labour Department by the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At 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"
5. 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166
Total :			-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8821.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

AREA STATEMENT (BBMP) — VERSION NO.: 1.0.12 / VERSION DATE: 09/12/2022

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1519/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 18/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 218-Varthur	

AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	49882.77
Deduction for NetPlot Area		
Gurrakoor Free of Cost		5425.75
Khandaleti Area		909.00
Total:		6401.48
NET AREA OF PLOT	(A-Deductions)	43731.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5425.75
Amenity Area		2495.00
Khandaleti Area		909.00
Total:		8829.75
BALANCE AREA OF PLOT	(A-Deductions)	40031.47
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		23117.36
Proposed Coverage Area (19.00 %)		6402.53
Achieved Net coverage area (19.00 %)		6402.53
Balance coverage area left (38.00 %)		16754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114370.55
Additional F.A.R within Ring I and II (for amalgamated plot) (0.00)		114370.55
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		114370.55
Residential FAR (100.00%)	As per Development Plan approved by BDA (2.50)	103303.49
Residential FAR (100.00%)		102467.15
Proposed FAR Area		102467.15
Achieved Net FAR Area (2.24)		102467.15
Balance FAR Area (0.01)		836.34
BUILT UP AREA CHECK		
Proposed BuiltUp Area		149998.49
Substructure Area Add in BUA (Layout Lvl)		310.00
Achieved BuiltUp Area		149813.49

COLOR INDEX

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

FAR &Tenement Details

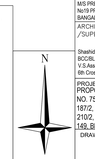
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions from Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area of other than Tenement
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.95	567.81	68.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	161.62
BUILDING 2 (TOWER 4)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.86	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.51
BUILDING 2 (TOWER 3)	1	23156.01	2354.43	20841.58	625.29	441.63	55.48	83.33	0.00	59.08	0.00	19676.29	19676.29	160	0.00
Grand Total:	5	166069.91	16491.02	149598.49	3353.10	1865.30	209.70	2162.42	1252.28	226.29	38125.16	102467.24	102467.24	657.00	3885.13

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK2(4bc) (TOWER 2)	D3	0.80	2.10	743
	D4P1	0.80	2.10	2714
BLK2(4bc) (TOWER 4)	D2	1.00	2.10	61
BLK2(4bc) (TOWER 2)	D1	1.20	2.10	215
BLK2(4bc) (TOWER 4)	SD1	2.10	2.10	107
	SD2	2.40	2.10	61
BLK2(4bc) (TOWER 2)	SD5	3.60	2.10	48
BLK2(4bc) (TOWER 4)	SD6	4.20	2.10	107
BLK2(4bc) (TOWER 2)	SD7	4.80	2.10	90

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK2(5bc) (TOWER 3)	D1	0.75	2.00	742
BLK2(5bc) (TOWER 3)	M5	1.80	1.50	214
BLK2(5bc) (TOWER 3)	M7	2.40	1.50	306



SCALE : 1: 200

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT DIRECTOR / TOWN PLANNER	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.

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/02-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 02 (TOWER - 02, 03 & 04)
UPPER BASEMENT FLOOR PLAN (Part- B)

SHEET NO : 05 OF 32

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.

Block :BUILDING 1 (TOWER 1)

No :PR/J3159/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2ST + Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 2ST + Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 2ST + Twenty - Six upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface 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 kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and at every successive floor or storey level, and on completion of the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / 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.R.C (Esta.S) code leaving 3.00 mts. from the road side in the premises.
13. The applicant shall provide a separate room preferably measuring 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 as 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes and recharge pits to recharge storm water shall be provided as per the requirement 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 - 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 10.00 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 Unit/Composting unit installed at site for its re-use. Occupants of Residential Apartments (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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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/56/2019-20, 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 initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The owner shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occasioned to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP / 11 (28) / 2022-23, Dated: 17 - 12 - 2122 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)
Letter No. LD/05/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. At 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"

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Floor Name	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.)	Tenements (No.)
	Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
Terrace Floor	103.46	5.43	98.03	39.46	0.00	58.56	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentythird Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentysecond Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentyfirst Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentieth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Nineteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Eighteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Seventeenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	75.32	0.00	0.00	1165.16	1165.16	08
Sixteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fifteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fourteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Thirteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twelfth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Eleventh Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Tenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Eighth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Seventh Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Sixth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fifth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fourth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Third Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Second Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
First Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Ground Floor	1560.80	144.39	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07
Upper Basement 1	2010.81	810.24	19291.37	185.89	72.91	0.00	904.13	626.14	0.00	17002.31	0.00	0.00	00
Lower Basement 2	34668.71	2257.34	23431.37	206.88	83.13	0.00	892.36	626.14	0.00	20602.86	0.00	0.00	00
Total	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215
Total Number of Same Blocks	1												
Total	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215

UnitBUA Table for Block :BUILDING 1 (TOWER 1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	Tower 1 (UF 1)	FLAT	106.16	83.53	3	7
	Tower 1 (UF 2)	FLAT	150.06	120.47	3	
	Tower 1 (UF 3)	FLAT	106.16	83.53	3	
	Tower 1 (UF 4)	FLAT	106.13	83.50	3	
	Tower 1 (UF 5)	FLAT	150.04	120.23	3	
	Tower 1 (UF 6)	FLAT	150.18	120.34	3	
FIRST FLOOR PLAN	Tower 1 (UF 1)	FLAT	106.04	82.78	3	8
	Tower 1 (UF 2)	FLAT	150.06	120.47	3	
	Tower 1 (UF 3)	FLAT	106.13	83.50	3	
	Tower 1 (UF 4)	FLAT	106.13	83.50	3	
	Tower 1 (UF 5)	FLAT	150.22	120.47	3	
	Tower 1 (UF 6)	FLAT	106.13	83.50	3	
	Tower 1 (UF 7)	FLAT	106.13	82.78	3	
	Tower 1 (UF 8)	FLAT	150.06	120.47	3	
SECOND FLOOR PLAN	Tower 1 (UF 1)	FLAT	106.04	82.78	3	8
	Tower 1 (UF 2)	FLAT	150.06	113.23	3	
	Tower 1 (UF 3)	FLAT	150.13	120.47	3	
	Tower 1 (UF 4)	FLAT	106.13	83.50	3	
	Tower 1 (UF 5)	FLAT	106.13	83.50	3	
	Tower 1 (UF 6)	FLAT	150.22	120.23	3	
	Tower 1 (UF 7)	FLAT	150.17	120.24	3	
	Tower 1 (UF 8)	FLAT	150.06	113.23	3	
TYPICAL - 4, 7, 9, 11, 13, 15, 17, 21, 23, 25, 27 & 29 FLOOR PLAN	1	FLAT	106.50	113.23	11	99
	Tower 1 (BK-2BK)	FLAT	150.13	120.47	12	
	2	FLAT	150.23	120.47	12	
	Tower 1 (BK-2BK)	FLAT	106.06	113.47	11	
	Tower 1 (BK-2BK)	FLAT	106.06	113.23	11	
	Tower 1 (BK-2BK)	FLAT	150.23	120.23	12	
	Tower 1 (BK-2BK)	FLAT	150.17	120.24	12	
	Tower 1 (BK-2BK)	FLAT	150.06	113.23	11	
TYPICAL - 5, 6, 8, 10, 12, 14, 16, 18, 19, 20, 22, 24, 26, 28 & 30 FLOOR PLAN	Tower 1 (BK-2BK)	FLAT	106.04	111.35	11	99
	Tower 1 (BK-2BK)	FLAT	148.35	120.06	12	
	Tower 1 (BK-2BK)	FLAT	148.43	120.06	12	
	Tower 1 (BK-2BK)	FLAT	106.07	111.58	11	
	Tower 1 (BK-2BK)	FLAT	106.06	111.35	11	
	Tower 1 (BK-2BK)	FLAT	148.43	120.06	12	
	Tower 1 (BK-2BK)	FLAT	148.44	120.33	12	
	Tower 1 (BK-2BK)	FLAT	106.06	111.35	11	
EIGHTEENTH FLOOR PLAN	Tower 1 (BK-1 BK-2	FLAT	106.04	111.35	11	9
	Tower 1 (BK-2 BK-3	FLAT	148.35	120.06	12	
	Tower 1 (BK-2 BK-3	FLAT	148.43	120.06	12	
	Tower 1 (BK-2 BK-3	FLAT	106.07	111.58	11	
	Tower 1 (BK-1 BK-2	FLAT	106.06	111.35	11	
	Tower 1 (BK-2 BK-3	FLAT	148.43	120.06	12	
	Tower 1 (BK-2 BK-3	FLAT	148.44	120.33	12	
	Tower 1 (BK-1 BK-2	FLAT	106.06	111.35	11	
THIRD FLOOR PLAN	Tower 1 (F 1)	FLAT	106.50	113.23	11	9
	Tower 1 (F 2)	FLAT	150.13	120.47	12	
	Tower 1 (F 3)	FLAT	150.23	120.47	12	
	Tower 1 (F 4)	FLAT	106.06	113.47	11	
	Tower 1 (F 5)	FLAT	106.06	113.23	11	
	Tower 1 (F 6)	FLAT	150.23	120.23	12	
	Tower 1 (F 7)	FLAT	150.17	120.24	12	
	Tower 1 (F 8)	FLAT	150.06	113.23	11	
*Total			39525.97	29997.49	3048	215

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D	0.90	2.10	163
	D1	0.75	2.10	162
BUILDING 1 (TOWER 1)	W	1.80	1.50	214
	V	0.75	0.90	162
BUILDING 1 (TOWER 1)	W1	1.80	1.50	214
	W2	2.40	1.50	398

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	V1	0.75	0.90	162
	W5	1.80	1.50	214
BUILDING 1 (TOWER 1)	W7	2.40	1.50	398

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D	0.90	2.10	163
BUILDING 1 (TOWER 1)	D1	0.75	2.10	162
BUILDING 1 (TOWER 1)	D2	0.90	2.10	214
BUILDING 1 (TOWER 1)	D3	1.05	2.10	999
BUILDING 1 (TOWER 1)	D4	1.20	2.10	215
BUILDING 1 (TOWER 1)	SD1	2.10	2.10	107
BUILDING 1 (TOWER 1)	SD2	2.40	2.10	107
BUILDING 1 (TOWER 1)	SD3	2.60	2.10	46
BUILDING 1 (TOWER 1)	SD4	4.20	2.10	107
BUILDING 1 (TOWER 1)	SD7	4.80	2.10	60

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tenements (No.)	Carpet Area of other than Tenement
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 4 (TOWER 4)	1	23195.51	2354.45	20841.06	629.25	441.63	56.48	83.33	0.00	59.08	0.00	19676.29	19676.29	166	0.00
Grand Total	5	166089.91	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38125.16	102407.24	102407.24	687.00	3885.13

BUILDING 1-TOWER 1
GROUND FLOOR PLAN +0.45mt LVL
Total Number Of Units - 07

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 06/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PR/J3159/22-23	Plot SubUse: Residential
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 378-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 49682.17
Deduction for NetCtd Area	
Sanction Fee of Cost	5435.75
Khandaland Area	505.93
Total:	5941.68
NET AREA OF PLOT	(A-Deductions) 42721.99
Deduction for Balance Pkd Area	
RW Area surrendered Free of Cost	5435.75
Amenity Area	2438.62
Khandaland Area	505.93
Total:	8380.30
BALANCE AREA OF PLOT	(A-Deductions) 40302.47
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	21177.36
Proposed Coverage Area (15.93 %)	8423.03
Achieved Net coverage area (15.93 %)	8423.03
Balance coverage area left (34.07 %)	15754.83
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	114235.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)	114235.55
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.50)	114235.55
Residential FAR (at an Development Plan approved by BDA 2.25)	102503.49
Commercial FAR (100.00%)	102407.15
Proposed FAR Area	102407.15
Achieved Net FAR Area (2.24)	102407.15
Balance FAR Area (0.01)	329.34
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	149598.49
Substructure Area Add in BUA (Layout Lvl)	315.00
Achieved BuiltUp Area	149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

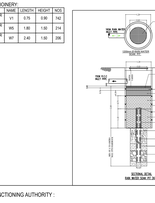
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

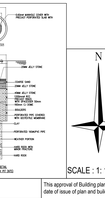
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Prop.	Reqd./Unit	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215 -
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215 -
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5 -
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166 -
	Total		-	-	-	-	627 788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	0	37428.22
Total		10381.25		48263.22





SCALE - 1: 100

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	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.

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No18 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 01 (TOWER - 01)
GROUND FLOOR PLAN

SHEET NO : 06 OF 32

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.

Block :BUILDING 1 (TOWER 1)

No. :PR/J3159/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 26UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
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 (Esta.S) code leaving 3.00 mts. from the building on 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes and shall not be used for any purpose at all times and shall not be converted for any other purpose as per 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 practicing 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 - 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 10.00 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 Plant along with installed at site for in-situ / 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 of 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 purposes 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 / Owner / 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 permit the sanctioned plan the action will be initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The owner shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP / 11 /226 /2013-20, Dated; 17 - 12 - 2020 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

Letter No: LD/05/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. At 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"

%%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.
5. BBMP shall not responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward No: PR/J3159/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363	
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-149		
Planning District: 378-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	48682.17
Deduction for NetPlot Area		
Surrender Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	42721.99
Deduction for Balance Plot Area		
RW Area surrendered/ Free of Cost		5435.75
Amenity Area		2406.82
Khandaland Area		505.93
Total:		8348.50
BALANCE AREA OF PLOT	(A-Deductions)	40322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21177.36
Proposed Coverage Area (15.93 %)		8423.03
Achieved Net coverage area (15.93 %)		8423.03
Balance coverage area left (39.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.50)		114255.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)		114255.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114255.55
Residential FAR (100.00%)		102933.49
Commercial FAR as per Development Plan approved by BDA (2.25)		102933.49
Achieved Total FAR (100.00%)		102467.13
Proposed FAR Area		102467.13
Achieved Net FAR Area (2.34)		102467.13
Balance FAR Area (0.01)		326.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149588.49
Substructure Area Add in BUA (Lesser/ Lift)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Reqd./Unit	Car Parking Reqd.	Car Parking Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-		788	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 01 (TOWER - 01)
FIRST FLOOR PLAN
SECOND FLOOR PLAN

SHEET NO : 07 OF 32

SCALE - 1: 100

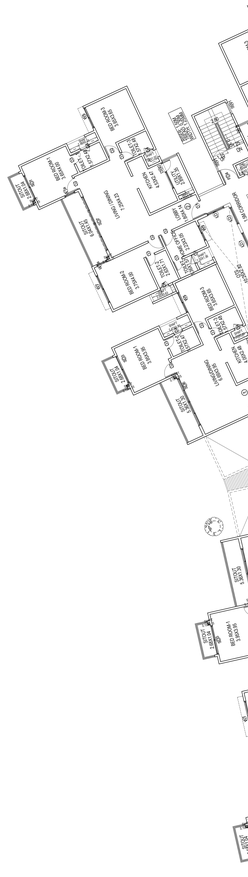
NORTH

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.

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.



FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tnmt (No.)	Carpet Area of other than Tenement
					StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.				
BUILDING 1 (TOWER 1)	1	84468.99	7570.39	76919.60	1264.12	712.78	58.56	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00	
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	1121.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00	
BUILDING 2 (TOWER 4)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62	
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01	
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	629.25	441.63	56.48	83.33	0.00	59.08	0.00	19576.29	19576.29	166	0.00	
Grand Total:	5	166089.91	16491.02	149598.49	3353.10	1865.30	206.70	3162.42	1252.28	226.29	38125.16	102467.24	102467.24	687.00	3885.13	

Unit/Sub Table for Block :BUILDING 1 (TOWER 1)

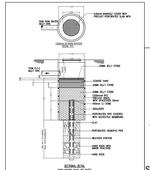
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Tower-1 GF-1	FLAT	136.16	91.71	3	7
	Tower-1 GF-2	FLAT	150.06	102.47	3	
	Tower-1 GF-3	FLAT	136.16	91.71	3	
	Tower-1 GF-4	FLAT	136.13	91.69	3	
	Tower-1 GF-5	FLAT	150.04	102.23	3	
	Tower-1 GF-6	FLAT	150.06	102.24	3	
	Tower-1 GF-7	FLAT	136.16	91.72	3	
FIRST FLOOR PLAN	Tower-1 1F-1	FLAT	136.29	92.78	3	8
	Tower-1 1F-2	FLAT	150.06	102.47	3	
	Tower-1 1F-3	FLAT	136.13	92.01	3	
	Tower-1 1F-4	FLAT	136.13	91.69	3	
	Tower-1 1F-5	FLAT	150.23	102.47	3	
	Tower-1 1F-6	FLAT	150.06	102.24	3	
	Tower-1 1F-7	FLAT	136.16	91.72	3	
SECOND FLOOR PLAN	Tower-1 2F-1	FLAT	150.13	102.47	3	8
	Tower-1 2F-2	FLAT	150.06	102.24	3	
	Tower-1 2F-3	FLAT	136.13	91.69	3	
	Tower-1 2F-4	FLAT	136.13	92.01	3	
	Tower-1 2F-5	FLAT	136.13	92.78	3	
	Tower-1 2F-6	FLAT	150.23	102.24	3	
	Tower-1 2F-7	FLAT	150.17	102.24	3	
	Tower-1 2F-8	FLAT	136.16	91.72	3	
TYPICAL-1, 3, 5, 9, 11, 13, 17, 21, 25, 29 & 31 FLOOR PLAN	3 BHK-2BH-2WH	FLAT	136.50	113.25	11	11
	3 BHK-2BH-2WH	FLAT	150.13	122.47	12	12
	3 BHK-2BH-2WH	FLAT	150.23	122.47	12	12
	3 BHK-2BH-2WH	FLAT	136.96	113.47	11	11
	3 BHK-2BH-2WH	FLAT	136.96	113.23	11	11
	3 BHK-2BH-2WH	FLAT	150.23	122.23	12	12
	3 BHK-2BH-2WH	FLAT	150.17	122.24	12	12
	3 BHK-2BH-2WH	FLAT	136.96	113.23	11	11
TYPICAL-5, 6, 7, 9, 10, 11, 13, 14, 15, 17, 18, 19, 21, 22, 23, 25, 26, 27, 29, 30 & 31 FLOOR PLAN	3 BHK-2BH-2WH	FLAT	136.96	113.25	11	11
	3 BHK-2BH-2WH	FLAT	148.30	120.00	12	12
	3 BHK-2BH-2WH	FLAT	148.43	120.00	12	12
	3 BHK-2BH-2WH	FLAT	136.97	111.08	11	11
	3 BHK-2BH-2WH	FLAT	136.96	111.35	11	11
	3 BHK-2BH-2WH	FLAT	148.43	120.00	12	12
	3 BHK-2BH-2WH	FLAT	148.64	120.00	12	12
	3 BHK-2BH-2WH	FLAT	136.96	111.35	11	11
EIGHTEENTH FLOOR PLAN	Tower-1 18H-1	FLAT	136.94	111.35	11	11
	Tower-1 18H-2	FLAT	148.30	120.00	12	12
	Tower-1 18H-3	FLAT	148.62	120.00	12	12
	Tower-1 18H-4	FLAT	136.97	111.08	11	11
	Tower-1 18H-5	FLAT	136.96	111.35	11	11
	Tower-1 18H-6	FLAT	148.43	120.00	12	12
	Tower-1 18H-7	FLAT	136.96	111.35	11	11
THIRD FLOOR PLAN	Tower-1 3F-1	FLAT	136.50	113.25	11	11
	Tower-1 3F-2	FLAT	150.13	122.47	12	12
	Tower-1 3F-3	FLAT	150.23	122.47	12	12
	Tower-1 3F-4	FLAT	136.96	113.47	11	11
	Tower-1 3F-5	FLAT	136.96	113.23	11	11
	Tower-1 3F-6	FLAT	150.23	122.23	12	12
	Tower-1 3F-7	FLAT	150.17	122.24	12	12
	Tower-1 3F-8	FLAT	136.96	113.23	11	11
Total:			3953.47	3268.49	318	275

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D1	0.90	2.10	163
	D2	0.80	2.10	214
	D3	1.00	2.10	669
	D4	1.20	2.10	215
	SD1	2.10	2.10	107
	SD2	2.40	2.10	107
	SD3	3.60	2.10	46
	SD4	4.20	2.10	107
	SD7	4.80	2.10	60

SCHEDULE OF JOINERY:

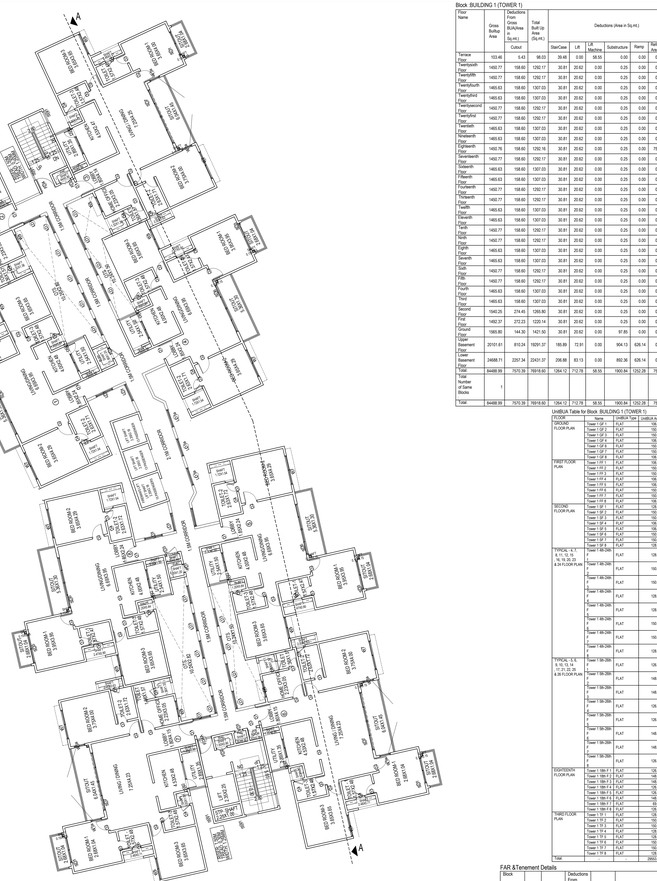
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 2)	V1	0.75	0.90	162
	W5	1.80	1.50	214
BUILDING 2 (TOWER 4)	W1	2.40	1.50	398


SUPER MARKET TYPE WC WITH PROVISION FOR 3 NOS
WASH BASIN
WC
WASH BASIN
WC
WASH BASIN
WC

BUILDING 1-TOWER 1

THIRD FLOOR PLAN +09.60mt LVL

Total Number Of Units - 08



BUILDING 1-TOWER

TYPICAL 4th, 7th, 8th, 11th, 12th, 15th 16th, 19th, 20th, 23rd & 24th FLOOR PLAN

Total Number Of Units - 11 X 8 = 88

+12.65mt LVL, +21.80mt LVL, +24.85mt LVL, +34.00mt LVL,
+37.05mt LVL, +46.20mt LVL, +49.25mt LVL, +58.40mt LVL,
+61.45mt LVL, +70.60mt LVL & +73.65mt LVL

Block BUILDING 1 (TOWER 1)

No PRJ/3319/22-23

Floor Name	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.)	Tenmt (No.)
	Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
Terrace Floor	103.46	5.43	98.03	39.48	0.00	58.55	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twenty3rd Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twenty2nd Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twenty1st Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twentyfirst Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentysecond Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twenty1st Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentieth Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Nineteenth Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Eighteenth Floor	1450.76	108.60	1292.16	30.81	20.62	0.00	0.25	0.00	15.32	0.00	1169.16	1169.16	08
Seventeenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Sixteenth Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Fifteenth Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Fourteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Thirteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twelfth Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Eleventh Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Tenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Ninth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Eighth Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Seventh Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Sixth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fifth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fourth Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Third Floor	1450.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Second Floor	1940.28	214.45	1725.83	30.81	0.00	0.00	0.25	0.00	0.00	0.00	1214.12	1214.12	08
First Floor	1450.37	272.23	1225.14	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1160.46	1160.46	08
Ground Floor	1065.80	144.39	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07
Upper Basement Floor	20101.81	810.24	19291.57	185.89	72.91	0.00	904.13	626.14	0.00	17502.31	0.00	0.00	00
Lower Basement Floor	24668.71	2207.34	22431.37	206.88	83.13	0.00	892.56	626.14	0.00	20602.66	0.00	0.00	00
Total	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215
Total Number of Same Blocks	1												
Total	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215

UnitBUA Table for Block :BUILDING 1-TOWER 1(

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenements
GROUND FLOOR PLAN	Tower-1 GF-1	FLAT	106.16	82.79	3	7
	Tower-1 GF-2	FLAT	132.08	102.47	3	
	Tower-1 GF-3	FLAT	132.08	102.47	3	
	Tower-1 GF-4	FLAT	106.13	82.79	3	
	Tower-1 GF-5	FLAT	110.64	132.23	3	
	Tower-1 GF-6	FLAT	110.78	132.23	3	
	Tower-1 GF-7	FLAT	106.13	82.79	3	
FIRST FLOOR PLAN	Tower-1 GF-8	FLAT	106.24	82.79	3	8
	Tower-1 FF-1	FLAT	106.16	82.79	3	
	Tower-1 FF-2	FLAT	132.08	102.47	3	
	Tower-1 FF-3	FLAT	132.08	102.47	3	
	Tower-1 FF-4	FLAT	106.13	82.79	3	
	Tower-1 FF-5	FLAT	106.13	82.79	3	
	Tower-1 FF-6	FLAT	106.24	82.79	3	
	Tower-1 FF-7	FLAT	106.13	82.79	3	
	Tower-1 FF-8	FLAT	106.24	82.79	3	
SECOND FLOOR PLAN	Tower-1 SF-1	FLAT	106.16	82.79	3	8
	Tower-1 SF-2	FLAT	132.13	102.47	3	
	Tower-1 SF-3	FLAT	132.13	102.47	3	
	Tower-1 SF-4	FLAT	106.13	82.79	3	
	Tower-1 SF-5	FLAT	106.13	82.79	3	
	Tower-1 SF-6	FLAT	106.24	82.79	3	
	Tower-1 SF-7	FLAT	106.13	82.79	3	
	Tower-1 SF-8	FLAT	106.24	82.79	3	
TYPICAL-1, 2, 3, 11, 12, 13, 17, 21, 22, 25 & 26 FLOOR PLAN	Tower-1 4th-1BK	FLAT	139.50	113.25	11	88
	Tower-1 4th-2BK	FLAT	192.13	132.47	12	
	Tower-1 4th-2BK	FLAT	192.23	132.47	12	
	Tower-1 4th-2BK	FLAT	138.96	113.47	11	
	Tower-1 4th-2BK	FLAT	138.96	113.23	11	
	Tower-1 4th-2BK	FLAT	192.23	132.23	12	
	Tower-1 4th-2BK	FLAT	192.11	132.24	12	
	Tower-1 4th-2BK	FLAT	138.96	113.23	11	
TYPICAL-4, 5, 6, 14, 15, 16, 17, 21, 22, 25 & 26 FLOOR PLAN	Tower-1 7th-2BK	FLAT	138.94	111.35	11	88
	Tower-1 7th-2BK	FLAT	138.94	111.35	11	
	Tower-1 7th-1BK	FLAT	148.30	120.00	12	
	Tower-1 7th-2BK	FLAT	148.00	120.00	12	
	Tower-1 7th-2BK	FLAT	148.00	120.00	12	
	Tower-1 7th-2BK	FLAT	138.97	111.58	11	
	Tower-1 7th-2BK	FLAT	138.98	111.35	11	
	Tower-1 7th-2BK	FLAT	138.98	111.35	11	
	Tower-1 7th-2BK	FLAT	148.04	120.00	12	
	Tower-1 7th-2BK	FLAT	148.04	120.00	12	
	Tower-1 7th-2BK	FLAT	138.98	111.35	11	
EIGHTEENTH FLOOR PLAN	Tower-1 18th-1 F	FLAT	138.94	111.35	11	8
	Tower-1 18th-2 F	FLAT	148.30	120.00	12	
	Tower-1 18th-2 F	FLAT	148.00	120.00	12	
	Tower-1 18th-2 F	FLAT	138.97	111.58	11	
	Tower-1 18th-2 F	FLAT	138.98	111.35	11	
	Tower-1 18th-2 F	FLAT	148.04	120.00	12	
	Tower-1 18th-2 F	FLAT	148.04	120.00	12	
	Tower-1 18th-2 F	FLAT	138.98	111.35	11	
THIRD FLOOR PLAN	Tower-1 TF-1	FLAT	139.50	113.25	11	8
	Tower-1 TF-2	FLAT	192.13	132.47	12	
	Tower-1 TF-3	FLAT	192.23	132.47	12	
	Tower-1 TF-4	FLAT	138.96	113.47	11	
	Tower-1 TF-5	FLAT	138.96	113.23	11	
	Tower-1 TF-6	FLAT	192.23	132.23	12	
	Tower-1 TF-7	FLAT	192.11	132.24	12	
	Tower-1 TF-8	FLAT	138.96	113.23	11	
Total			39525.97	29997.49	1048	215

No. PRJ/3319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
b) Consisting of Building - 02, Tower - 02, 2BF + GF + 26UF (Twenty - Six upper floors) only
c) Consisting of Building - 02, Tower - 03, 2BF + GF + 24UF (Twenty upper floors) only
d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Two upper floors) only
e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept available at the site of the building for production before the authorities when demanded.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforseen 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 (Esta.S) code leaving 3.00 mts. from the boundary of 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits for recharging the storm water drain as per the provisions stipulated 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 to adopt efficient passive energy system. Based on GSC, 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 - 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 10.00 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 Plant complying with installed as for its re-use / disposal /Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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/56/2019-20, 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 initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The Owner shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP - 11 / 226 / 2019-20, Dated: 17 - 12 - 2020 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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 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. At 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"

%%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.
5. BBMP will not responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D1	0.90	2.10	163
	D2	0.75	2.10	215
	D2A	0.75	0.90	162
BUILDING 1 (TOWER 2)	MD	1.80	2.10	214
	MD1	2.40	2.10	215
BUILDING 1 (TOWER 3)	W	1.20	1.20	396
	W1	0.60	1.20	46
	W2	0.90	1.20	107
	W3	0.75	1.20	107
	W4	0.60	0.60	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	V1	0.75	0.90	162
BUILDING 1 (TOWER 2)	MD	1.80	1.50	214
BUILDING 1 (TOWER 3)	MD1	2.40	1.50	396

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tenmt (No.)	Carpet Area of other than Tenement
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 4 (TOWER 4)	1	23195.51	2354.45	20841.06	629.25	441.63	56.48	83.33	0.00	0.00	59.06	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166089.91	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38125.16	102407.24	102407.24	857.00	3885.13

AREA STATEMENT (BBMP) — VERSION NO.: 1.6.12 / VERSION DATE: 06/12/2022

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
File Number : PRJ/3319/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 378-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	48682.17
Deduction for NetPlot Area		
Sunkadur Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	42721.09
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2406.82
Khandaland Area		505.93
Total:		8348.50
BALANCE AREA OF PLOT	(A-Deductions)	40322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		23177.36
Proposed Coverage Area (15.50 %)		8420.03
Achieved Net coverage area (15.50 %)		8420.03
Balance coverage area left (34.50 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.50)		114255.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)		114255.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114255.55
Residential FAR (100.00%)		102407.24
Commercial FAR (As per Development Plan approved by BDA) (0.25)		10253.49
Total Consumed FAR (100.00%)		102407.13
Proposed FAR Area		102407.13
Achieved Net FAR Area (2.24)		102407.13
Balance FAR Area (0.01)		326.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in BUA (Lesser/ Lvl)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166
Total :			-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-		1081	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES

#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No.8 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

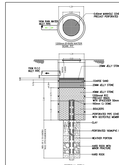
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 01 (TOWER - 01)
THIRD FLOOR PLAN
TYPICAL 4th,7th,8th, 11th, 12th, 15th, 16th, 19th,20th,23th, 24th FLOOR

SHEET NO : 08 OF 32

SCALE - 1: 100

NORTH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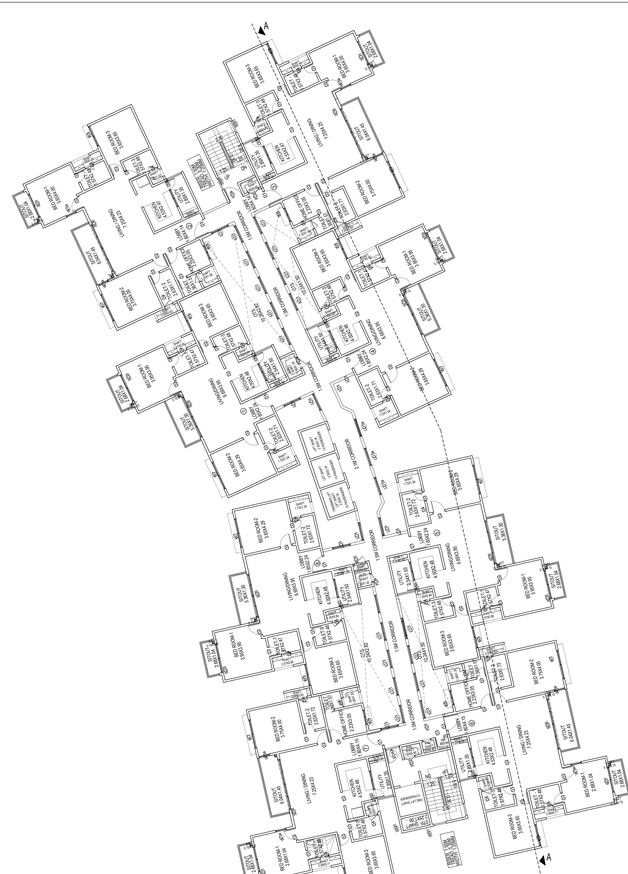
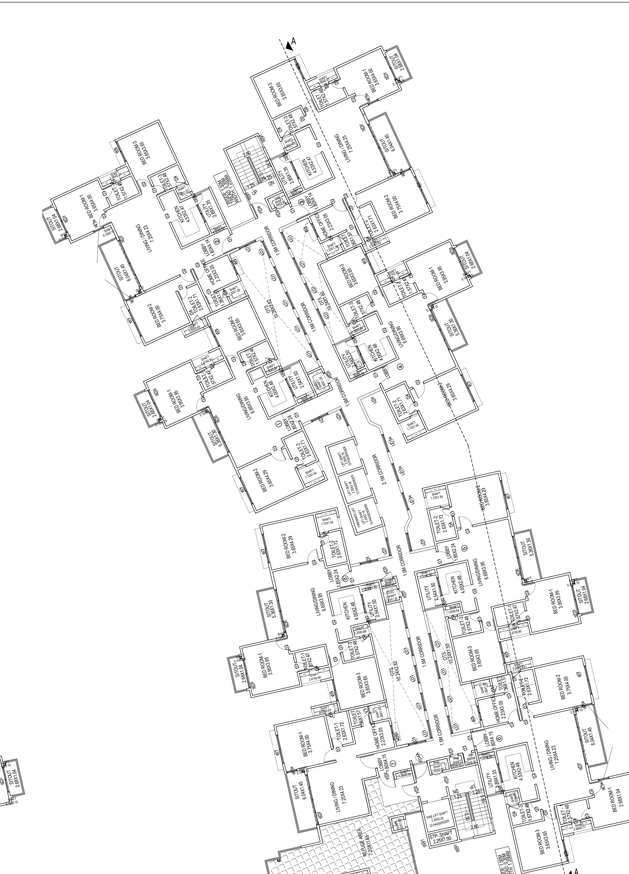


BUILDING 1-TOWER 1

TYPICAL 5th, 6th, 9th, 10th,13th, 14th, 17th, 21th, 22th, 25th & 26th FLOOR PLAN

Total Number Of Units - 11 X 8 = 88

+15.70mt LVL, +18.75mt LVL, +27.90mt LVL, +30.95mt LVL,
+40.10mt LVL, +43.15mt LVL, +52.30mt LVL, +64.50mt LVL,
+67.55mt LVL, +76.70mt LVL & +79.75mt LVL



BUILDING 1-TOWER 1

EIGHTEENTH FLOOR PLAN +55.35mt LVL

Total Number Of Units - 08

Block BUILDING 1 (TOWER 1)

No. PR/J1319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 20UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the building site and shall be produced on demand by the authorities.
5. On completion of foundation or footings before erection of walls on 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, 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 / unforseen 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 (Esta.5) code leaving 3.00 mts. from the boundary of 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Sewage Treatment Plant is provided & maintain in good condition for storage of water for non portable purposes and shall not take treated water from Bangalore Water Supply and Sewerage Board for the same as per 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 - 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 10.00 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 Facility being unit installed at site for its re-use / disposal /Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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/56/2019-20, 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 initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The Owner shall 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 Owner / Applicant / 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide his BDA / TPM / DLP - 11 / 226 / 2022-23, Dated: 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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. At 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"

%%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.
5. BBMP will not responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

UnitBUA Table for BUILDING 1-(TOWER 1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	Tower-1 GF-1	FLAT	106.78	92.79	3	7
	Tower-1 GF-2	FLAT	139.08	122.47	3	
	Tower-1 GF-3	FLAT	139.08	122.47	3	
	Tower-1 GF-4	FLAT	106.78	92.79	3	
	Tower-1 UF-5	FLAT	150.64	132.23	3	
	Tower-1 UF-6	FLAT	106.78	92.79	3	
FIRST FLOOR PLAN	Tower-1 UF-8	FLAT	106.24	92.79	3	8
	Tower-1 UF-7	FLAT	139.08	122.47	3	
	Tower-1 UF-3	FLAT	139.13	122.47	3	
	Tower-1 UF-2	FLAT	150.23	132.47	3	
	Tower-1 UF-4	FLAT	106.78	92.79	3	
	Tower-1 FF-5	FLAT	106.78	92.79	3	
	Tower-1 FF-6	FLAT	139.08	122.47	3	
	Tower-1 FF-7	FLAT	139.13	122.47	3	
	Tower-1 FF-8	FLAT	106.03	92.79	3	
SECOND FLOOR PLAN	Tower-1 SF-1	FLAT	106.78	92.79	3	8
	Tower-1 SF-2	FLAT	150.13	132.47	3	
	Tower-1 SF-3	FLAT	139.13	122.47	3	
	Tower-1 SF-4	FLAT	106.13	92.79	3	
	Tower-1 SF-5	FLAT	106.13	92.79	3	
	Tower-1 SF-6	FLAT	139.13	122.47	3	
	Tower-1 SF-7	FLAT	150.17	132.24	3	
	Tower-1 SF-8	FLAT	106.78	92.79	3	
TYPICAL 4, 7, 8, 11, 12, 15, 16, 19, 20, 23, 24 FLOOR PLAN	Tower-1 6th-5th	FLAT	139.50	113.25	11	88
	Tower-1 6th-2nd	FLAT	150.13	132.47	12	
	Tower-1 6th-3rd	FLAT	150.23	132.47	12	
	Tower-1 6th-4th	FLAT	139.96	113.25	11	
	Tower-1 6th-6th	FLAT	139.96	113.47	11	
	Tower-1 6th-7th	FLAT	150.23	132.23	12	
	Tower-1 6th-8th	FLAT	150.17	132.24	12	
TYPICAL 5, 6, 9, 10, 13, 14, 17, 21, 22, 25 & 26 FLOOR PLAN	Tower-1 9th-5th	FLAT	139.50	113.25	11	88
	Tower-1 9th-2nd	FLAT	139.64	111.35	11	
	Tower-1 9th-3rd	FLAT	148.35	130.00	12	
	Tower-1 9th-4th	FLAT	148.42	130.06	12	
	Tower-1 9th-6th	FLAT	139.97	111.98	11	
	Tower-1 9th-7th	FLAT	139.96	111.35	11	
	Tower-1 9th-8th	FLAT	148.42	130.00	12	
	Tower-1 9th-9th	FLAT	148.64	130.00	12	
EIGHTEENTH FLOOR PLAN	Tower-1 18th-5th	FLAT	139.96	111.35	11	8
	Tower-1 18th-2nd	FLAT	148.35	130.00	12	
	Tower-1 18th-3rd	FLAT	148.42	130.06	12	
	Tower-1 18th-4th	FLAT	139.97	111.98	11	
	Tower-1 18th-6th	FLAT	139.96	111.35	11	
	Tower-1 18th-7th	FLAT	148.42	130.00	12	
	Tower-1 18th-8th	FLAT	148.64	130.00	12	
THIRD FLOOR PLAN	Tower-1 TF-1	FLAT	106.78	92.79	3	8
	Tower-1 TF-2	FLAT	150.13	132.47	12	
	Tower-1 TF-3	FLAT	139.13	122.47	3	
	Tower-1 TF-4	FLAT	106.03	113.47	3	
	Tower-1 TF-5	FLAT	106.78	113.23	11	
	Tower-1 TF-6	FLAT	150.23	132.23	12	
	Tower-1 TF-7	FLAT	139.13	122.24	12	
	Tower-1 TF-8	FLAT	106.78	92.79	3	
Total			39533.47	35067.49	2446	275

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tenet (No.)	Carpet Area of other than Tenement
					StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.99	7570.39	76919.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	60.32	1121.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 3)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3-(CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 4)	1	23195.51	2354.45	20841.06	629.25	441.63	56.48	83.33	0.00	59.06	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166089.51	16491.02	149598.49	3353.10	1865.30	206.70	3162.42	1252.28	226.29	38125.16	102407.24	102407.24	687.00	3885.13

AREA STATEMENT (BBMP)	VERSION NO.: 1.6.12 VERSION DATE: 06/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
File Number : PR/J1319/22-23	Plot SubUse: Residential (Mass)	
Application Type: General	Land Use Zone: Residential (Mass)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363	
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-149		
Planning District: 378-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49600.17
Deduction for NetCol Area		
Sunkenyte Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.09
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2406.82
Khandaland Area		505.93
Total:		8348.50
BALANCE AREA OF PLOT	(A-Deductions)	40302.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21177.36
Proposed Coverage Area (15.93 %)		8433.03
Achieved Net coverage area (15.93 %)		8433.03
Balance coverage area left (39.07 %)		15744.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.50)		114255.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)		114255.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114255.55
Residential FAR (98.11%)		102407.24
Commercial FAR (As per Development Plan approved by BDA) (1.29)		102933.49
Total Consumed FAR area (1.93)		102407.24
Achieved Net FAR Area (2.34)		102407.13
Balance FAR Area (0.01)		526.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in BUA (Lesser/of)		315.00
Achieved BuiltUp Area		149613.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Reqd./Unit	Car Parking Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166
Total :			-	-	-	627	788

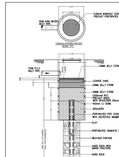
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	9621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-		-	37428.22
Total		10381.25		48263.22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D1	0.90	2.10	163
	D2	0.75	2.10	214
	D3	1.05	2.10	88
	D4	1.20	2.10	215
	D5	2.40	2.10	107
	SD1	2.40	2.10	107
	SD2	2.40	2.10	107
	SD3	3.60	2.10	46
	SD4	4.80	2.10	107
	SD5	4.80	2.10	60

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 2)	V1	0.75	0.90	162
	V2	1.80	1.50	214
BUILDING 2 (TOWER 4)	W1	2.40	1.20	398



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SCALE - 1: 100

ENGINEER :

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#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
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OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

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PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 01 (TOWER - 01)
TYPICAL 5th,6th,9th,10th,13th,14th,17th,21st,22nd, 25th,26th FLOOR PLAN
EIGHTEENTH FLOOR PLAN

SHEET NO : 09 OF 32

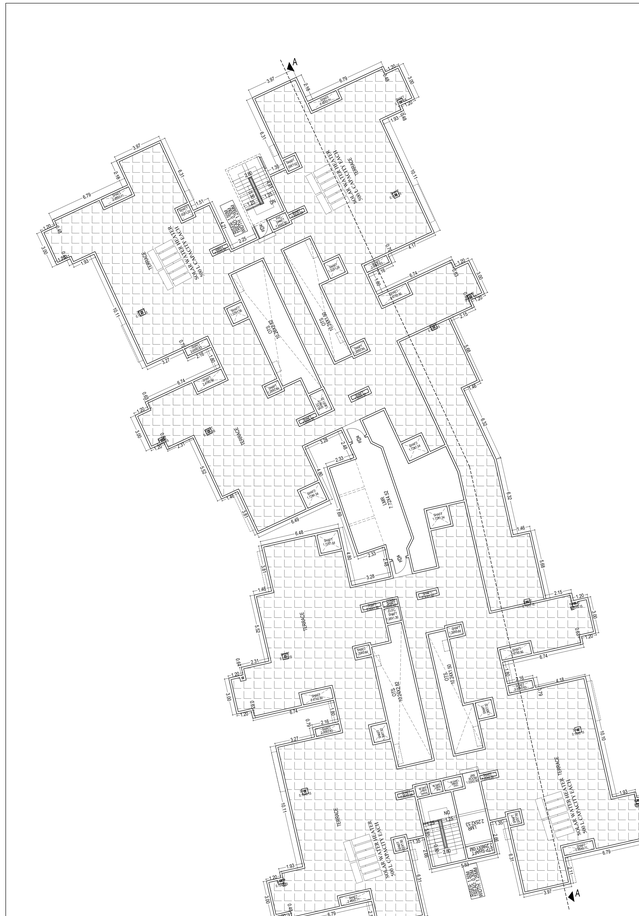
SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	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.

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 loss/damage caused due to inaccuracy in the Application.



Block: BUILDING 1 (TOWER 1)

No. PRJ/1319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 26UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface 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 kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen employed 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.R.C (Eds 5) code leaving 3.00 mts. from the road side of 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits for recharging the ground water in accordance with the provisions of 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 GBC, 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 - 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 10.00 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 Facility including 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The owners shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 11 (28) / 2022-23, Dated; 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

Letter No. LD/05/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. At 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"

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Floor Name	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.)	Tennt (No.)
		Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
Terrace Floor	103.48	5.43	98.03	39.48	0.00	58.55	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentyfifth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentyfourth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twentythird Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Twentysecond Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentyfirst Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twentieth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Nineteenth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Eighteenth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	75.32	0.00	0.00	1165.16	1165.16	08
Seventeenth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Sixteenth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Fifteenth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Fourteenth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Thirteenth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Twelfth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Eleventh Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Tenth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Ninth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Eighth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Seventh Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Sixth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fifth Floor	1400.77	198.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	08
Fourth Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Third Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Second Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
First Floor	1400.63	198.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	08
Ground Floor	1400.37	272.23	1225.14	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1160.46	1160.46	08
Upper Basement Ramp	1065.80	144.39	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07
Upper Basement Floor	2010.81	810.24	19291.37	185.89	72.91	0.00	904.13	626.14	0.00	17002.31	0.00	0.00	00
Lower Basement Floor	24668.71	2207.34	22431.37	206.88	83.13	0.00	892.36	626.14	0.00	20602.86	0.00	0.00	00
Total:	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	37725.16	33029.55	33029.55	215
Total Number of Same Blocks	1												
Total:	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	37725.16	33029.55	33029.55	215

Unit/Bulk Table for Block :BUILDING 1 (TOWER 1)

FLOOR	Name	Unit/Bulk Type	Unit/Bulk Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Tower 1 GF 1	FLAT	106.16	93.76	3	7
	Tower 1 GF 2	FLAT	150.06	132.47	3	
	Tower 1 GF 3	FLAT	154.06	136.07	3	
	Tower 1 GF 4	FLAT	106.13	93.73	3	
	Tower 1 GF 5	FLAT	150.04	132.23	3	
	Tower 1 GF 6	FLAT	150.16	132.34	3	
FIRST FLOOR PLAN	Tower 1 1F 1	FLAT	106.04	93.76	3	8
	Tower 1 1F 2	FLAT	150.06	132.47	3	
	Tower 1 1F 3	FLAT	154.13	136.14	3	
	Tower 1 1F 4	FLAT	106.03	93.47	3	
	Tower 1 1F 5	FLAT	150.04	132.23	3	
	Tower 1 1F 6	FLAT	150.16	132.34	3	
SECOND FLOOR PLAN	Tower 1 2F 1	FLAT	106.04	93.76	3	8
	Tower 1 2F 2	FLAT	150.06	113.23	11	
	Tower 1 2F 3	FLAT	150.13	132.47	12	
	Tower 1 2F 4	FLAT	106.03	93.47	3	
	Tower 1 2F 5	FLAT	150.04	132.23	12	
	Tower 1 2F 6	FLAT	150.16	132.34	12	
TYPICAL 4, 7, 9, 11, 13, 15, 17, 21, 23, 25, 27 & 29 FLOOR PLAN	Tower 1 3to29 1	FLAT	106.04	93.76	3	88
	Tower 1 3to29 2	FLAT	150.13	132.47	12	
	Tower 1 3to29 3	FLAT	154.20	136.21	3	
	Tower 1 3to29 4	FLAT	150.23	132.47	12	
	Tower 1 3to29 5	FLAT	106.06	113.23	11	
	Tower 1 3to29 6	FLAT	150.23	132.23	12	
	Tower 1 3to29 7	FLAT	150.17	132.24	12	
	Tower 1 3to29 8	FLAT	106.66	113.23	11	
TYPICAL 5, 8, 10, 12, 14, 16, 18, 22, 24, 26, 28 & 30 FLOOR PLAN	Tower 1 3to29 9	FLAT	106.64	111.35	11	88
	Tower 1 3to29 10	FLAT	148.35	130.95	12	
	Tower 1 3to29 11	FLAT	148.62	130.95	12	
	Tower 1 3to29 12	FLAT	106.87	111.66	11	
	Tower 1 3to29 13	FLAT	106.98	111.35	11	
	Tower 1 3to29 14	FLAT	148.62	130.95	12	
	Tower 1 3to29 15	FLAT	148.64	130.95	12	
	Tower 1 3to29 16	FLAT	106.98	111.35	11	
EIGHTEENTH FLOOR PLAN	Tower 1 18to1 1	FLAT	106.94	111.35	11	8
	Tower 1 18to1 2	FLAT	149.35	130.95	12	
	Tower 1 18to1 3	FLAT	148.62	130.95	12	
	Tower 1 18to1 4	FLAT	106.87	111.66	11	
	Tower 1 18to1 5	FLAT	106.98	111.35	11	
	Tower 1 18to1 6	FLAT	148.62	130.95	12	
	Tower 1 18to1 7	FLAT	148.64	130.95	12	
	Tower 1 18to1 8	FLAT	106.98	111.35	11	
THIRD FLOOR PLAN	Tower 1 3 1	FLAT	106.04	113.23	11	8
	Tower 1 3 2	FLAT	150.13	132.47	12	
	Tower 1 3 3	FLAT	154.20	136.21	3	
	Tower 1 3 4	FLAT	150.23	132.47	12	
	Tower 1 3 5	FLAT	106.06	113.23	11	
	Tower 1 3 6	FLAT	150.23	132.23	12	
	Tower 1 3 7	FLAT	150.17	132.24	12	
	Tower 1 3 8	FLAT	106.66	113.23	11	
Total:			26525.45	23481.06	2416	215

FAR &Tenement Details

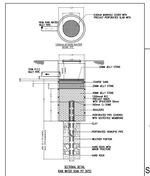
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tennt (No.)	Carpet Area of other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.99	7070.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	37725.16	33029.55	33029.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.01	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 3)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 4)	1	23195.51	2354.45	20841.06	629.25	441.63	56.48	83.33	0.00	59.06	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166089.51	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	37725.16	102427.24	102427.24	657.00	3885.13

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D1	0.90	2.10	163
	D2	0.80	2.10	214
	D3	1.00	2.10	869
	D4	1.20	2.10	215
	SD1	2.10	2.10	107
	SD2	2.40	2.10	107
	SD3	2.60	2.10	46
	SD4	4.20	2.10	107
	SD7	4.80	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 3)	V1	0.75	0.90	742
	W1	1.80	1.50	214
BUILDING 2 (TOWER 4)	W1	2.40	1.50	398



SCALE - 1: 100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 06/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PRJ/1319/22-23	Plot SubUse: Residential (Mass)
Application Type: General	Land Use Zone: Residential (Mass)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 378-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 46682.17
Deduction for NetPlot Area	
Surrender Free of Cost	5435.75
Khandaland Area	305.93
Total:	5841.68
NET AREA OF PLOT	(A-Deductions) 42721.99
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	5435.75
Amenity Area	2436.82
Khandaland Area	305.93
Total:	8178.50
BALANCE AREA OF PLOT	(A-Deductions) 40322.47
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	23177.36
Proposed Coverage Area (15.93 %)	8423.03
Achieved Net coverage area (15.93 %)	8423.03
Balance coverage area left (34.07 %)	15754.83
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	114205.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)	114205.55
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.50)	114205.55
Residential FAR (100.00%)	102933.49
Completed FAR as per Development Plan approved by BDA (2.25)	102933.49
Proposed FAR Area (89.13%)	102427.13
Proposed FAR Area	102427.13
Achieved Net FAR Area (2.24)	102427.13
Balance FAR Area (0.01)	506.34
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	149598.49
Substructure Area Add in BUA (Layout Lvl)	315.00
Achieved BuiltUp Area	149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Prop.	Reqd./Unit	Car Reqd.	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	9621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

ENGINEER :
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MS PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No19 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 01 (TOWER - 01)
TERRACE FLOOR PLAN

SHEET NO : 10 OF 32

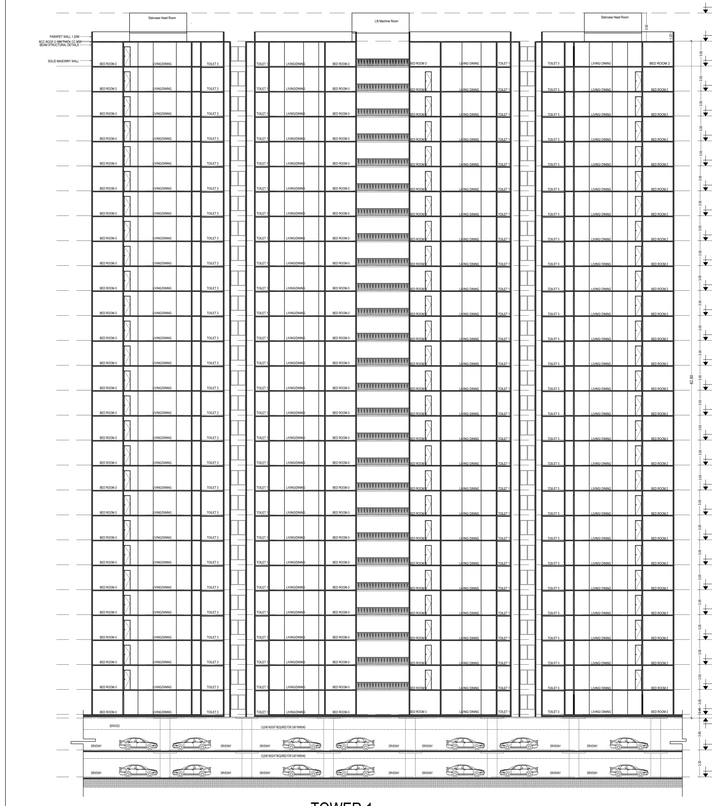
SANCTIONING AUTHORITY :

AUTHORISED SIGNATORY (DIGITALLY SIGNED)	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.

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.


Staircase Head Room
LIFT Machine Room
Staircase Head Room
PARAPET WALL 1.20M
SLOPING ROOF WITH CLAY TILES OVER RCC SLAB WITH WATERPROOFING DETAILS
SOLID MASONRY WALL
+66.30 M
MMT. ROOF TLVEL
+62.80 M
TERRACE FLOOR LVL
+59.75 M
29th FLOOR LVL
+56.70 M
28th FLOOR LVL
+53.65 M
27th FLOOR LVL
+50.60 M
26th FLOOR LVL
+47.55 M
25th FLOOR LVL
+44.50 M
24th FLOOR LVL
+41.45 M
23rd FLOOR LVL
+38.40 M
22nd FLOOR LVL
+35.35 M
21st FLOOR LVL
+32.30 M
20th FLOOR LVL
+29.25 M
19th FLOOR LVL
+26.20 M
18th FLOOR LVL
+23.15 M
17th FLOOR LVL
+20.10 M
16th FLOOR LVL
+17.05 M
15th FLOOR LVL
+14.00 M
14th FLOOR LVL
+10.95 M
13th FLOOR LVL
+7.90 M
12th FLOOR LVL
+4.85 M
11th FLOOR LVL
+1.80 M
10th FLOOR LVL
-1.25 M
9th FLOOR LVL
-4.30 M
8th FLOOR LVL
-7.35 M
7th FLOOR LVL
-10.40 M
6th FLOOR LVL
-13.45 M
5th FLOOR LVL
-16.50 M
4th FLOOR LVL
-19.55 M
3rd FLOOR LVL
-22.60 M
2nd FLOOR LVL
-25.65 M
1st FLOOR LVL
-28.70 M
GROUND FLOOR LVL
+00.00 M
-33.90 M
BT. FLOOR LVL
-37.20 M
BT. FLOOR LVL
BRICKS
CUM MIX MORTAR OR METHRIL
BRICKS
CUM MIX MORTAR OR METHRIL
BRICKS
BED ROOM 1
LIVING / DINING
TOILET 1
BED ROOM 2
TOILET 2
KITCHEN
UTILITY
BALCONY
TOILET 3
BED ROOM 3
TOILET 4
LIFT
LIFT
LIFT

Block :BUILDING 1 (TOWER 1)

No :PRJ/1321/22-23

Floor Name	Gross Built Up Area	Deductions (Void, 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.)	Tenant (No.)
		Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
Terrace Floor	103.48	5.43	98.03	39.48	0.00	58.55	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyninth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Twentyeight Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Twentyseventh Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Twentysixth Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Twentyfourth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Twentyfifth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Twentythird Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Twentyfourth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Twentysecond Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Twentyfirst Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Twentieth Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Nineteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Eighteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	75.32	0.00	1185.16	1185.16	00
Seventeenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Sixteenth Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Fifteenth Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Fourteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Thirteenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Twelfth Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Eleventh Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Tenth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Ninth Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Eighth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Seventh Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Sixth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Fifth Floor	1450.77	108.60	1292.17	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1240.49	1240.49	00
Fourth Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Third Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
Second Floor	1465.63	108.60	1307.03	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1255.35	1255.35	00
First Floor	1940.28	214.45	1725.83	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1214.12	1214.12	00
Ground Floor	1450.37	272.23	1225.14	30.81	20.62	0.00	0.25	0.00	0.00	0.00	1160.46	1160.46	00
Upper Basement	1065.80	144.39	1421.50	30.81	20.62	0.00	97.85	0.00	0.00	0.00	1272.22	1272.22	07
Lower Basement	20101.81	810.24	19291.57	185.89	72.91	0.00	904.13	626.14	0.00	17502.31	0.00	0.00	00
Total Basement	34668.71	2257.34	23431.37	356.88	83.13	0.00	892.36	626.14	0.00	20602.86	0.00	0.00	00
Total	84468.99	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215
Total Number of Same Blocks	1												
Total	84468.99	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215

Unit/Built Table for Block :BUILDING 1 (TOWER 1)

FLOOR	Name	Unit/Built Type	Unit/Built Area	Carpet Area	No. of Rooms	No. of Tenement
SWIMMING POOL FLOOR PLAN	Tower-1 UF-1	FLAT	106.16	82.76	3	7
	Tower-1 UF-2	FLAT	132.06	102.47	3	
	Tower-1 UF-3	FLAT	132.06	102.47	3	
	Tower-1 UF-4	FLAT	106.13	82.62	3	
	Tower-1 UF-5	FLAT	110.64	122.23	3	
	Tower-1 UF-6	FLAT	106.16	82.24	3	
FIRST FLOOR PLAN	Tower-1 UF-8	FLAT	106.04	82.76	3	8
	Tower-1 UF-1	FLAT	106.16	82.76	3	
	Tower-1 UF-2	FLAT	132.06	102.47	3	
	Tower-1 UF-3	FLAT	132.06	102.47	3	
	Tower-1 UF-4	FLAT	106.13	82.62	3	
	Tower-1 UF-5	FLAT	106.16	82.76	3	
	Tower-1 UF-6	FLAT	106.16	82.24	3	
SECOND FLOOR PLAN	Tower-1 UF-8	FLAT	106.04	82.76	3	8
	Tower-1 UF-1	FLAT	106.16	113.23	11	
	Tower-1 UF-2	FLAT	132.13	102.47	12	
	Tower-1 UF-3	FLAT	132.13	102.47	12	
	Tower-1 UF-4	FLAT	106.13	82.62	9	9
	Tower-1 UF-5	FLAT	106.13	82.76	9	
	Tower-1 UF-6	FLAT	106.25	82.24	9	
	Tower-1 UF-7	FLAT	132.17	102.24	12	
	Tower-1 UF-8	FLAT	106.04	113.23	11	
TYPICAL-1, 3, 5, 9, 11, 13, 17, 21, 25, 29 & 31 FLOOR PLAN	1	FLAT	106.50	113.23	11	11
	Tower-1 BK-2BK	FLAT	132.13	102.47	12	88
	Tower-1 BK-2BK	FLAT	132.23	102.47	12	
	Tower-1 BK-2BK	FLAT	132.06	113.07	11	
	Tower-1 BK-2BK	FLAT	132.06	113.23	11	
	Tower-1 BK-2BK	FLAT	132.23	102.23	12	
	Tower-1 BK-2BK	FLAT	132.17	102.24	12	
	Tower-1 BK-2BK	FLAT	132.06	113.23	11	
TYPICAL-2, 4, 6, 10, 12, 14, 18, 22, 26, 30 & 32 FLOOR PLAN	Tower-1 BK-2BK	FLAT	132.06	111.35	11	11
	Tower-1 BK-2BK	FLAT	132.13	102.47	12	88
	Tower-1 BK-2BK	FLAT	132.23	102.47	12	
	Tower-1 BK-2BK	FLAT	132.06	113.07	11	
	Tower-1 BK-2BK	FLAT	132.06	113.23	11	
	Tower-1 BK-2BK	FLAT	132.23	102.23	12	
	Tower-1 BK-2BK	FLAT	132.17	102.24	12	
	Tower-1 BK-2BK	FLAT	132.06	113.23	11	
EIGHTEENTH FLOOR PLAN	Tower-1 BK-2BK	FLAT	128.94	111.35	11	8
	Tower-1 BK-2 F	FLAT	149.35	128.06	12	
	Tower-1 BK-2 F	FLAT	148.92	128.06	12	
	Tower-1 BK-2 F	FLAT	128.97	111.68	11	
	Tower-1 BK-2 F	FLAT	128.98	111.35	11	
	Tower-1 BK-2 F	FLAT	149.35	128.06	12	
	Tower-1 BK-2 F	FLAT	149.24	128.06	12	
	Tower-1 BK-2 F	FLAT	128.94	111.35	11	
THIRD FLOOR PLAN	Tower-1 F-1	FLAT	106.16	113.23	11	8
	Tower-1 F-2	FLAT	132.13	102.47	12	
	Tower-1 F-3	FLAT	132.13	102.47	12	
	Tower-1 F-4	FLAT	106.06	113.07	11	
	Tower-1 F-5	FLAT	106.16	113.23	11	
	Tower-1 F-6	FLAT	106.25	102.23	12	
	Tower-1 F-7	FLAT	132.17	102.24	12	
	Tower-1 F-8	FLAT	106.04	113.23	11	
Total			3933.61	3360.49	344	215

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area in (Sq.mt.)	Deductions (Void, Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area of other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.99	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33029.55	33029.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 1)	1	23195.51	2354.45	20841.06	625.25	441.63	56.48	83.33	0.00	59.06	0.00	19676.29	19676.29	166	0.00
Grand Total	5	166089.91	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38125.16	102407.24	102407.24	687.00	3885.13

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 26UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building during the period the building is under erection.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unpleasant 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 (Esb.S) code leaving 3.00 mts. from the building line in 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge the ground water at all times in accordance with 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 - 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 10.00 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 / composting unit installed at site for its re-use / disposal (Applicable for Apartments/Hotels with units 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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/56/2019-20, 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 devise building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The applicant shall 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/ CPA holder / developer shall take all precautionary measure to ensure the safety of personals involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 11 (28) 2022-23, Dated; 17 - 12 - 2022 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)
Letter No. LD/SSL/ET/2/13, 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. At 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".

%%Note:

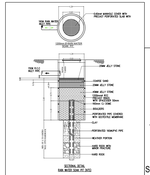
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

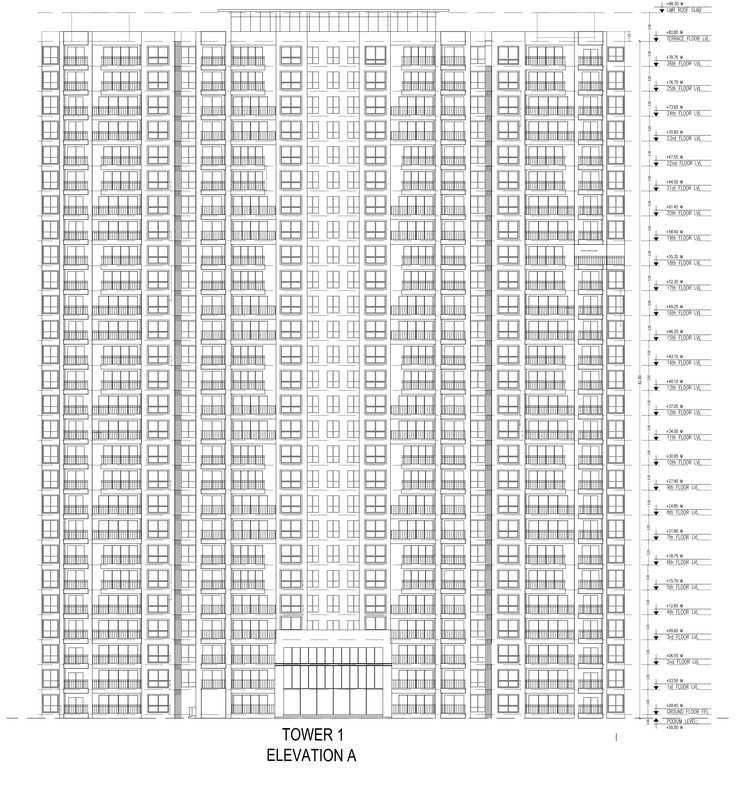
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (TOWER 1)	D1	0.90	2.10	163
	D2	0.75	2.10	215
	D2A	0.90	2.10	214
	D3	1.05	2.10	869
	D4	1.20	2.10	215
	SD1	2.10	2.10	107
	SD2	2.40	2.10	107
	SD3	3.00	2.10	43
	SD4	4.20	2.10	107
	SD5	4.80	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 2)	V1	0.75	0.90	162
BUILDING 3 (TOWER 3)	W1	1.80	1.50	214
BUILDING 3 (CLUB HOUSE)	W2	2.40	1.50	398





TOWER 1
ELEVATION A

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PRJ/1321/22-23	Application Type: Amalgamation
Application Type: General	Proposal Type: Part Plan Sanction (New)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 378-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 49682.17
Deduction for NetCtd Area	
Sunradar Free of Cost	5426.75
Khandaland Area	555.93
Total:	5831.68
NET AREA OF PLOT	(A-Deductions) 43721.09
Deduction for Balance Pkg Area	
RW Area surrendered Free of Cost	5426.75
Amenity Area	2438.62
Khandaland Area	555.93
Total:	8421.30
BALANCE AREA OF PLOT	(A-Deductions) 40322.47
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	23177.30
Proposed Coverage Area (15.93 %)	9422.03
Achieved Net coverage area (15.93 %)	9422.03
Balance coverage area left (39.07 %)	15754.83
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	114235.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)	114235.55
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.50)	114235.55
Residential FAR (100.00%)	102933.49
Completed FAR as per Development Plan approved by BDA 4.2 (b))	
Commercial FAR (0.00%)	102407.15
Proposed FAR Area	102407.15
Achieved Net FAR Area (2.34)	102407.15
Balance FAR Area (0.01)	526.34
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	149598.49
Substructure Area Add in BUA (Layout Lvl)	310.00
Achieved BuiltUp Area	149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215 -
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215 -
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	0 - 50	2	-	1	30.5 -
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166 -
	Total :		-	-	-	-	627 788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10830.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10830.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-		1038	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572101
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No18 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 01 (TOWER - 01)
ELEVATION A

SHEET NO : 12 OF 32

SCALE : 1: 150

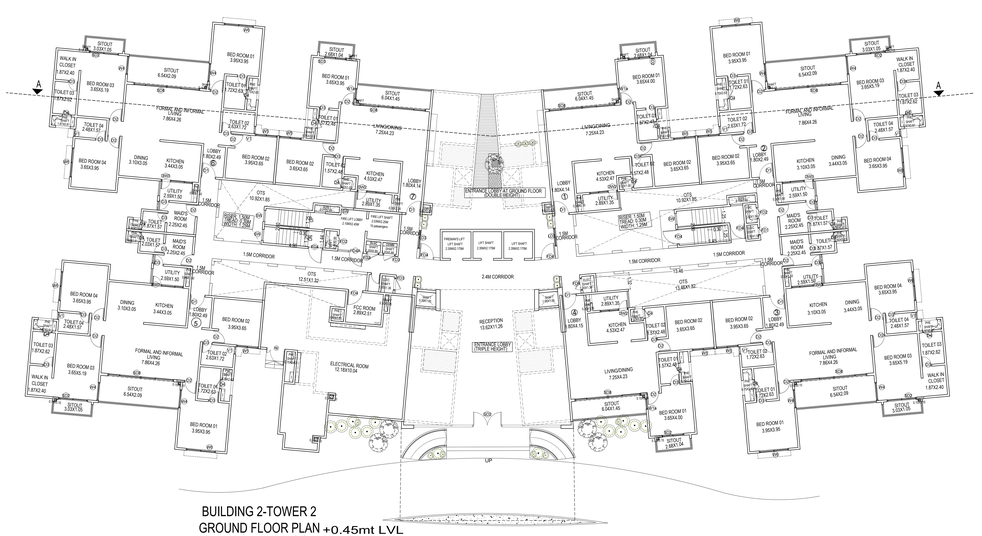
NORTH

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	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.

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.



Block :BUILDING 2 (TOWER 2)

Floor Name	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.)	Tenmt (No.)
		Cutout			StairCase	Lift	Lift Machine	SubStructure	Refuge Area	Resi.		
Terrace Floor	108.68	5.78		102.90	37.58	0.00	65.32	0.00	0.00	0.00	0.00	00
Fifteenth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Fifteenth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Fourteenth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Fourteenth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Thirteenth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Thirteenth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Twelfth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Twelfth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Eleventh Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Eleventh Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Tenth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Tenth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Ninth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Ninth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Eighth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Eighth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Seventh Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Seventh Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Sixth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Sixth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Fifth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Fifth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Fourth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Fourth Floor	1805.61	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Third Floor	1811.55	190.50		1621.05	30.25	21.03	0.00	0.25	0.00	1569.52	1569.52	08
Third Floor	1811.55	190.50		1621.05	30.25	21.03	0.00	0.25	0.00	1569.52	1569.52	08
Second Floor	1884.57	320.52		1564.05	30.25	21.03	0.00	0.25	0.00	1512.52	1512.52	08
First Floor	1927.37	318.05		1609.32	30.25	21.03	0.00	0.25	0.00	1557.37	1557.37	08
Ground Floor	1910.26	178.27		1733.93	30.25	21.03	0.00	106.31	0.00	1576.34	1576.34	07
Total	48864.41	5361.31		43503.10	904.50	567.81	65.32	112.81	91.89	41841.27	41841.27	215
Total Number of Same Blocks	1											
Total:	48864.41	5361.31		43503.10	904.50	567.81	65.32	112.81	91.89	41841.27	41841.27	215

UnitBUA Table for Block :BUILDING 2 (TOWER 2)

Floor Name	Name	Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 2 SF 1	FLAT	202.72	181.01	14	7
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	202.72	181.01	14	
	Tower 2 SF 4	FLAT	114.64	101.73	8	
	Tower 2 SF 5	FLAT	202.72	181.01	14	
FIRST FLOOR PLAN	Tower 2 SF 1	FLAT	202.72	181.01	14	8
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	114.64	101.73	8	
	Tower 2 SF 4	FLAT	114.64	101.73	8	
	Tower 2 SF 5	FLAT	202.72	181.01	14	
SECOND FLOOR PLAN	Tower 2 SF 1	FLAT	202.72	181.01	14	8
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	114.64	101.73	8	
	Tower 2 SF 4	FLAT	202.72	181.01	14	
	Tower 2 SF 5	FLAT	202.72	181.01	14	
TYPICAL -4, 7, 9, 11, 13, 15, 16, 20, 23 & 24 FLOOR PLAN	Tower 2 SF 1	FLAT	148.69	132.10	12	88
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	114.64	101.73	8	
	Tower 2 SF 4	FLAT	114.64	101.73	8	
	Tower 2 SF 5	FLAT	202.72	181.01	14	
	Tower 2 SF 6	FLAT	150.66	133.99	12	
TYPICAL -5, 6, 8, 10, 12, 14, 17, 18, 19, 21, 22 & 25 FLOOR PLAN	Tower 2 SF 1	FLAT	148.69	132.10	12	88
	Tower 2 SF 2	FLAT	202.22	180.59	14	
	Tower 2 SF 3	FLAT	202.31	180.59	14	
	Tower 2 SF 4	FLAT	148.77	132.12	12	
	Tower 2 SF 5	FLAT	148.71	132.20	12	
	Tower 2 SF 6	FLAT	202.24	180.59	14	
	Tower 2 SF 7	FLAT	202.15	180.59	14	
	Tower 2 SF 8	FLAT	148.35	132.12	12	
EIGHTEENTH FLOOR PLAN	Tower 2 SF 1	FLAT	148.69	132.10	12	8
	Tower 2 SF 2	FLAT	199.39	177.55	14	
	Tower 2 SF 3	FLAT	199.30	177.55	14	
	Tower 2 SF 4	FLAT	148.37	130.83	12	
	Tower 2 SF 5	FLAT	148.28	130.83	12	
	Tower 2 SF 6	FLAT	199.30	177.55	14	
	Tower 2 SF 7	FLAT	199.39	177.55	14	
	Tower 2 SF 8	FLAT	148.10	130.77	12	
THIRD FLOOR PLAN	Tower 2 SF 1	FLAT	145.68	132.04	12	8
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	202.72	181.01	14	
	Tower 2 SF 4	FLAT	150.28	133.62	12	
	Tower 2 SF 5	FLAT	150.28	133.62	12	
	Tower 2 SF 6	FLAT	202.72	181.01	14	
	Tower 2 SF 7	FLAT	202.72	181.01	14	
	Tower 2 SF 8	FLAT	145.68	132.04	12	
Total:	-	-	3799.53	3310.63	262	215

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tnmt (No.)	Carpet Area of other than Tenement
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84488.89	7570.39		76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48864.41	5361.31		43503.10	904.50	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.82	280.02		4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85		3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 3 (TOWER 3)	1	23195.51	2354.45		20841.06	625.25	441.63	55.48	83.33	0.00	59.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166089.61	16491.02		149568.49	3353.10	1860.30	206.70	2162.42	1252.28	226.29	38126.16	102407.24	102407.24	687.00	3885.13

No. PR/231922/23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 26UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 25UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface 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 kept at the site of the building during the period the building is under erection.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esta D) code leaving 3.00 mts. from the entrance of 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge rain water as per the provisions stipulated in the Bye-law.
21. The building addl 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 - 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 10.00 PM and shall not be resumed after 6.00 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 Plant installed at site for the purpose as per Municipal (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 of 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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
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 and if 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 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 5Ls 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 / Owner / Developer 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 desires building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The applicant shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide lp. BDA / TPM / DLP - 11 (28) / 2022-23, Dated: 5 - 12 - 2022 to the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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 not 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. At 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".

%%Note:

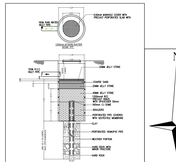
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

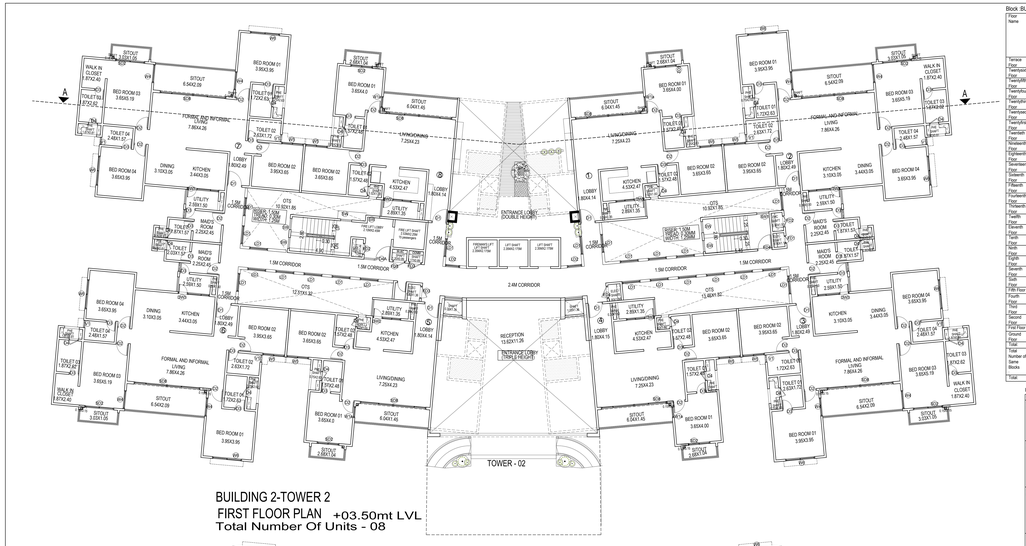
SCHEDULE OF JOINERY:

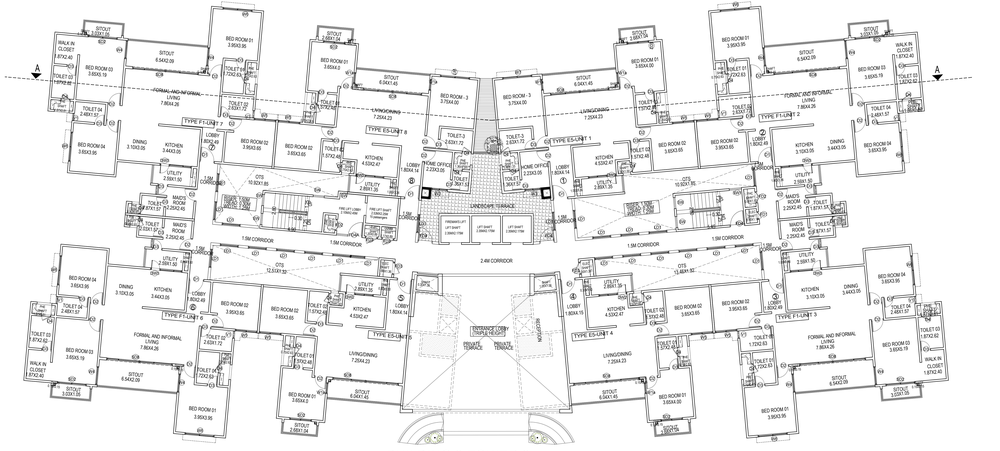
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING(2-TOWER 2)	D3	0.90	2.10	1008
BUILDING(2-TOWER 2)	D4/1	0.80	2.10	274
BUILDING(2-TOWER 2)	D2	1.00	2.10	1162
BUILDING(2-TOWER 2)	D1	1.20	2.10	304
BUILDING(2-TOWER 2)	SD3	1.80	2.10	108
BUILDING(2-TOWER 2)	SD2	2.40	2.10	188
BUILDING(2-TOWER 2)	SD5	5.40	2.10	215

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING(3-TOWER 3)	V	0.75	0.90	864
BUILDING(3-TOWER 3)	MD	1.80	1.50	203
BUILDING(3-TOWER 3)	MW	2.40	1.50	296


SUPER MARKET TYPE SHUTTER WITH PERFORATED SHEET
RAIN WATER PIPE
RAIN WATER PIPE
SUNK SLAB TOP
SUNK SLAB BOTTOM
SUNKEN SLAB
SUNKEN SLAB
SUNKEN SLAB





Block BUILDING 2 (TOWER 2)

Floor Name	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.)	Tennt (No.)
		Cellar			StairCase	Lift	Lift Machine	SubStructure	Refuge Area	Resi.		
Terrace Floor	108.69	0.78		102.90	37.58	0.00	65.32	0.00	0.00	0.00	0.00	00
First Floor - Twentyseventh Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Twentyeighth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
First Floor - Twentyfourth Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Twentyfifth Floor - Twentysecond Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Twentysecond Floor - Twentyfirst Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Twentyfirst Floor - Twentieth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Twentieth Floor - Nineteenth Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Nineteenth Floor - Eighteenth Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Eighteenth Floor - Seventeenth Floor	1792.32	177.01		1615.31	30.25	21.03	0.00	0.25	91.89	1471.89	1471.89	08
Seventeenth Floor - Sixteenth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Sixteenth Floor - Fifteenth Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Fifteenth Floor - Fourteenth Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Fourteenth Floor - Thirteenth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Thirteenth Floor - Twelfth Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Twelfth Floor - Eleventh Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Eleventh Floor - Tenth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Tenth Floor - Ninth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Ninth Floor - Eighth Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Eighth Floor - Seventh Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Seventh Floor - Fifth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Fifth Floor - Fourth Floor	1792.33	189.88		1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08
Fourth Floor - Third Floor	1805.81	189.50		1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Third Floor - Second Floor	1811.55	190.50		1621.05	30.25	21.03	0.00	0.25	0.00	1569.52	1569.52	08
Second Floor - Ground	1894.57	320.52		1564.05	30.25	21.03	0.00	0.25	0.00	1512.52	1512.52	08
Ground Floor - Stilt Floor	1827.30	218.55		1499.00	30.25	21.03	0.00	0.25	0.00	1427.97	1427.97	08
Stilt Floor - Upper Stilt Floor	1910.26	178.27		1733.93	30.25	21.03	0.00	106.01	0.00	1576.34	1576.34	07
Upper Stilt Floor - Total	48864.41	5361.31		43503.10	904.50	567.81	65.32	112.81	91.89	41841.27	41841.27	215
Total Number of Same Blocks	1											
Total:	48864.41	5361.31		43503.10	904.50	567.81	65.32	112.81	91.89	41841.27	41841.27	215

UnitBUA Table for Block :BUILDING 2 (TOWER 2)

Floor	Name	Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 2 SF 1	FLAT	202.72	181.01	14	7
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	202.72	181.01	14	
	Tower 2 SF 4	FLAT	114.64	101.73	8	
	Tower 2 SF 5	FLAT	203.03	181.01	14	
	Tower 2 SF 7	FLAT	202.72	181.01	14	
	Tower 2 SF 8	FLAT	100.66	102.08	12	
FIRST FLOOR PLAN	Tower 2 FF 1	FLAT	202.72	181.01	14	8
	Tower 2 FF 2	FLAT	114.64	101.73	8	
	Tower 2 FF 3	FLAT	202.72	181.01	14	
	Tower 2 FF 4	FLAT	114.64	101.73	8	
	Tower 2 FF 5	FLAT	203.03	181.01	14	
	Tower 2 FF 7	FLAT	202.72	181.01	14	
	Tower 2 FF 8	FLAT	202.62	181.01	14	
	Tower 2 FF 9	FLAT	114.56	101.73	8	
SECOND FLOOR PLAN	Tower 2 SF 1	FLAT	100.66	102.08	12	8
	Tower 2 SF 2	FLAT	203.46	181.70	14	
	Tower 2 SF 3	FLAT	203.46	181.70	14	
	Tower 2 SF 4	FLAT	115.24	102.81	8	
	Tower 2 SF 5	FLAT	203.46	181.70	14	
	Tower 2 SF 7	FLAT	203.36	181.70	14	
	Tower 2 SF 8	FLAT	100.66	102.08	12	
TYPICAL -4, 7, 9, 11, 13, 15, 16, 18, 20, & 24 FLOOR PLAN	Tower 2 (B+300)	FLAT	149.61	132.12	12	88
	Tower 2 (B+300)	FLAT	202.22	180.59	14	
	Tower 2 (B+300)	FLAT	202.33	180.59	14	
	Tower 2 (B+300)	FLAT	149.77	132.12	12	
	Tower 2 (B+300)	FLAT	149.71	132.29	12	
	Tower 2 (B+300)	FLAT	202.24	180.59	14	
	Tower 2 (B+300)	FLAT	202.15	180.59	14	
	Tower 2 (B+300)	FLAT	149.35	132.12	12	
TYPICAL - 5, 6, 8, 10, 12, 14, 17, 19, 21, 22, & 26 FLOOR PLAN	Tower 2 (B+300)	FLAT	149.10	130.76	12	88
	Tower 2 (B+300)	FLAT	199.35	177.93	14	
	Tower 2 (B+300)	FLAT	199.35	177.93	14	
	Tower 2 (B+300)	FLAT	149.37	130.83	12	
	Tower 2 (B+300)	FLAT	149.26	130.83	12	
	Tower 2 (B+300)	FLAT	199.35	177.93	14	
	Tower 2 (B+300)	FLAT	199.26	177.93	14	
	Tower 2 (B+300)	FLAT	149.10	130.77	12	
EIGHTEENTH FLOOR PLAN	Tower 2 SF 1	FLAT	149.10	130.76	12	8
	Tower 2 SF 2	FLAT	199.35	177.93	14	
	Tower 2 SF 3	FLAT	199.35	177.93	14	
	Tower 2 SF 4	FLAT	149.37	130.83	12	
	Tower 2 SF 5	FLAT	149.26	130.83	12	
	Tower 2 SF 7	FLAT	199.35	177.93	14	
	Tower 2 SF 8	FLAT	199.26	177.93	14	
THIRD FLOOR PLAN	Tower 2 FF 1	FLAT	71.17	60.82	6	8
	Tower 2 FF 2	FLAT	149.88	132.54	12	
	Tower 2 FF 3	FLAT	202.72	181.01	14	
	Tower 2 FF 4	FLAT	202.72	181.01	14	
	Tower 2 FF 5	FLAT	149.88	132.54	12	
	Tower 2 FF 7	FLAT	202.72	181.01	14	
	Tower 2 FF 8	FLAT	202.62	181.01	14	
	Tower 2 FF 9	FLAT	149.88	132.54	12	
Total:	-	-	3799.53	3310.93	262	215

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tennt (No.)	Carpet Area of other than Tenement
					StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.56	1900.64	1252.28	75.32	38126.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48864.41	5361.31	43503.10	904.50	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 3 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	59.06	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166089.61	16491.02	149568.49	3353.10	1860.30	206.70	2162.42	1252.28	226.29	38126.16	102407.24	102407.24	687.00	3885.13

No. PRJ/3319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 26UF (Twenty - Six upper floors) only
   c) Consisting of Building - 03, Tower - 01, 2BF + GF + 24UF (Twenty - Four upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building till the completion of the building and shall be produced on demand.
5. Sufficient precautions shall be taken during the execution of work on the building to avoid danger to life and property. Barricades shall be erected while digging foundation and in the case of full storey 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 quick fire extinguishing appliances, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esta.S) code leaving 3.00 mts. from the periphery of the premises.
13. The applicant shall provide adequate provisions like earthing, 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 - IV (Bye-law No. 3.6) under sub rule(3A-3) to 3(i)
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits for recharging the ground water at appropriate locations as per 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. Building license to be assigned by a registered structural engineer. Based on GBC, 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 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 - 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 10.00 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 / composting unit installed at site in the premises as per Solid Waste Management Rules 2016 and 2000 Sqm and above built-up area for Commercial buildings.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and 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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
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 owners that deviation will be treated as unauthorized if 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 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/ACE/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 20,000 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 initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The applicant will 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 save the safety of personnels involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 11 (28) / 2013-20, Dated: 17 - 12 - 2020 by the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

Lr.No. LD/05/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. At 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".

%%Note:

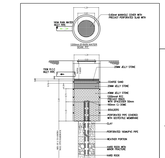
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

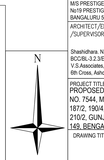
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK(RES.) (TOWER 1)	D3	0.90	2.10	1008
	D4H	0.80	2.10	274
BLOCK(RES.) (TOWER 2)	D2	1.00	2.10	1162
BLOCK(RES.) (TOWER 3)	D1	1.20	2.10	304
	MD	1.90	1.50	203
BLOCK(RES.) (TOWER 4)	SD2	2.40	2.10	108
BLOCK(RES.) (TOWER 5)	SD5	5.40	2.10	215

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK(RES.) (TOWER 1)	D3	0.75	0.90	504
BLOCK(RES.) (TOWER 2)	MD	1.90	1.50	203
BLOCK(RES.) (TOWER 3)	MB	2.40	1.50	206





SCALE - 1: 100

SANCTIONING AUTHORITY :

ASSISTANT / DEPUTY DIRECTOR / ASSISTANT DIRECTOR	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.

NORTH

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PRJ/3319/22-23	Plot SubUse: Residential Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 09-Varthur	

AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	48863.17
Deduction for NetPlot Area		
Surrender Free of Cost		5435.75
Khandaland Area		555.93
Total:		5991.68
NET AREA OF PLOT	(A-Deductions)	42721.99
Deduction for Balance Pkl Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2408.82
Khandaland Area		555.93
Total:		8400.50
BALANCE AREA OF PLOT	(A-Deductions)	40322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		23177.36
Proposed Coverage Area (15.93 %)		6423.03
Achieved Net coverage area (15.93 %)		6423.03
Balance coverage area left (34.07 %)		16754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114205.55
Additional F.A.R within Ring I and II (for amalgamated plot 0.50)		114205.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		114205.55
Residential FAR (100.00%)		102603.49
Commercial FAR (As per Development Plan approved by BDA 2.25)		0.00
Achieved FAR Area (2.40 (100.00%))		102407.13
Proposed FAR Area		102407.13
Achieved Net FAR Area (2.34)		102407.13
Balance FAR Area (0.01)		205.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149568.49
Substructure Area Add in BUA (Layout Lvl)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
	Total :		-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	627	37428.22
Total	-	10381.25	-	48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572101
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No19 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

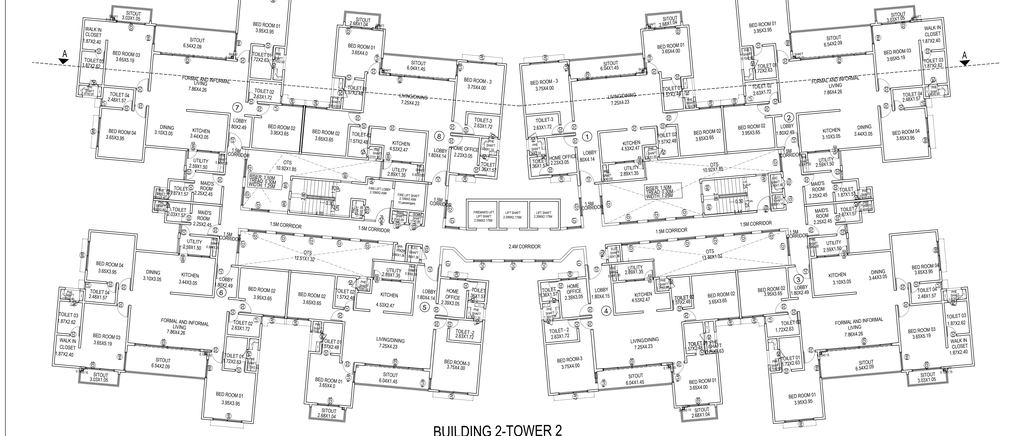
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 02 (TOWER - 02)
FIRST FLOOR PLAN
SECOND FLOOR PLAN

SHEET NO : 14 OF 32

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.

BUILDING 2-TOWER 2
THIRD FLOOR PLAN +09.60mt LVL
Total Number Of Units - 08



BUILDING 2-TOWER 2
TYPICAL 4th, 7th, 8th, 11th, 12th, 15th 16th, 19th, 20th, 23rd & 24th FLOOR PLAN
Total Number Of Units - 11 X 8 = 88
+12.65mt LVL, +21.80mt LVL, +24.85mt LVL, +34.00mt LVL,
+37.05mt LVL, +46.20mt LVL, +49.25mt LVL, +58.40mt LVL,
+61.45mt LVL, +70.60mt LVL & +73.65mt LVL

Block BUILDING 2 (TOWER 2)

Floor Name	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.)	Tenant (No.)
		Cellar			StairCase	Lift	Lift Machine	SubStructure	Ramp/ Parking	Resi.		
Terrace Floor	108.69	0.78	102.90	37.58	0.00	65.32	0.00	0.00	0.00	0.00	00	
Seventeenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Seventeenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Fifteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Fifteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Fourteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Fourteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Thirteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Thirteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Twelfth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Twelfth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Eleventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Eleventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Tenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Tenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Ninth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Ninth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Eighth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Eighth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Seventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Seventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Sixth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Sixth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Fifth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1550.92	1550.92	08	
Fifth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Fourth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08	
Third	1811.55	190.50	1621.05	30.25	21.03	0.00	0.25	0.00	1569.52	1569.52	08	
Second Floor	1894.57	320.52	1564.05	30.25	21.03	0.00	0.25	0.00	1512.02	1512.02	08	
First Floor	1827.35	218.05	1499.30	30.25	21.03	0.00	0.25	0.00	1427.27	1427.27	08	
Ground	1910.26	178.27	1733.93	30.25	21.03	0.00	106.01	0.00	1576.34	1576.34	07	
Cellar	48864.41	5361.31	43503.10	564.00	567.81	65.32	112.81	91.89	41841.27	41841.27	215	
Total Number of Same Blocks	1											
Total:	48864.41	5361.31	43503.10	564.00	567.81	65.32	112.81	91.89	41841.27	41841.27	215	

UnitBUA Table for Block :BUILDING 2 (TOWER 2)

Floor	Name	Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 2 SF 1	FLAT	202.72	181.01	14	7
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	202.72	181.01	14	
	Tower 2 SF 4	FLAT	114.64	101.73	8	
	Tower 2 SF 5	FLAT	203.03	181.01	14	
	Tower 2 SF 6	FLAT	202.72	181.01	14	
	Tower 2 SF 7	FLAT	114.64	101.73	8	
FIRST FLOOR PLAN	Tower 2 FF 1	FLAT	114.64	101.73	8	8
	Tower 2 FF 2	FLAT	202.72	181.01	14	
	Tower 2 FF 3	FLAT	202.72	181.01	14	
	Tower 2 FF 4	FLAT	114.64	101.73	8	
	Tower 2 FF 5	FLAT	203.03	181.01	14	
	Tower 2 FF 6	FLAT	202.72	181.01	14	
	Tower 2 FF 7	FLAT	114.64	101.73	8	
SECOND FLOOR PLAN	Tower 2 SF 1	FLAT	150.68	133.06	12	8
	Tower 2 SF 2	FLAT	203.48	181.15	14	
	Tower 2 SF 3	FLAT	203.48	181.15	14	
	Tower 2 SF 4	FLAT	115.24	102.27	8	
	Tower 2 SF 5	FLAT	203.48	181.15	14	
	Tower 2 SF 6	FLAT	203.48	181.15	14	
	Tower 2 SF 7	FLAT	150.68	133.06	12	
TYPICAL -4, 7, 8, 11, 12, 15, 16, 19, 20, & 24 FLOOR PLAN	Tower 2 SF1	FLAT	148.01	132.12	12	88
	Tower 2 SF2	FLAT	202.22	180.59	14	
	Tower 2 SF3	FLAT	202.22	180.59	14	
	Tower 2 SF4	FLAT	148.77	132.12	12	
	Tower 2 SF5	FLAT	148.71	132.29	12	
	Tower 2 SF6	FLAT	202.24	180.59	14	
	Tower 2 SF7	FLAT	202.15	180.59	14	
	Tower 2 SF8	FLAT	148.35	132.12	12	
TYPICAL - 5, 9, 13, 17, 21 & 25 FLOOR PLAN	Tower 2 SF1	FLAT	148.01	130.76	12	88
	Tower 2 SF2	FLAT	199.35	177.55	14	
	Tower 2 SF3	FLAT	199.35	177.55	14	
	Tower 2 SF4	FLAT	148.37	130.83	12	
	Tower 2 SF5	FLAT	148.26	130.83	12	
	Tower 2 SF6	FLAT	199.35	177.55	14	
	Tower 2 SF7	FLAT	199.26	177.55	14	
	Tower 2 SF8	FLAT	148.15	130.77	12	
EIGHTEENTH FLOOR PLAN	Tower 2 SF1	FLAT	148.01	132.12	12	8
	Tower 2 SF2	FLAT	199.35	177.55	14	
	Tower 2 SF3	FLAT	199.35	177.55	14	
	Tower 2 SF4	FLAT	148.37	130.83	12	
	Tower 2 SF5	FLAT	148.26	130.83	12	
	Tower 2 SF6	FLAT	199.35	177.55	14	
	Tower 2 SF7	FLAT	199.26	177.55	14	
	Tower 2 SF8	FLAT	148.15	130.77	12	
THIRD FLOOR PLAN	Tower 2 TF1	FLAT	145.88	132.54	12	8
	Tower 2 TF2	FLAT	202.72	181.01	14	
	Tower 2 TF3	FLAT	202.72	181.01	14	
	Tower 2 TF4	FLAT	114.64	101.73	8	
	Tower 2 TF5	FLAT	202.72	181.01	14	
	Tower 2 TF6	FLAT	202.72	181.01	14	
	Tower 2 TF7	FLAT	145.88	132.54	12	
Total:	-	-	3784.51	3316.63	262	215

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tenant (No.)	Carpet Area of other than Tenement
					StairCase	Lift	Lift Machine	SubStructure	Ramp/ Parking	Recreational Space	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.56	1900.64	1252.28	75.32	38126.16	33629.55	229.5	00
BUILDING 2 (TOWER 2)	1	48864.41	5361.31	43503.10	564.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	215	00
BUILDING 3 (TOWER 3)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	3536.61	3536.61	00
BUILDING 2 (TOWER 2)	1	23195.51	2354.45	20841.06	625.25	441.63	59.48	83.33	0.00	59.08	0.00	19576.29	19576.29	166
Grand Total:	5	166089.61	16491.02	149568.49	3063.10	1860.30	206.70	2162.42	1252.28	226.29	38126.16	102407.24	102407.24	657.00

No. PRJ/3139/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/11, 19/3, 18/12, 19/4, 184, 19/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU a) Consisting of Building - 01, Tower - 01 + 2BUF + Twenty - Six upper floors) only
b) Consisting of Building - 02, Tower - 02, 2BF + 4F + 2RUF, Twenty - Six upper floors) only
c) Consisting of Building - 03, Tower - 03, 2BF + 4F + 2RUF, Twenty - Six upper floors) only
d) Consisting of Building - 02, Tower - 04, 2BF + 4F + 1OUF, (Ten upper floors) only
e) Consisting of Building - 03, Club House, 2BF + GF + 2UF, (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building during the period the building is under erection.
5. Permission shall be obtained before effecting any alteration in the elevation of the building from the Competent Authority before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Occupation or reoccupation 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 quota for temporary telephone, latrines, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents 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 occupiers.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the boundary of the premises.
13. The applicant shall provide a ramp with a minimum width of 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 - IV (Bye-law No. 3.6) under sub section 14 & (e) to (k)
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge rain water as per the provisions stipulated 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 7.41 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 lastest 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 10.00 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 or composting unit installed at site for its re-use. Organic waste for Residential units of 30 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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
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 that any such deviation is 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 in 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/ACE/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 deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The applicant shall 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 personals involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personals or damages caused to public or property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide its BDA / TPM / DLP - 11 / 22 - 2023 Dated. 30. Dec. 12 - 2022 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)
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. At 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".

%%Note:

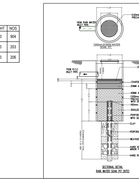
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK(2)RES(2.7)TOWER 2	D1	0.90	2.10	1008
BLK(2)RES(2.7)TOWER 2	D1A	0.80	2.10	216
BLK(2)RES(2.7)TOWER 2	D2	1.00	2.10	1162
BLK(2)RES(2.7)TOWER 2	D3	1.20	2.10	304
BLK(2)RES(2.7)TOWER 2	SD1	1.80	2.10	536
BLK(2)RES(2.7)TOWER 2	SD2	2.40	2.10	168
BLK(2)RES(2.7)TOWER 2	SD5	5.40	2.10	216

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK(2)RES(2.7)TOWER 3	W	0.75	0.90	364
BLK(2)RES(2.7)TOWER 3	WS	1.90	1.50	353
BLK(2)RES(2.7)TOWER 3	WS	2.40	1.50	356



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SCALE : 1: 100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PRJ/3139/22-23	Plot SubUse: Residential
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 18/11, 19/3, 18/12, 19/4, 184, 19/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 356-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 48960.17
Deduction for NetPlot Area	
Sumvadar Free of Cost	5435.75
Khandaland Area	505.93
Total:	5941.68
NET AREA OF PLOT	(A-Deductions) 42721.99
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	5435.75
Amenity Area	2438.82
Khandaland Area	505.93
Total:	8380.50
BALANCE AREA OF PLOT	(A-Deductions) 40322.47
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	23177.36
Proposed Coverage Area (19.93 %)	9423.03
Achieved Net coverage area (19.93 %)	9423.03
Balance coverage area left (30.07 %)	13754.83
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	114255.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)	114255.55
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.50)	114255.55
Residential FAR (100.00%)	102407.24
Commercial FAR as per Development Plan approved by BDA (2.25)	102603.49
Proposed FAR Area (100.00%)	102407.15
Proposed FAR Area	102407.15
Achieved Net FAR Area (2.34)	102407.15
Balance FAR Area (0.01)	329.34
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	149568.49
Substructure Area Add in BUA (Layout Lvl)	315.00
Achieved BuiltUp Area	149913.49

COLOR INDEX

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

BUILT USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	0	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BIRUDA ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1095/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/11, 19/3, 18/12, 19/4, 184, 19/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 02 (TOWER - 02)
THIRD FLOOR PLAN
TYPICAL 4th,7th,8th,11th, 12th, 15th, 16th, 19th,20th,23th, 24th FLOOR

SHEET NO : 15 OF 32

SANCTIONING AUTHORITY :

ASSISTANT / DEPUTY DIRECTOR / ASSISTANT DIRECTOR	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.

NORTH

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

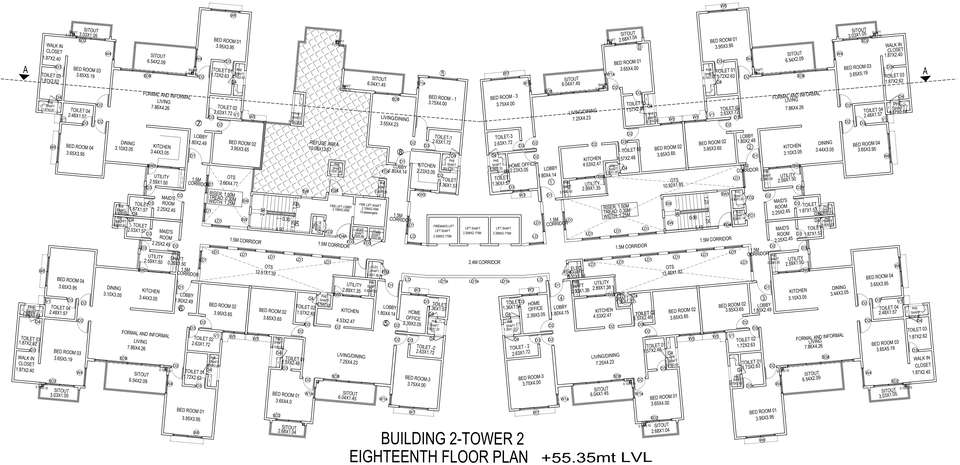
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

BUILDING 2-TOWER 2

TYPICAL 5th, 6th, 9th, 10th,13th, 14th, 17th, 21th, 22th, 25th & 26th FLOOR PLAN

Total Number Of Units - 11 X 8 = 88

+15.70mt LVL, +18.75mt LVL, +27.90mt LVL, +30.95mt LVL,
+40.10mt LVL, +43.15mt LVL, +52.30mt LVL, +64.50mt LVL,
+67.55mt LVL, +76.70mt LVL & +79.75mt LVL



BUILDING 2-TOWER 2

EIGHTEENTH FLOOR PLAN +55.35mt LVL

Total Number Of Units - 08

Block BUILDING 2 (TOWER 2)

No. PRJ/3319/22-23

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   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 2KUF (Twenty - Six upper floors) only
   c) Consisting of Building - 03, Tower - 03, 2BF + GF + 2UF (Twenty - Six upper floors) only
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3. Two Basement Floor and Surface area reserved for 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 kept at the building site and shall be produced on demand by the authorities.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
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15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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. At 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".

%%Note:

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.
5. BBMP will not be responsible for dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Application No: PRJ/3319/22-23	Plot SubUse: Residential
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 18/1, 190/3, 18/12, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 306-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49682.17
Deduction for NetPlot Area		
Sumadar Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.09
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2408.82
Khandaland Area		505.93
Total:		8350.50
BALANCE AREA OF PLOT	(A-Deductions)	40322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21177.36
Proposed Coverage Area (15.93 %)		8423.03
Achieved Net coverage area (15.93 %)		8423.03
Balance coverage area left (34.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114255.55
Additional F.A.R. within Ring I and II (for amalgamated plot 0.50)		114255.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114255.55
Residential FAR (100.00%)		102603.49
Commercial FAR (As per Development Plan approved by BDA 4.2.2b)		11651.49
Achieved Total FAR (100.00%)		102607.15
Proposed FAR Area		102607.15
Achieved Net FAR Area (2.34)		102607.15
Balance FAR Area (0.01)		3.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in (Lesnd Use)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 3 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	1	166	-
Total :			-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	0	37428.22
Total		10381.25		48263.22

UnitBUA Table for Block :BUILDING 2 (TOWER 2)

Floor	Name	Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 2 SF 1	FLAT	202.72	181.01	14	7
	Tower 2 SF 2	FLAT	202.72	181.01	14	
	Tower 2 SF 3	FLAT	202.72	181.01	14	
	Tower 2 SF 4	FLAT	114.64	101.73	8	
	Tower 2 SF 5	FLAT	203.03	181.01	14	
	Tower 2 SF 6	FLAT	202.72	181.01	14	
	Tower 2 SF 7	FLAT	114.64	101.73	8	
FIRST FLOOR PLAN	Tower 2 FF 1	FLAT	114.64	101.73	8	8
	Tower 2 FF 2	FLAT	202.72	181.01	14	
	Tower 2 FF 3	FLAT	202.72	181.01	14	
	Tower 2 FF 4	FLAT	114.64	101.73	8	
	Tower 2 FF 5	FLAT	203.03	181.01	14	
	Tower 2 FF 6	FLAT	202.72	181.01	14	
	Tower 2 FF 7	FLAT	114.64	101.73	8	
SECOND FLOOR PLAN	Tower 2 SF 1	FLAT	150.68	133.06	12	8
	Tower 2 SF 2	FLAT	203.66	181.15	14	
	Tower 2 SF 3	FLAT	203.66	181.15	14	
	Tower 2 SF 4	FLAT	115.24	102.27	8	
	Tower 2 SF 5	FLAT	203.66	181.15	14	
	Tower 2 SF 6	FLAT	203.35	181.15	14	
	Tower 2 SF 8	FLAT	150.68	133.06	12	
TYPICAL - 4, 7, 8, 11, 12, 15, 16, 19, 20, 23 & 24 FLOOR PLAN	Tower 2 SF(5th)	FLAT	148.61	132.12	12	88
	Tower 2 SF(6th)	FLAT	202.22	180.59	14	
	Tower 2 SF(9th)	FLAT	202.33	180.59	14	
	Tower 2 SF(10th)	FLAT	148.77	132.12	12	
	Tower 2 SF(13th)	FLAT	148.73	132.29	12	
	Tower 2 SF(14th)	FLAT	202.24	180.59	14	
	Tower 2 SF(17th)	FLAT	202.15	180.59	14	
	Tower 2 SF(21th)	FLAT	148.35	132.12	12	
	Tower 2 SF(22th)	FLAT	148.15	130.75	12	
	Tower 2 SF(25th)	FLAT	199.35	177.55	14	
	Tower 2 SF(26th)	FLAT	199.35	177.55	14	
EIGHTEENTH FLOOR PLAN	Tower 2 SF 1	FLAT	148.15	130.75	12	8
	Tower 2 SF 2	FLAT	199.35	177.55	14	
	Tower 2 SF 3	FLAT	199.35	177.55	14	
	Tower 2 SF 4	FLAT	148.37	130.83	12	
	Tower 2 SF 5	FLAT	199.35	177.55	14	
	Tower 2 SF 6	FLAT	199.35	177.55	14	
	Tower 2 SF 8	FLAT	148.15	130.75	12	
THIRD FLOOR PLAN	Tower 2 TF 1	FLAT	149.88	132.54	12	8
	Tower 2 TF 2	FLAT	202.72	181.01	14	
	Tower 2 TF 3	FLAT	202.72	181.01	14	
	Tower 2 TF 4	FLAT	115.24	102.27	8	
	Tower 2 TF 5	FLAT	190.04	169.63	12	
	Tower 2 TF 6	FLAT	202.72	181.01	14	
	Tower 2 TF 7	FLAT	202.72	181.01	14	
	Tower 2 TF 8	FLAT	149.88	132.54	12	
Total :	-	-	33564.53	30162.63	2362	215

FAR &Tenement Details

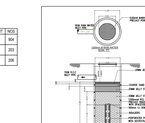
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area (Sq.mts.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area of other than Tenement
					StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1(TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.56	1900.64	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2(TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 4)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	59.08	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166089.61	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38125.16	102407.24	102407.24	687.00	3885.13

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
BLOCK(2 (TOWER 2)	D3	0.90	2.10	108
BLOCK(2 (TOWER 2)	D4Y	0.85	2.10	214
BLOCK(2 (TOWER 2)	D2	1.00	2.10	1162
BLOCK(2 (TOWER 2)	D1	1.20	2.10	304
BLOCK(2 (TOWER 2)	MD	1.90	2.10	203
BLOCK(2 (TOWER 2)	SD2	2.40	2.10	108
BLOCK(2 (TOWER 2)	SD5	5.40	2.10	215

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
BLOCK(2 (TOWER 3)	D3	0.90	2.10	108
BLOCK(2 (TOWER 3)	MD	1.90	2.10	203
BLOCK(2 (TOWER 3)	MD	2.40	2.10	108



SCALE : 1: 100

SANCTIONING AUTHORITY :

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.

ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MS PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

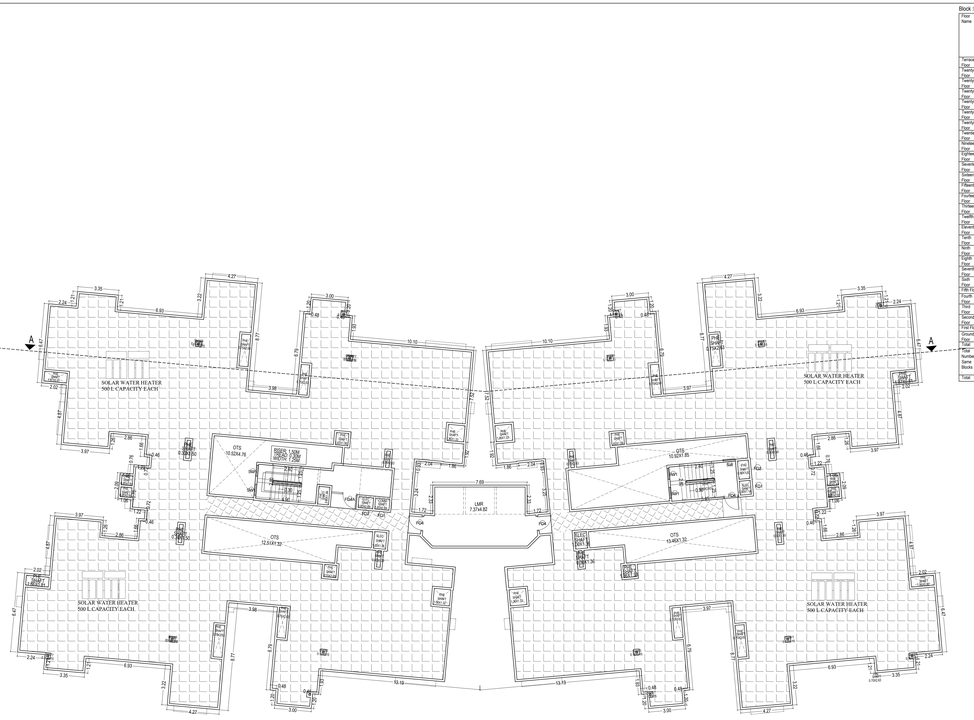
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/1, 190/3, 18/12, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

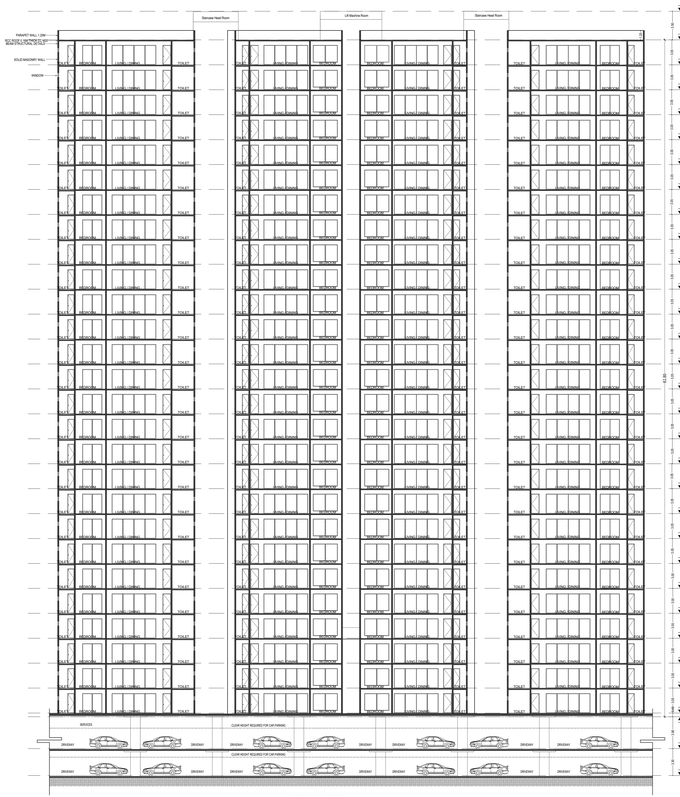
DRAWING TITLE : BUILDING - 02 (TOWER - 02)
TYPICAL 5th,6th,9th,10th,13th,14th,17th,21st,22nd, 25th,26th FLOOR PLAN
EIGHTEENTH FLOOR PLAN

SHEET NO : 16 OF 32

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.


SOLAR WATER HEATER
500 L CAPACITY EACH
SOLAR WATER HEATER
500 L CAPACITY EACH
SOLAR WATER HEATER
500 L CAPACITY EACH
SOLAR WATER HEATER
500 L CAPACITY EACH
OTS
10.52X4.35
OTS
10.52X7.35
OTS
10.52X7.35
LMR
7.31X4.82
SUMP
2.00X1.50
SUMP
2.00X1.50
SUMP
2.00X1.50


PARAPET WALL 1.2M HIGH
RCC/STEEL ROOFING SHEET
SOLID MASONRY WALL
WINDOW
Staircase Head Room
LIFT Machine Room
Staircase Head Room
+306.30
LIMIT ROOF SLAB
+302.80
TERRACE FLOOR LVL
+279.75
26th FLOOR LVL
+276.70
25th FLOOR LVL
+173.65
24th FLOOR LVL
+170.60
23rd FLOOR LVL
+167.55
22nd FLOOR LVL
+164.50
21st FLOOR LVL
+161.45
20th FLOOR LVL
+158.40
19th FLOOR LVL
+155.35
18th FLOOR LVL
+152.30
17th FLOOR LVL
+149.25
16th FLOOR LVL
+146.20
15th FLOOR LVL
+143.15
14th FLOOR LVL
+140.10
13th FLOOR LVL
+137.05
12th FLOOR LVL
+134.00
11th FLOOR LVL
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10th FLOOR LVL
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9th FLOOR LVL
+124.85
8th FLOOR LVL
+121.80
7th FLOOR LVL
+118.75
6th FLOOR LVL
+115.70
5th FLOOR LVL
+112.65
4th FLOOR LVL
+109.60
3rd FLOOR LVL
+106.55
2nd FLOOR LVL
+103.50
1st FLOOR LVL
+100.45
GROUND FLOOR LVL
+100.00
GROUND LVL
+99.00
BASEMENT FLOOR LVL
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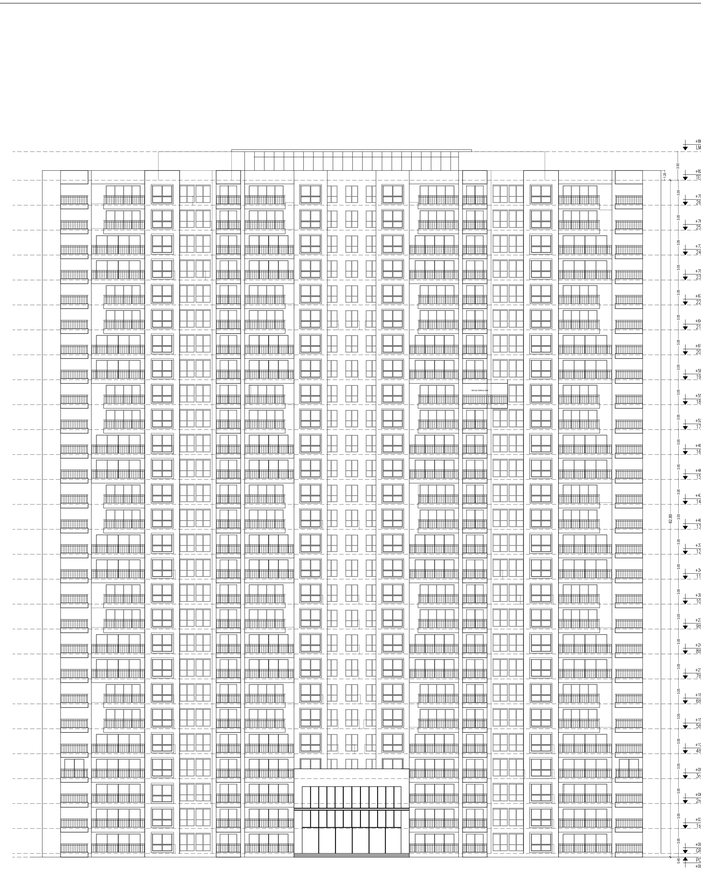
3.05M
3.05



TOWER 2
ELEVATION A

Block BUILDING 2 (TOWER 2)

No. PRJ/3319/22-23

Floor Name	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.)	Tennt (No.)
		Cutout		StairCase	Lift	Lift Machine	SubStructure	Refuge Area	Resi.		
Terrace Floor	108.68	0.78	102.90	37.58	0.00	65.32	0.00	0.00	0.00	0.00	00
Twentyseventh Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Twentysixth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Twentyfifth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Twentyfourth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Twentythird Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Twentysecond Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Twentyfirst Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Twenty Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Nineteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Eighteenth Floor	1792.32	177.01	1615.31	30.25	21.03	0.00	0.25	91.89	1471.89	1471.89	08
Seventeenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Sixteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Fifteenth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Fourteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Thirteenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Twelfth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Eleventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Tenth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Ninth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Eighth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Seventh Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Sixth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Fifth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Fifth Floor	1792.33	189.88	1602.45	30.25	21.03	0.00	0.25	0.00	1500.92	1500.92	08
Fourth Floor	1805.81	189.50	1616.31	30.22	21.03	0.00	0.25	0.00	1564.81	1564.81	08
Third Floor	1811.55	190.50	1621.05	30.25	21.03	0.00	0.25	0.00	1569.52	1569.52	08
Second Floor	1894.57	320.52	1564.05	30.25	21.03	0.00	0.25	0.00	1512.52	1512.52	08
First Floor	1937.35	318.05	1480.00	30.25	21.03	0.00	0.25	0.00	1427.37	1427.37	08
Ground	1910.26	178.27	1733.93	30.25	21.03	0.00	106.01	0.00	1576.34	1576.34	07
Total	48864.41	5361.31	43503.10	904.50	567.81	65.32	112.81	91.89	41841.27	41841.27	215
Total Number of Same Blocks	1										
Total	48864.41	5361.31	43503.10	904.50	567.81	65.32	112.81	91.89	41841.27	41841.27	215

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 29UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface 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 kept at the site of the building during the construction and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stack 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 (Esta D) code leaving 3.00 mts. from the boundary of 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 - IV (Bye-law No. 3.6) under sub section IV-A (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits for recharging the ground water at appropriate locations as per the provisions 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 - 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 10.00 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 Unit/Composting 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 in the case of 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 20000 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 devise building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The applicant shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP - 11 / 226 / 2022-23, Dated: 7 - 12 - 2022 the same should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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. At 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".

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

UnitBUA Table for Block :BUILDING 2 (TOWER 2)

Floor	Name	Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR	Tower 2 SF 1	FLAT	102.90	65.32	3	7
	Tower 2 SF 2	FLAT	202.72	181.01	4	
	Tower 2 SF 3	FLAT	202.72	181.01	4	
	Tower 2 SF 4	FLAT	114.64	101.73	3	
	Tower 2 SF 5	FLAT	203.03	181.01	4	
	Tower 2 SF 6	FLAT	202.72	181.01	4	
	Tower 2 SF 7	FLAT	202.72	181.01	4	
FIRST FLOOR PLAN	Tower 2 FF 1	FLAT	114.64	101.73	3	8
	Tower 2 FF 2	FLAT	202.72	181.01	4	
	Tower 2 FF 3	FLAT	202.72	181.01	4	
	Tower 2 FF 4	FLAT	114.64	101.73	3	
	Tower 2 FF 5	FLAT	203.03	181.01	4	
	Tower 2 FF 6	FLAT	202.72	181.01	4	
	Tower 2 FF 7	FLAT	202.72	181.01	4	
SECOND FLOOR PLAN	Tower 2 SF 1	FLAT	150.68	133.06	12	8
	Tower 2 SF 2	FLAT	203.66	181.70	4	
	Tower 2 SF 3	FLAT	203.66	181.70	4	
	Tower 2 SF 4	FLAT	115.24	102.27	3	
	Tower 2 SF 5	FLAT	203.66	181.70	4	
	Tower 2 SF 6	FLAT	203.36	181.70	4	
	Tower 2 SF 7	FLAT	150.68	133.06	12	
TYPICAL - 4, 7, 9, 11, 13, 15, 17, 19, 20, 23 & 24 FLOOR PLAN	Tower 2 (M-SW) F	FLAT	148.61	132.12	12	88
	Tower 2 (M-SW) F	FLAT	202.22	180.59	4	
	Tower 2 (M-SW) F	FLAT	202.33	180.59	4	
	Tower 2 (M-SW) F	FLAT	149.77	132.12	12	
	Tower 2 (M-SW) F	FLAT	149.73	132.29	12	
	Tower 2 (M-SW) F	FLAT	202.24	180.59	4	
	Tower 2 (M-SW) F	FLAT	202.15	180.59	4	
	Tower 2 (M-SW) F	FLAT	149.35	132.12	12	
TYPICAL - 5, 8, 10, 12, 14, 16, 18, 21, 22 & 26 FLOOR PLAN	Tower 2 (M-SW) F	FLAT	148.15	130.76	12	88
	Tower 2 (M-SW) F	FLAT	199.35	177.93	4	
	Tower 2 (M-SW) F	FLAT	199.35	177.93	4	
	Tower 2 (M-SW) F	FLAT	148.37	130.83	12	
	Tower 2 (M-SW) F	FLAT	148.26	130.83	12	
	Tower 2 (M-SW) F	FLAT	199.35	177.93	4	
	Tower 2 (M-SW) F	FLAT	199.26	177.93	4	
	Tower 2 (M-SW) F	FLAT	148.15	130.77	12	
EIGHTEENTH FLOOR PLAN	Tower 2 SM F 1	FLAT	148.15	130.76	12	8
	Tower 2 SM F 2	FLAT	199.35	177.93	4	
	Tower 2 SM F 3	FLAT	199.35	177.93	4	
	Tower 2 SM F 4	FLAT	148.37	130.83	12	
	Tower 2 SM F 5	FLAT	148.26	130.83	12	
	Tower 2 SM F 6	FLAT	199.35	177.93	4	
	Tower 2 SM F 7	FLAT	199.26	177.93	4	
THIRD FLOOR PLAN	Tower 2 TF 1	FLAT	149.68	132.54	12	8
	Tower 2 TF 2	FLAT	202.72	181.01	4	
	Tower 2 TF 3	FLAT	202.72	181.01	4	
	Tower 2 TF 4	FLAT	115.24	102.27	3	
	Tower 2 TF 5	FLAT	190.04	169.63	12	
	Tower 2 TF 6	FLAT	202.72	181.01	4	
	Tower 2 TF 7	FLAT	202.72	181.01	4	
	Tower 2 TF 8	FLAT	149.68	132.54	12	
Total			3784.53	3310.63	276	215

FAR &Tenement Details

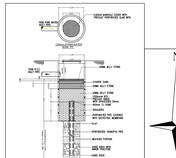
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnnt (No.)	Carpet Area of other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.56	1900.84	1252.28	75.32	38126.16	33929.55	33929.55	216	0.00
BUILDING 2 (TOWER 2)	1	48864.41	5361.31	43503.10	904.50	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 4)	1	23195.51	2354.45	20841.06	625.25	441.63	59.48	83.33	0.00	59.06	0.00	19576.29	19576.29	166	0.00
Grand Total	5	166089.61	16491.02	149568.49	3503.10	1860.30	206.70	2162.42	1252.28	226.29	38126.16	102407.24	102407.24	687.00	3885.13

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK2/RES 2 (TOWER 2)	D3	0.86	2.10	1008
BLK2/RES 2 (TOWER 2)	D4/1	0.80	2.10	274
BLK2/RES 2 (TOWER 2)	D2	1.00	2.10	1162
BLK2/RES 2 (TOWER 2)	D1	1.20	2.10	304
BLK2/RES 2 (TOWER 2)	SD3	1.80	2.10	318
BLK2/RES 2 (TOWER 2)	SD2	2.40	2.10	188
BLK2/RES 2 (TOWER 2)	SD5	5.40	2.10	215

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLK2/RES 2 (TOWER 3)	V1	0.75	0.90	364
BLK2/RES 2 (TOWER 3)	W5	1.80	1.50	353
BLK2/RES 2 (TOWER 3)	W6	2.40	1.50	356



AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PRJ/3319/22-23	Plot SubUse: Residential
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 316-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	48863.17
Deduction for NetCol Area		
Surrender Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	42721.09
Deduction for Balance FAR Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2438.82
Khandaland Area		505.93
Total:		8380.50
BALANCE AREA OF PLOT	(A-Deductions)	40322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		23177.36
Proposed Coverage Area (15.50 %)		8422.53
Achieved No. coverage area (15.50 %)		8422.53
Balance coverage area left (39.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114229.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		114229.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114229.55
Residential FAR (100.00%)		102922.49
Commercial FAR (0.00%)		0.00
Proposed FAR Area		102407.24
Achieved Net FAR Area (2.34)		102407.13
Balance FAR Area (0.01)		329.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149568.49
Substructure Area Add in BUA (Layout Lvl)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	1038	37428.22
Total			1038 1.25	48263.22

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572101
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No19 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2-3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 02 (TOWER - 02)
ELEVATION A

SHEET NO : 19 OF 32

SCALE : 1: 150

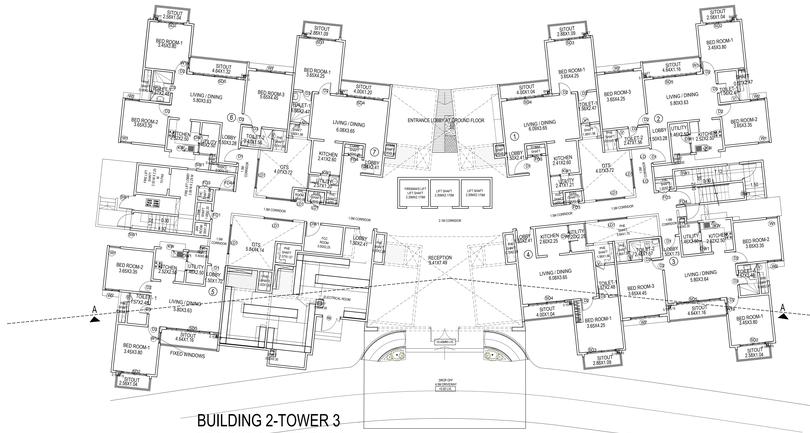
NORTH

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.

SANCTIONING AUTHORITY :

AUTHORISED SIGNATORY (DDO/AEE/AE)	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.



BUILDING 2-TOWER 3

GROUND FLOOR PLAN +00.45mt LVL

Total Number Of Units - 07

Block :BUILDING 2 (TOWER 3)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
		Cutout			Stair/Case	Lift	Lift Machine	Substructure	Ramp Area	Resi.		
Terrace Floor	102.70	4.47	98.28	42.80	8.00	55.48	0.00	0.00	0.00	0.00	0.00	00
Twentieth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Nineteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Eighteenth Floor	1154.71	99.88	1054.83	27.44	21.03	0.00	0.25	99.08	947.03	947.03	07	
Seventeenth Floor	1085.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Sixteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fifteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fourteenth Floor	1085.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Thirteenth Floor	1085.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Twelfth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Eleventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Tenth Floor	1085.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Ninth Floor	1085.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Eighth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Seventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Sixth Floor	1085.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Fifth Floor	1085.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Fourth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Third Floor	1094.28	104.25	990.03	27.44	21.03	0.00	0.25	0.00	941.31	941.31	08	
Second Floor	1137.69	189.32	948.37	27.44	21.03	0.00	0.25	0.00	899.65	899.65	08	
First Floor	1069.08	167.42	901.66	27.44	21.03	0.00	0.25	0.00	832.96	832.96	08	
Ground Floor	1170.21	101.13	1069.08	33.65	21.03	0.00	78.33	0.00	936.07	936.07	07	
Total:	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	18576.29	18576.29	166	
Total Number of Same Blocks	1											
Total:	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	18576.29	18576.29	166	

UnitBUA Table for Block :BUILDING 2 (TOWER 3)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 3 GF 1	FLAT	114.46	82.28	2	7
	Tower 3 GF 2	FLAT	108.66	99.34	10	
	Tower 3 GF 3	FLAT	108.66	91.98	7	
	Tower 3 GF 4	FLAT	103.07	77.01	3	
	Tower 3 GF 5	FLAT	43.67	33.81	1	
	Tower 3 GF 6	FLAT	108.66	99.34	10	
	Tower 3 GF 7	FLAT	73.87	63.29	7	
FIRST FLOOR PLAN	Tower 3 FF 1	FLAT	114.46	83.28	2	8
	Tower 3 FF 2	FLAT	108.66	99.34	10	
	Tower 3 FF 3	FLAT	108.66	91.98	7	
	Tower 3 FF 4	FLAT	105.63	83.00	10	
	Tower 3 FF 5	FLAT	73.87	63.29	7	
	Tower 3 FF 6	FLAT	108.66	99.34	10	
	Tower 3 FF 7	FLAT	97.52	84.08	9	
SECOND FLOOR PLAN	Tower 3 SF 1	FLAT	97.78	84.08	9	8
	Tower 3 SF 2	FLAT	108.66	99.34	10	
	Tower 3 SF 3	FLAT	69.99	62.80	7	
	Tower 3 SF 4	FLAT	105.63	83.00	10	
	Tower 3 SF 5	FLAT	71.81	62.80	7	
	Tower 3 SF 6	FLAT	105.86	82.00	10	
	Tower 3 SF 7	FLAT	108.66	99.34	10	
	Tower 3 SF 8	FLAT	97.52	84.08	9	
TYPICAL- 4, 7, 8, 11, 12, 15, 16, 19 & 20 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	97.78	84.08	9	72
	Tower 3 Typical 02 #	FLAT	108.66	99.34	10	
	Tower 3 Typical 03 #	FLAT	99.04	83.43	9	
	Tower 3 Typical 04 #	FLAT	105.63	83.00	10	
	Tower 3 Typical 05 #	FLAT	95.02	83.48	9	
	Tower 3 Typical 06 #	FLAT	105.86	83.00	10	
	Tower 3 Typical 07 #	FLAT	108.66	99.34	10	
	Tower 3 Typical 08 #	FLAT	97.52	84.08	9	
TYPICAL- 5, 6, 9, 10, 13, 14, & 17,18 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	97.78	84.08	9	56
	Tower 3 Typical 02 #	FLAT	96.90	83.02	9	
	Tower 3 Typical 03 #	FLAT	107.34	93.76	10	
	Tower 3 Typical 04 #	FLAT	94.16	82.39	9	
	Tower 3 Typical 05 #	FLAT	104.33	91.42	10	
	Tower 3 Typical 06 #	FLAT	94.15	82.42	9	
	Tower 3 Typical 07 #	FLAT	104.54	91.42	10	
	Tower 3 Typical 08 #	FLAT	107.34	93.75	10	
	Tower 3 Typical 09 #	FLAT	96.15	83.04	9	
EIGHTEENTH FLOOR PLAN	Tower 3 18th F 1	FLAT	97.78	84.08	9	7
	Tower 3 18th F 2	FLAT	108.66	99.34	10	
	Tower 3 18th F 3	FLAT	95.04	83.43	9	
	Tower 3 18th F 4	FLAT	105.63	83.00	10	
	Tower 3 18th F 5	FLAT	95.02	83.48	9	
	Tower 3 18th F 6	FLAT	105.86	83.00	10	
	Tower 3 18th F 8	FLAT	101.62	129.30	13	
THIRD FLOOR PLAN	Tower 3 TF 1	FLAT	97.78	84.08	9	8
	Tower 3 TF 2	FLAT	108.66	99.34	10	
	Tower 3 TF 3	FLAT	101.13	83.04	9	
	Tower 3 TF 4	FLAT	105.63	83.00	10	
	Tower 3 TF 5	FLAT	95.02	83.48	9	
	Tower 3 TF 6	FLAT	105.86	83.00	10	
	Tower 3 TF 7	FLAT	108.66	99.34	10	
	Tower 3 TF 8	FLAT	97.52	84.08	9	
Total:	-	-	18637.57	14930.10	1661	166

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area in (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area of Other than Tenement
			Cutout			Stair/Case	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33929.55	33929.55	215	0.00	
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00	
BUILDING 3 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 3 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	99.08	0.00	0.00	18576.29	18576.29	166	0.00
Grand Total:	5	166089.61	16491.02	149598.49	3353.10	1860.30	206.70	2162.42	1252.28	226.29	38126.16	102427.24	102427.24	627.00	3885.13	

No. PRJ/3319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 20UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface 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 kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esta D) code leaving 3.00 mts. from the building on 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 / electricity department / sanction for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits in order to conserve the rain water as per the circular issued in this regard by the Board & 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 bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 10.00 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 Plant/Composting unit installed at site by the applicant/Association of Apartments as per solid waste management bye-law 2016.
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 - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
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 commencement shall mean the completion of the foundation or footing of walls in columnar type of construction on 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/56/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 5Lmts
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 -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. The applicant shall 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 personals involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personals or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP / 11 (28) / 2022-23, Dated: 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

Letter No. LD/95/LET/2015, dated: 01-04-2015

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. At 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".

%%Note:

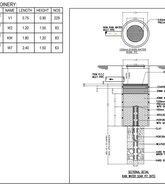
1. Accommodation shall be provided for setting up of schools for construction workers employed in the construction or labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK(2) (TOWER 3)	D	0.90	2.10	323
BLOCK(1) (TOWER 1)	D1	0.90	2.10	198
BLOCK(2) (TOWER 2)	D2	1.05	2.10	264
BLOCK(2) (TOWER 3)	D1	1.20	2.10	198
BLOCK(2) (TOWER 3)	SD1	0.75	2.10	52
BLOCK(2) (TOWER 3)	SD2	2.40	2.10	165
BLOCK(2) (TOWER 3)	SD4	3.00	2.10	83
BLOCK(2) (TOWER 3)	SD5	3.60	2.10	83

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK(2) (TOWER 3)	V1	0.75	0.60	229
BLOCK(2) (TOWER 3)	W2	1.20	1.50	83
BLOCK(2) (TOWER 3)	W	1.80	1.20	83
BLOCK(2) (TOWER 3)	W1	2.40	1.50	83



SCALE - 1: 100

SANCTIONING AUTHORITY :

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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.6.12
	VERSION DATE: 06/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Application No: PRJ/3319/22-23	Plot SubUse: Residential Apartment
Application Type: General	Type of Use: Bunch
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 378-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49682.17
Deduction for NetPlot Area		
Sunkadur Free of Cost		5426.75
Khandaland Area		505.93
Total:		5931.68
NET AREA OF PLOT	(A-Deductions)	43751.09
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5426.75
Amenity Area		2438.82
Khandaland Area		505.93
Total:		8369.50
BALANCE AREA OF PLOT	(A-Deductions)	40322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21177.36
Proposed Coverage Area (15.93 %)		8422.03
Achieved Net coverage area (15.93 %)		8422.03
Balance coverage area left (34.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114229.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		114229.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114229.55
Consumed FAR as per Development Plan approved by BDA (2.25)		103003.49
Residential FAR (100.00%)		102407.15
Proposed FAR Area		102407.15
Achieved Net FAR Area (2.34)		102407.15
Balance FAR Area (0.01)		596.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in BUA (Lesser) (-4)		315.00
Achieved BuiltUp Area		149613.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Prop.	Reqd./Unit	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
	Total :		-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	9621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	1038	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

MS PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

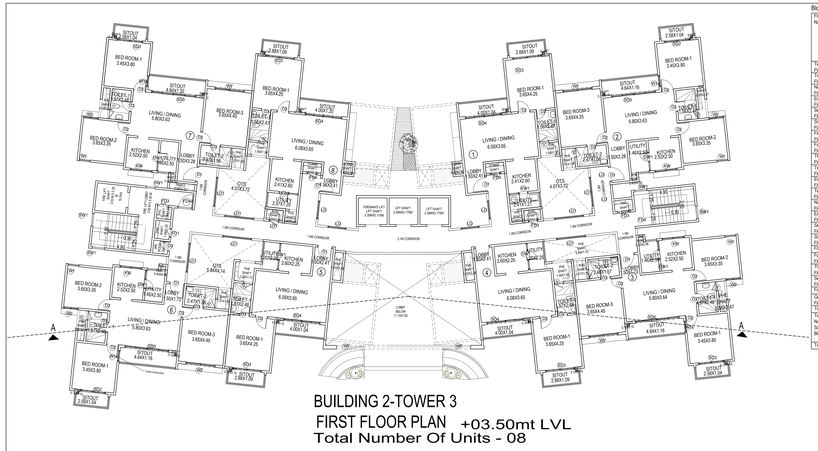
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 02 (TOWER - 03)
GROUND FLOOR PLAN

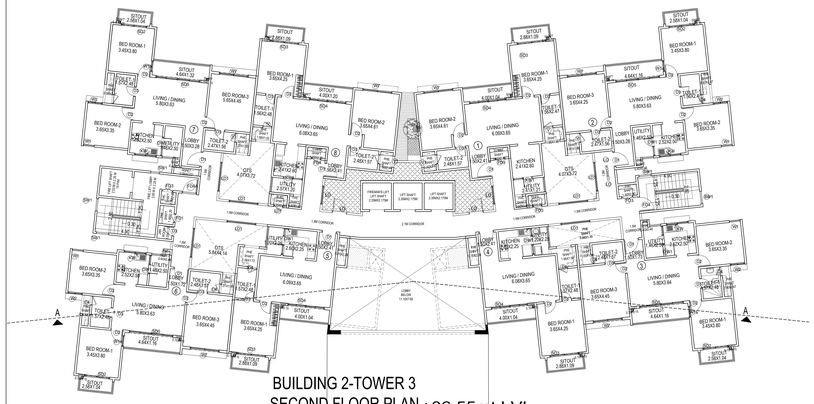
SHEET NO : 20 OF 32

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.



BUILDING 2-TOWER 3
FIRST FLOOR PLAN +03.50mt LVL
Total Number Of Units - 08



BUILDING 2-TOWER 3
SECOND FLOOR PLAN +06.55mt LVL
Total Number Of Units - 08

Block :BUILDING 2 (TOWER 3)

Floor Name	Gross Built-up Area	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.)	Tent (No.)
		Cutout			Stair/Case	Lift	Lift Machine	Substructure	Ramp Area	Resi.		
Terrace Floor	102.70	4.47	98.28	42.80	8.00	55.48	0.00	0.00	0.00	0.00	0.00	00
Twentieth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	0.00	08
Nineteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	0.00	08
Eighteenth Floor	1154.71	99.88	1054.83	27.44	21.03	0.00	0.25	99.08	947.03	947.03	07	
Seventeenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Sixteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fifteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fourteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Thirteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Twelfth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Eleventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Tenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Ninth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Eighth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Seventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Sixth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Fifth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Fourth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Third Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Second Floor	1137.69	189.32	948.37	27.44	21.03	0.00	0.25	0.00	899.65	899.65	08	
First Floor	1089.08	167.40	921.68	27.44	21.03	0.00	0.25	0.00	852.96	852.96	06	
Ground Floor	1170.21	101.13	1069.08	33.65	21.03	0.00	78.33	0.00	936.07	936.07	07	
Total	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	19576.29	19576.29	166	
Total Number of Same Blocks	1											
Total	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	19576.29	19576.29	166	

UnitBUA Table for Block :BUILDING 2 (TOWER 3)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 3 GF 1	FLAT	74.46	62.28	2	7
	Tower 3 GF 2	FLAT	108.66	95.34	10	
	Tower 3 GF 3	FLAT	108.66	95.34	10	
	Tower 3 GF 4	FLAT	93.07	81.91	9	
	Tower 3 GF 5	FLAT	108.66	95.34	10	
	Tower 3 GF 6	FLAT	108.66	95.34	10	
	Tower 3 GF 7	FLAT	73.67	63.28	7	
FIRST FLOOR PLAN	Tower 3 FF 1	FLAT	74.44	63.28	7	8
	Tower 3 FF 2	FLAT	108.66	95.34	10	
	Tower 3 FF 3	FLAT	93.09	81.95	9	
	Tower 3 FF 4	FLAT	105.63	93.00	10	
	Tower 3 FF 5	FLAT	73.91	62.66	7	
	Tower 3 FF 6	FLAT	105.66	93.00	10	
	Tower 3 FF 7	FLAT	73.67	63.28	7	
SECOND FLOOR PLAN	Tower 3 SF 1	FLAT	97.78	84.08	9	8
	Tower 3 SF 2	FLAT	108.66	95.34	10	
	Tower 3 SF 3	FLAT	69.99	62.66	7	
	Tower 3 SF 4	FLAT	105.63	93.00	10	
	Tower 3 SF 5	FLAT	71.91	62.66	7	
	Tower 3 SF 6	FLAT	105.66	93.00	10	
	Tower 3 SF 7	FLAT	108.66	95.34	10	
	Tower 3 SF 8	FLAT	97.02	84.08	9	
TYPICAL - 4, 7, 9, 11, 12, 15, 16, 19 & 20 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	97.78	84.08	9	72
	Tower 3 Typical 02 #	FLAT	108.66	95.34	10	
	Tower 3 Typical 03 #	FLAT	99.04	83.43	9	
	Tower 3 Typical 04 #	FLAT	105.63	93.00	10	
	Tower 3 Typical 05 #	FLAT	95.02	83.46	9	
	Tower 3 Typical 06 #	FLAT	105.66	93.00	10	
	Tower 3 Typical 07 #	FLAT	108.66	95.34	10	
	Tower 3 Typical 08 #	FLAT	97.02	84.08	9	
TYPICAL - 5, 6, 8, 10, 13, 14, & 17 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	96.90	83.02	9	
	Tower 3 Typical 02 #	FLAT	107.34	93.76	10	
	Tower 3 Typical 03 #	FLAT	94.16	82.39	9	
	Tower 3 Typical 04 #	FLAT	104.33	91.42	10	
	Tower 3 Typical 05 #	FLAT	94.15	82.42	9	
	Tower 3 Typical 06 #	FLAT	104.54	91.42	10	
	Tower 3 Typical 07 #	FLAT	107.34	93.75	10	
	Tower 3 Typical 08 #	FLAT	96.15	83.04	9	
EIGHTEENTH FLOOR PLAN	Tower 3 18th F 1	FLAT	97.78	84.08	9	7
	Tower 3 18th F 2	FLAT	108.66	95.34	10	
	Tower 3 18th F 3	FLAT	95.04	83.43	9	
	Tower 3 18th F 4	FLAT	105.63	93.00	10	
	Tower 3 18th F 5	FLAT	95.02	83.46	9	
	Tower 3 18th F 6	FLAT	105.66	93.00	10	
	Tower 3 18th F 7	FLAT	108.66	95.34	10	
THIRD FLOOR PLAN	Tower 3 TF 1	FLAT	97.78	84.08	9	8
	Tower 3 TF 2	FLAT	108.66	95.34	10	
	Tower 3 TF 3	FLAT	101.13	85.04	9	
	Tower 3 TF 4	FLAT	105.63	93.00	10	
	Tower 3 TF 5	FLAT	95.02	83.46	9	
	Tower 3 TF 6	FLAT	105.66	93.00	10	
	Tower 3 TF 7	FLAT	108.66	95.34	10	
	Tower 3 TF 8	FLAT	97.02	84.08	9	
Total			19637.57	14939.10	190	166

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tent (No.)	Carpet Area of other than Tenement
					Stair/Case	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	1112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	3536.61	3536.61	90	3723.01
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	99.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166089.61	16491.02	149598.49	3353.10	1865.30	206.70	3163.42	1252.28	226.29	38125.16	102407.24	102407.24	657.00	3885.13

No. PRJ/3319/22-23

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

1. Sanction is accorded by the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 2RUF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 2RUF (twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises for the building. License and the copies of sanctioned plans with specifications shall be kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents 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 (Esta.D) code leaving 3.00 mts. from the building line in 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 / sanction for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the first time.
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 IV-B (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge the storm water drain built around the premises as per 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 the Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant should 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 10.00 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 Unit/Composting 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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/56/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act - 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. The applicant shall 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/ CPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activity.
47. Due to non-compliance of safety precautionary measure 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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide BDA / TPM / DLP / 11 (28) / 2022-23, Dated: 17 - 12 - 2022 be the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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. At 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"

%%Note :

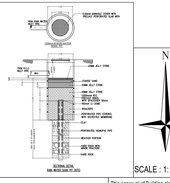
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
BUILDING(2 (TOWER 3)	D	0.90	2.10	323
BUILDING(2 (TOWER 3)	DW	0.90	2.10	166
BUILDING(2 (TOWER 3)	D2	1.05	2.10	344
BUILDING(2 (TOWER 3)	D1	1.20	2.10	166
BUILDING(2 (TOWER 3)	SD	0.75	2.10	82
BUILDING(2 (TOWER 3)	SD1	0.90	2.40	166
BUILDING(2 (TOWER 3)	SD2	2.40	2.10	166
BUILDING(2 (TOWER 3)	SD3	3.00	2.10	83
BUILDING(2 (TOWER 3)	SD4	3.60	2.10	83

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
BUILDING(3 (TOWER 3)	V1	0.75	0.90	229
BUILDING(3 (TOWER 3)	W	1.20	1.50	83
BUILDING(3 (TOWER 3)	W1	1.05	1.50	83
BUILDING(3 (TOWER 3)	W2	1.80	1.20	83
BUILDING(3 (TOWER 3)	W3	2.40	1.50	83



AREA STATEMENT (BBMP)	VERSION NO.: 1.6.12 VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Application No: PRJ/3319/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 306-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49682.17
Deduction for NetPlot Area		
Sunkadur Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.69
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2438.02
Khandaland Area		505.93
Total:		8379.70
BALANCE AREA OF PLOT	(A-Deductions)	40002.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		23177.36
Proposed Coverage Area (15.50 %)		8433.03
Achieved Net coverage area (15.65 %)		8433.03
Balance coverage area left (34.35 %)		15744.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114255.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		114255.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114255.55
Consumed FAR as per Development Plan approved by BDA (2.25)		103003.49
Residential FAR (100.00%)		102407.15
Proposed FAR Area		102407.15
Achieved Net FAR Area (2.34)		102407.15
Balance FAR Area (0.01)		596.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in BUA (Lesser/Lvl)		315.99
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	1081	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572101
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 02 (TOWER - 03)
FIRST FLOOR PLAN
SECOND FLOOR PLAN

SHEET NO : 21 OF 32

N

SCALE - 1: 100

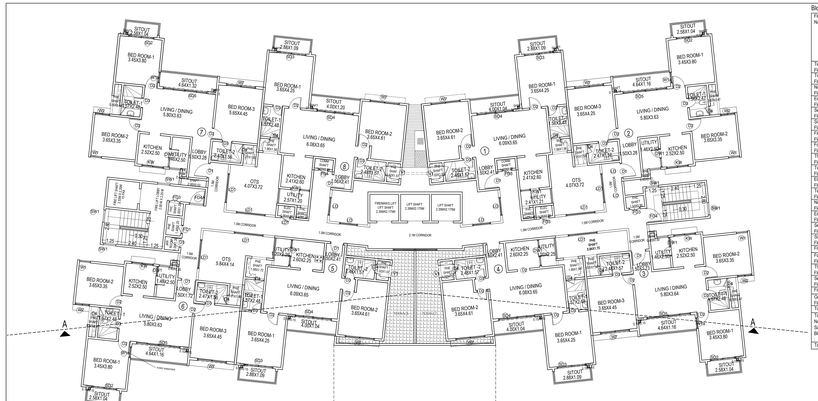
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

NORTH

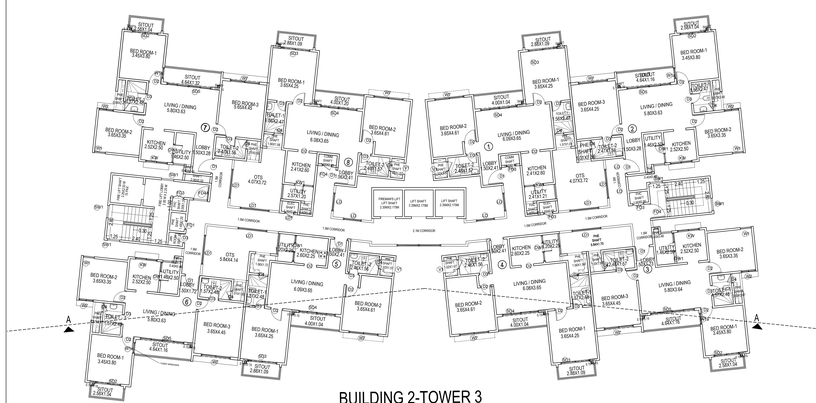
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



BUILDING 2-TOWER 2

THIRD FLOOR PLAN +09.60mt LVL

Total Number Of Units - 08



BUILDING 2-TOWER 3

TYPICAL 4th, 7th, 8th, 11th, 12th, 15th 16th, 19th & 20th FLOOR PLAN

Total Number Of Units - 11 X 8 = 72

+12.65mt LVL, +21.80mt LVL, +24.85mt LVL, +34.00mt LVL,

+37.05mt LVL, +46.20mt LVL, +49.25mt LVL, +58.40mt LVL & +61.45mt LVL

Block :BUILDING 2 (TOWER 3)

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.)	Tenmt (No.)
		Cutout			Stair/Case	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	102.70	4.47	98.28	42.80	8.00	55.48	0.00	0.00	0.00	0.00	0.00	00
Twentieth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	0.00	08
Nineteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	0.00	08
Eighteenth Floor	1154.71	99.88	1054.83	27.44	21.03	0.00	0.25	99.08	947.03	947.03	07	
Seventeenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Sixteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fifteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fourteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Thirteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Twelfth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Eleventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Tenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Ninth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Eighth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Seventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Sixth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Fifth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Fourth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Third Floor	1094.28	104.25	990.03	27.44	21.03	0.00	0.25	0.00	941.31	941.31	08	
Second Floor	1137.69	189.32	948.37	27.44	21.03	0.00	0.25	0.00	899.65	899.65	08	
First Floor	1089.08	107.42	981.66	27.44	21.03	0.00	0.25	0.00	932.96	932.96	08	
Ground Floor	1170.21	161.13	1009.08	33.65	21.03	0.00	78.33	0.00	936.07	936.07	07	
Total	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	19576.29	19576.29	166	
Total Number of Same Blocks	1											
Total:	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	19576.29	19576.29	166	

UnitBUA Table for Block :BUILDING 2 (TOWER 3)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 3 GF 1	FLAT	74.44	62.28	2	7
	Tower 3 GF 2	FLAT	108.66	95.34	10	
	Tower 3 GF 3	FLAT	69.99	61.90	2	
	Tower 3 GF 4	FLAT	103.07	91.01	10	
	Tower 3 GF 5	FLAT	74.44	62.28	2	
	Tower 3 GF 6	FLAT	108.66	95.34	10	
	Tower 3 GF 7	FLAT	73.67	63.28	2	
FIRST FLOOR PLAN	Tower 3 FF 1	FLAT	74.44	62.28	2	8
	Tower 3 FF 2	FLAT	108.66	95.34	10	
	Tower 3 FF 3	FLAT	69.99	61.90	2	
	Tower 3 FF 4	FLAT	105.63	93.00	10	
	Tower 3 FF 5	FLAT	74.44	62.28	2	
	Tower 3 FF 6	FLAT	108.66	95.34	10	
	Tower 3 FF 7	FLAT	73.67	63.28	2	
SECOND FLOOR PLAN	Tower 3 SF 1	FLAT	97.78	84.08	9	8
	Tower 3 SF 2	FLAT	108.66	95.34	10	
	Tower 3 SF 3	FLAT	69.99	62.80	2	
	Tower 3 SF 4	FLAT	105.63	93.00	10	
	Tower 3 SF 5	FLAT	71.81	62.60	2	
	Tower 3 SF 6	FLAT	105.86	93.00	10	
	Tower 3 SF 7	FLAT	108.66	95.34	10	
	Tower 3 SF 8	FLAT	97.52	84.08	9	
TYPICAL - 4, 7, 8, 11, 12, 15, 16, 19 & 20 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	97.78	84.08	9	72
	Tower 3 Typical 02 #	FLAT	108.66	95.34	10	
	Tower 3 Typical 03 #	FLAT	95.04	83.43	9	
	Tower 3 Typical 04 #	FLAT	105.63	93.00	10	
	Tower 3 Typical 05 #	FLAT	95.02	83.46	9	
	Tower 3 Typical 06 #	FLAT	105.86	93.00	10	
	Tower 3 Typical 07 #	FLAT	108.66	95.34	10	
	Tower 3 Typical 08 #	FLAT	97.52	84.08	9	
TYPICAL - 5, 9, 10, 13, 14, & 17 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	96.90	83.02	9	
	Tower 3 Typical 02 #	FLAT	107.34	93.76	10	
	Tower 3 Typical 03 #	FLAT	94.16	82.39	9	
	Tower 3 Typical 04 #	FLAT	104.33	91.42	10	
	Tower 3 Typical 05 #	FLAT	94.15	82.42	9	
	Tower 3 Typical 06 #	FLAT	104.54	91.42	10	
	Tower 3 Typical 07 #	FLAT	107.34	93.75	10	
	Tower 3 Typical 08 #	FLAT	96.15	83.04	9	
EIGHTEENTH FLOOR PLAN	Tower 3 18th F 1	FLAT	97.78	84.08	9	7
	Tower 3 18th F 2	FLAT	108.66	95.34	10	
	Tower 3 18th F 3	FLAT	95.04	83.43	9	
	Tower 3 18th F 4	FLAT	105.63	93.00	10	
	Tower 3 18th F 5	FLAT	95.02	83.46	9	
	Tower 3 18th F 6	FLAT	105.86	93.00	10	
	Tower 3 18th F 7	FLAT	107.82	129.39	13	
THIRD FLOOR PLAN	Tower 3 TF 1	FLAT	97.78	84.08	9	8
	Tower 3 TF 2	FLAT	108.66	95.34	10	
	Tower 3 TF 3	FLAT	95.03	83.43	9	
	Tower 3 TF 4	FLAT	105.63	93.00	10	
	Tower 3 TF 5	FLAT	95.02	83.46	9	
	Tower 3 TF 6	FLAT	105.86	93.00	10	
	Tower 3 TF 7	FLAT	108.66	95.34	10	
	Tower 3 TF 8	FLAT	97.52	84.08	9	
Total:			18607.57	14930.10	1661	166

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area of other than Tenement
			Cutout		Stair/Case	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76919.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	1112.81	0.00	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 4)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	0.00	99.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166089.61	16491.02	149598.49	3353.10	1860.30	206.70	3162.42	1252.28	225.29	38125.16	102407.24	102407.24	837.00	3885.13

No. PR/J3319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

a) Consisting of Building - 01, Tower - 01, 2BF + 2GF + 20UF (Twenty - Six upper floors) only
b) Consisting of Building - 02, Tower - 02, 2BF + GF + 20UF (Twenty - Six upper floors) only
c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only

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

3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.

4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building during the period the building is under erection.

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

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

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

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

9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents 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 (Esta D) code leaving 3.00 mts. from the building line in the premises.

13. The applicant shall provide a separation 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge the storm water as per the provisions stipulated 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-F of Bye-law No. 29 for the building.

24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 10.00 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 Plant being 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 his not 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 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 initiated according to BBMP Act - 2020.

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

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

41. The owners shall 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/ CPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activity.

47. Due to non-compliance of safety precautionary measure 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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / (DLP - 11 /(28) / 2022-23, Dated: 17 - 12 - 2022 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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. At 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".

%%Note:

Adequate 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.

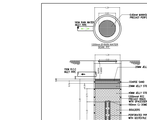
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and suitable legal action will be initiated by the department.

SCHEDULE OF JOINERY				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK(2):TOWER 1	D	0.9	2.1	215
BLOCK(2):TOWER 1	D1	0.9	2.1	215
BLOCK(2):TOWER 1	D2	1.05	2.1	215
BLOCK(2):TOWER 1	D3	1.35	2.1	215
BLOCK(2):TOWER 1	SD	2.4	2.1	215
BLOCK(2):TOWER 1	SD1	2.4	2.1	215
BLOCK(2):TOWER 1	W	1.2	1.2	215
BLOCK(2):TOWER 1	W1	1.5	1.2	215
BLOCK(2):TOWER 1	W2	1.8	1.2	215
BLOCK(2):TOWER 1	W3	2.1	1.2	215
BLOCK(2):TOWER 1	W4	2.4	1.2	215
BLOCK(2):TOWER 1	V	0.6	0.6	215
BLOCK(2):TOWER 1	V1	0.75	0.6	215
BLOCK(2):TOWER 1	KW	1.2	1.2	215
BLOCK(2):TOWER 1	KW1	1.8	1.2	215
BLOCK(2):TOWER 1	MV	2.4	1.2	215

SCHEDULE OF JOINERY				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK(2):TOWER 2	D	0.9	2.1	166
BLOCK(2):TOWER 2	D1	0.9	2.1	166
BLOCK(2):TOWER 2	D2	1.05	2.1	166
BLOCK(2):TOWER 2	D3	1.35	2.1	166
BLOCK(2):TOWER 2	SD	2.4	2.1	166
BLOCK(2):TOWER 2	SD1	2.4	2.1	166
BLOCK(2):TOWER 2	W	1.2	1.2	166
BLOCK(2):TOWER 2	W1	1.5	1.2	166
BLOCK(2):TOWER 2	W2	1.8	1.2	166
BLOCK(2):TOWER 2	W3	2.1	1.2	166
BLOCK(2):TOWER 2	W4	2.4	1.2	166
BLOCK(2):TOWER 2	V	0.6	0.6	166
BLOCK(2):TOWER 2	V1	0.75	0.6	229
BLOCK(2):TOWER 2	KW	1.2	1.2	83
BLOCK(2):TOWER 2	KW1	1.8	1.2	83
BLOCK(2):TOWER 2	MV	2.45	1.65	83

SCHEDULE OF JOINERY				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK(2):TOWER 3	D	0.9	2.1	323
BLOCK(2):TOWER 3	D1	0.9	2.1	166
BLOCK(2):TOWER 3	D2	1.05	2.1	594
BLOCK(2):TOWER 3	D3	1.35	2.1	166
BLOCK(2):TOWER 3	SD	2.4	2.1	83
BLOCK(2):TOWER 3	SD1	2.4	2.1	165
BLOCK(2):TOWER 3	W	1.2	1.2	83
BLOCK(2):TOWER 3	W1	1.5	1.2	83
BLOCK(2):TOWER 3	W2	1.8	1.2	83
BLOCK(2):TOWER 3	W3	2.1	1.2	83
BLOCK(2):TOWER 3	W4	2.4	1.2	83
BLOCK(2):TOWER 3	V	0.6	0.6	83
BLOCK(2):TOWER 3	V1	0.75	0.6	229
BLOCK(2):TOWER 3	KW	1.2	1.2	83
BLOCK(2):TOWER 3	KW1	1.8	1.2	83
BLOCK(2):TOWER 3	MV	2.45	1.65	83



SECTION ON A-A

SCALE - 1: 100

SANCTIONING AUTHORITY :

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.

ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

NORTH

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PR/J3319/22-23	Plot SubUse: Residential
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 39-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 49660.17
Deduction for NetCol Area	
Sumadar Free of Cost	5435.75
Khandaland Area	505.93
Total:	5941.68
NET AREA OF PLOT	(A-Deductions) 43721.89
Deduction for Balance FM Area	
RW Area surrendered Free of Cost	5435.75
Amenity Area	2438.82
Khandaland Area	505.93
Total:	8380.50
BALANCE AREA OF PLOT	(A-Deductions) 40302.47
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	23177.36
Proposed Coverage Area (19.50 %)	9433.03
Achieved Net coverage area (19.85 %)	7402.33
Balance coverage area left (30.07 %)	15744.83
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	114235.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)	114235.55
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.50)	114235.55
Comitted FAR as per Development Plan approved by BDA (2.25)	103010.49
Proposed FAR AREA (100.00%)	102407.15
Proposed FAR Area	102407.15
Achieved Net FAR Area (2.34)	102407.15
Balance FAR Area (0.01)	3828.34
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	149598.49
Substructure Area Add in BUA (Lateral Lvl)	370.99
Achieved BuiltUp Area	149613.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-		1038	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES

#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572101
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 02 (TOWER - 03)
THIRD FLOOR PLAN ,
TYPICAL 4th,7th,8th,11th,12th,15th,16th,19th & 20thFLOOR

SHEET NO : 22 OF 32

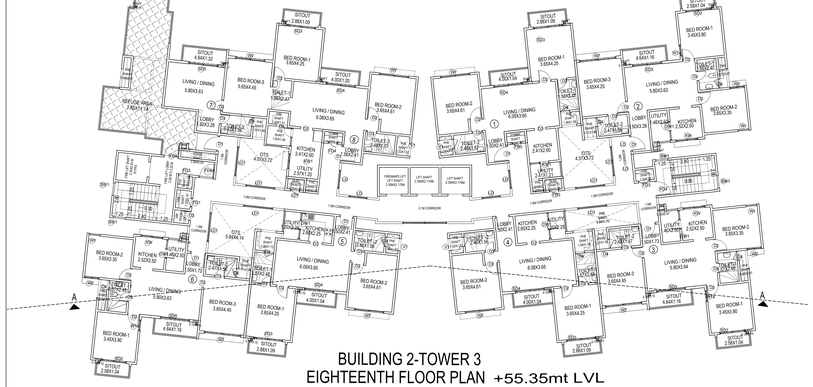
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

BUILDING 2-TOWER 3

TYPICAL 5th,6th,9th,10th,13th, 14th & 17th FLOOR PLAN

Total Number Of Units - 11 X 8 = 56

+15.70mt LVL, +18.75mt LVL, +27.90mt LVL, +30.95mt LVL, +40.10mt LVL, +43.15mt LVL & +52.30mt LVL



BUILDING 2-TOWER 3

EIGHTEENTH FLOOR PLAN +55.35mt LVL

Total Number Of Units - 08

Block :BUILDING 2 (TOWER 3)

Floor Name	Gross Built-Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
		Cutout			Stair/Case	Lift	Lift Machine	Substructure	Ramp/ Recreational Space	Resi.		
Terrace Floor	102.70	4.47	98.28	42.80	8.00	55.48	0.00	0.00	0.00	0.00	0.00	00
Twentieth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Nineteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Eighteenth Floor	1154.71	99.88	1054.83	27.44	21.03	0.00	0.25	59.08	947.03	947.03	07	
Seventeenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Sixteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fifteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fourteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Thirteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Twelth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Eleventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Tenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Ninth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Eighth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Seventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Sixth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08	
Fifth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Fourth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08	
Third Floor	1094.28	104.25	990.03	27.44	21.03	0.00	0.25	0.00	941.31	941.31	08	
Second Floor	1137.69	189.32	948.37	27.44	21.03	0.00	0.25	0.00	899.65	899.65	08	
First Floor	1069.08	167.40	901.68	27.44	21.03	0.00	0.25	0.00	852.96	852.96	08	
Ground Floor	1170.21	161.13	1009.08	33.65	21.03	0.00	78.33	0.00	936.07	936.07	07	
Total:	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	59.08	19576.29	19576.29	166	
Total Number of Same Blocks	1											
Total:	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	59.08	19576.29	19576.29	166	

UnitBUA Table for Block :BUILDING 2 (TOWER 3)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 3 GF 1	FLAT	19.44	02.28	1	7
	Tower 3 GF 2	FLAT	108.66	95.34	10	
	Tower 3 GF 3	FLAT	109.66	97.06	10	
	Tower 3 GF 4	FLAT	53.07	51.01	5	
	Tower 3 GF 5	FLAT	108.66	95.34	10	
	Tower 3 GF 6	FLAT	108.66	95.34	10	
	Tower 3 GF 7	FLAT	53.28	51.22	7	
FIRST FLOOR PLAN	Tower 3 FF 1	FLAT	19.44	02.28	1	8
	Tower 3 FF 2	FLAT	108.66	95.34	10	
	Tower 3 FF 3	FLAT	109.66	97.06	7	
	Tower 3 FF 4	FLAT	105.83	93.00	10	
	Tower 3 FF 5	FLAT	105.83	93.00	10	
	Tower 3 FF 6	FLAT	108.66	95.34	10	
	Tower 3 FF 7	FLAT	53.28	51.22	7	
SECOND FLOOR PLAN	Tower 3 SF 1	FLAT	97.78	84.08	9	8
	Tower 3 SF 2	FLAT	108.66	95.34	10	
	Tower 3 SF 3	FLAT	69.99	62.80	7	
	Tower 3 SF 4	FLAT	105.83	93.00	10	
	Tower 3 SF 5	FLAT	71.81	62.80	7	
	Tower 3 SF 6	FLAT	105.86	93.00	10	
	Tower 3 SF 7	FLAT	108.66	95.34	10	
	Tower 3 SF 8	FLAT	97.52	84.08	9	
TYPICAL - 6, 7, 8, 11, 12, 15, 16, 19 & 20 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	97.78	84.08	9	72
	Tower 3 Typical 02 #	FLAT	108.66	95.34	10	
	Tower 3 Typical 03 #	FLAT	95.04	83.43	9	
	Tower 3 Typical 04 #	FLAT	105.83	93.00	10	
	Tower 3 Typical 05 #	FLAT	95.02	83.48	9	
	Tower 3 Typical 06 #	FLAT	105.86	93.00	10	
	Tower 3 Typical 07 #	FLAT	108.66	95.34	10	
	Tower 3 Typical 08 #	FLAT	97.52	84.08	9	
TYPICAL - 5, 9, 10, 13, 14, & 17 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	97.78	84.08	9	56
	Tower 3 Typical 02 #	FLAT	96.90	83.02	9	
	Tower 3 Typical 03 #	FLAT	107.34	93.76	10	
	Tower 3 Typical 04 #	FLAT	94.16	82.39	9	
	Tower 3 Typical 05 #	FLAT	104.33	91.42	10	
	Tower 3 Typical 06 #	FLAT	94.15	82.42	9	
	Tower 3 Typical 07 #	FLAT	104.54	91.42	10	
	Tower 3 Typical 08 #	FLAT	107.34	93.75	10	
	Tower 3 Typical 09 #	FLAT	96.15	83.04	9	
EIGHTEENTH FLOOR PLAN	Tower 3 18th F 1	FLAT	97.78	84.08	9	7
	Tower 3 18th F 2	FLAT	108.66	95.34	10	
	Tower 3 18th F 3	FLAT	95.04	83.43	9	
	Tower 3 18th F 4	FLAT	105.83	93.00	10	
	Tower 3 18th F 5	FLAT	95.02	83.48	9	
	Tower 3 18th F 6	FLAT	105.86	93.00	10	
	Tower 3 18th F 7	FLAT	108.66	95.34	10	
	Tower 3 18th F 8	FLAT	97.52	84.08	9	
Total:			18637.57	14459.10	166	166

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area of other than Tenement
					Stair/Case	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	1112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	23.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 3 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	59.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166089.61	16491.02	149598.49	3353.10	1860.30	206.70	3162.42	1252.28	226.29	38125.16	102427.24	102427.24	687.00	3884.13

No. PRJ/3319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/1, 19/3, 18/12, 19/4/4, 184, 19/2/2, 19/1, 18/92, 18/74, 18/73, 18/61, 21/2/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2BUF + Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 2BUF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 2UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 1OUF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site during the construction and shall be produced on demand by the authorities.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of Fluorine structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Eda 5) code leaving 3.00 mts. from the building line of 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 - IV (Bye-law No. 3.6) under sub section IV-A (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge the entire roof run off water without fail as per the provisions stipulated 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 - 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 10.00 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 Unit including unit installed at site in the premises (Applicable for Residential cum Commercial buildings 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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/ENG/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 devise building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The Owner shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP / 11 (28) / 2022-23, Dated. 17 - 12 - 2022 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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. At 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".

%%Note:

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

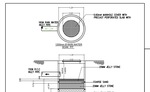
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and suitable legal action will be initiated against the defaulter.

Block	Type	Size	Qty	Total
BLR/2842/21/TOWER 1	SQ	0.60	2	1
BLR/2842/21/TOWER 1	SQ	0.60	2	333
BLR/2842/21/TOWER 1	DR1	0.90	2.10	166
BLR/2842/21/TOWER 1	SQ	1.00	2.10	164
BLR/2842/21/TOWER 1	D1	1.20	2.10	166
BLR/2842/21/TOWER 1	SD1	2.10	2.10	82
BLR/2842/21/TOWER 1	SD2	2.40	2.10	165
BLR/2842/21/TOWER 1	SD4	3.00	2.10	83
BLR/2842/21/TOWER 1	SD5	3.60	2.10	83

Block	Type	Size	Qty	Total
BLR/2842/21/TOWER 2	V1	0.75	0.60	229
BLR/2842/21/TOWER 2	V2	1.20	1.50	83
BLR/2842/21/TOWER 2	KW	1.80	1.20	83
BLR/2842/21/TOWER 2	W1	2.40	1.50	83



SCALE - 1: 100

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	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.

Area Statement (BBMP)	VERSION NO.: 1.6.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/3319/22-23	Plot SubUse: Residential Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 18/1, 19/3, 18/12, 19/4, 184, 19/2/2, 19/1, 18/92, 18/74, 18/73, 18/61, 21/2/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 306-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49660.17
Deduction for NetPlot Area		
Sumadar Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.09
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2438.02
Khandaland Area		505.93
Total:		8379.70
BALANCE AREA OF PLOT	(A-Deductions)	40002.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21177.36
Proposed Coverage Area (19.50 %)		8422.03
Achieved Net coverage area (19.00 %)		8422.03
Balance coverage area left (30.97 %)		10754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114255.55
Additional F.A.R. within Ring I and II (for amalgamated plot-2.50)		114255.55
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114255.55
Residential FAR (100.00%)		102427.24
Commercial FAR as per Development Plan approved by BDA (0.00 %)		0.00
Achieved Total FAR (100.00%)		102427.24
Proposed FAR Area		102427.24
Achieved Net FAR Area (2.34)		102427.24
Balance FAR Area (0.01)		3828.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Not in BUA (Lesser)		315.00
Achieved BuiltUp Area		149613.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-		788	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES

#4, R.R.MANSION, 3rd FLOOR, 6th CROSS, ASHOKANAGARA, TUMKUR - 572101

PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No19 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT /ENGINEER /SUPERVISOR'S SIGNATURE

Shashidhara. N. R

BCC/BL-3.2.3/E-1085/92-93

V.S.Associates, #4, R.R.Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 18/1, 19/3, 18/12, 19/4/4, 184, 19/2/2, 19/1, 18/92, 18/74, 18/73, 18/61, 21/2/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 02 (TOWER - 03)

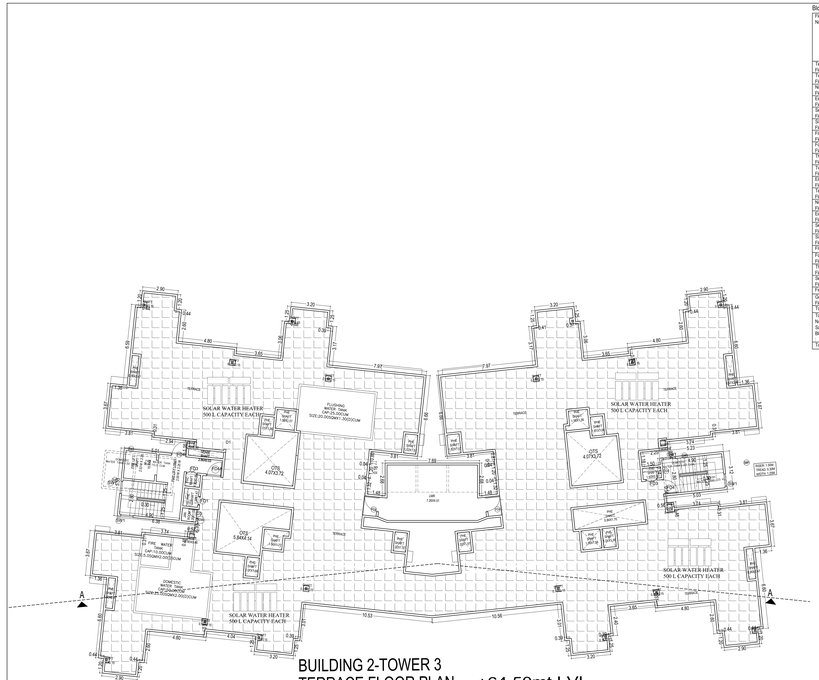
TYPICAL 5th,6th,9th,10th,13th, 14th & 17th FLOOR PLAN EIGHTEENTH FLOOR PLAN

SHEET NO : 23 OF 32

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.



Block :BUILDING 2 (TOWER 3)

Floor Name	Gross BUA Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair/Case	Lift	Lift Machine	Substructure	Ramp Area	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	102.70	4.47	98.28	42.80	8.00	55.48	0.00	0.00	0.00	0.00	00
Twentieth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Nineteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Eighteenth Floor	1154.71	99.88	1054.83	27.44	21.03	0.00	0.25	99.08	947.03	947.03	07
Seventeenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08
Sixteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Fifteenth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Fourteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08
Thirteenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08
Twelfth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Eleventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Tenth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08
Ninth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08
Eighth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Seventh Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Sixth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08
Fifth Floor	1095.48	104.25	981.23	27.44	21.03	0.00	0.25	0.00	932.51	932.51	08
Fourth Floor	1094.27	104.25	990.02	27.44	21.03	0.00	0.25	0.00	941.30	941.30	08
Third Floor	1094.28	104.25	990.03	27.44	21.03	0.00	0.25	0.00	941.31	941.31	08
Second Floor	1137.69	189.32	948.37	27.44	21.03	0.00	0.25	0.00	899.65	899.65	08
First Floor	1089.08	167.42	921.66	27.44	21.03	0.00	0.25	0.00	852.96	852.96	08
Ground Floor	1170.21	161.13	1009.08	33.65	21.03	0.00	78.33	0.00	936.07	936.07	07
Total:	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	19576.29	19576.29	166
Total Number of Same Blocks	1										
Total:	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	99.08	19576.29	19576.29	166

UnitBUA Table for Block :BUILDING 2 (TOWER 3)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	Tower 3 GF 1	FLAT	108.66	95.34	2	7
	Tower 3 GF 2	FLAT	108.66	95.34	2	
	Tower 3 GF 3	FLAT	69.99	61.90	1	
	Tower 3 GF 4	FLAT	103.07	91.01	2	
	Tower 3 GF 5	FLAT	71.81	62.60	1	
	Tower 3 GF 6	FLAT	108.66	95.34	2	
	Tower 3 GF 7	FLAT	73.67	63.29	1	
FIRST FLOOR PLAN	Tower 3 FF 1	FLAT	108.66	95.34	2	8
	Tower 3 FF 2	FLAT	108.66	95.34	2	
	Tower 3 FF 3	FLAT	69.99	61.90	1	
	Tower 3 FF 4	FLAT	105.63	93.00	2	
	Tower 3 FF 5	FLAT	71.81	62.60	1	
	Tower 3 FF 6	FLAT	108.66	95.00	2	
	Tower 3 FF 7	FLAT	73.67	63.29	1	
SECOND FLOOR PLAN	Tower 3 SF 1	FLAT	97.78	84.08	2	8
	Tower 3 SF 2	FLAT	108.66	95.34	2	
	Tower 3 SF 3	FLAT	69.99	62.60	1	
	Tower 3 SF 4	FLAT	105.63	93.00	2	
	Tower 3 SF 5	FLAT	71.81	62.60	1	
	Tower 3 SF 6	FLAT	105.86	92.00	2	
	Tower 3 SF 7	FLAT	108.66	95.34	2	
TYPICAL - 4, 7, 8, 11, 12, 15, 16, 19 & 20 FLOOR PLAN	Tower 3 Typical 01 #	FLAT	97.52	84.08	2	72
	Tower 3 Typical 01 #	FLAT	97.78	84.08	2	
	Tower 3 Typical 01 #	FLAT	108.66	95.34	2	
	Tower 3 Typical 01 #	FLAT	95.04	83.43	2	
	Tower 3 Typical 01 #	FLAT	109.83	93.00	2	
	Tower 3 Typical 01 #	FLAT	95.02	83.48	2	
	Tower 3 Typical 01 #	FLAT	105.86	93.00	2	
	Tower 3 Typical 01 #	FLAT	108.66	95.34	2	
	Tower 3 Typical 01 #	FLAT	97.52	84.08	2	
TYPICAL - 5, 6, 9, 10, 13, 14, & 17,18 FLOOR PLAN	Tower 3 Typical 02 #	FLAT	97.78	84.08	2	
	Tower 3 Typical 02 #	FLAT	96.90	83.02	2	
	Tower 3 Typical 02 #	FLAT	107.34	93.76	2	
	Tower 3 Typical 02 #	FLAT	94.16	82.39	2	
	Tower 3 Typical 02 #	FLAT	104.33	91.42	2	
	Tower 3 Typical 02 #	FLAT	94.15	82.42	2	
	Tower 3 Typical 02 #	FLAT	104.54	91.42	2	
	Tower 3 Typical 02 #	FLAT	107.34	93.75	2	
	Tower 3 Typical 02 #	FLAT	96.15	83.04	2	
EIGHTEENTH FLOOR PLAN	Tower 3 18th F 1	FLAT	97.78	84.08	2	7
	Tower 3 18th F 2	FLAT	108.66	95.34	2	
	Tower 3 18th F 3	FLAT	95.04	83.43	2	
	Tower 3 18th F 4	FLAT	109.83	93.00	2	
	Tower 3 18th F 5	FLAT	95.02	83.48	2	
	Tower 3 18th F 6	FLAT	105.86	93.00	2	
	Tower 3 18th F 7	FLAT	101.62	129.30	1	
THIRD FLOOR PLAN	Tower 3 FF 1	FLAT	97.78	84.08	2	8
	Tower 3 FF 2	FLAT	108.66	95.34	2	
	Tower 3 FF 3	FLAT	101.15	85.04	2	
	Tower 3 FF 4	FLAT	109.83	93.00	2	
	Tower 3 FF 5	FLAT	95.02	83.48	2	
	Tower 3 FF 6	FLAT	105.86	93.00	2	
	Tower 3 FF 7	FLAT	108.66	95.34	2	
	Tower 3 FF 8	FLAT	97.52	84.08	2	
Total:	-	-	19637.57	14930.10	166	166

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area # (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair/Case	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of Other than Tenement
BUILDING 1 (TOWER 1)	1	84468.89	7570.39	76918.60	1264.12	712.78	58.55	1900.84	1252.28	75.32	38126.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3)	1	4755.82	280.02	4475.80	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	91	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	99.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166089.61	16491.02	149598.49	3353.10	1860.30	206.70	2162.42	1252.28	226.29	38126.16	102407.24	102407.24	687.00	3885.13

No. PRJ/319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 20UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 20UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface 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 kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esta D) code leaving 3.00 mts. from the building on 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 first time.
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 IV-B (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits for recharging the ground water in accordance with the Bye-laws.
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 - 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 10.00 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 / composting unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above bua 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 in columnar structure 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/56/2019-20, 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 devise building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The owner shall 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 personals involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personals or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP / 11 (20) / 2013-20, Dated: 7 - 12 - 2020 to be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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 the list of workers engaged by him.
4. At 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"

%%Note

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

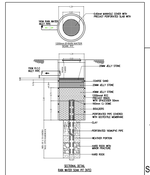
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

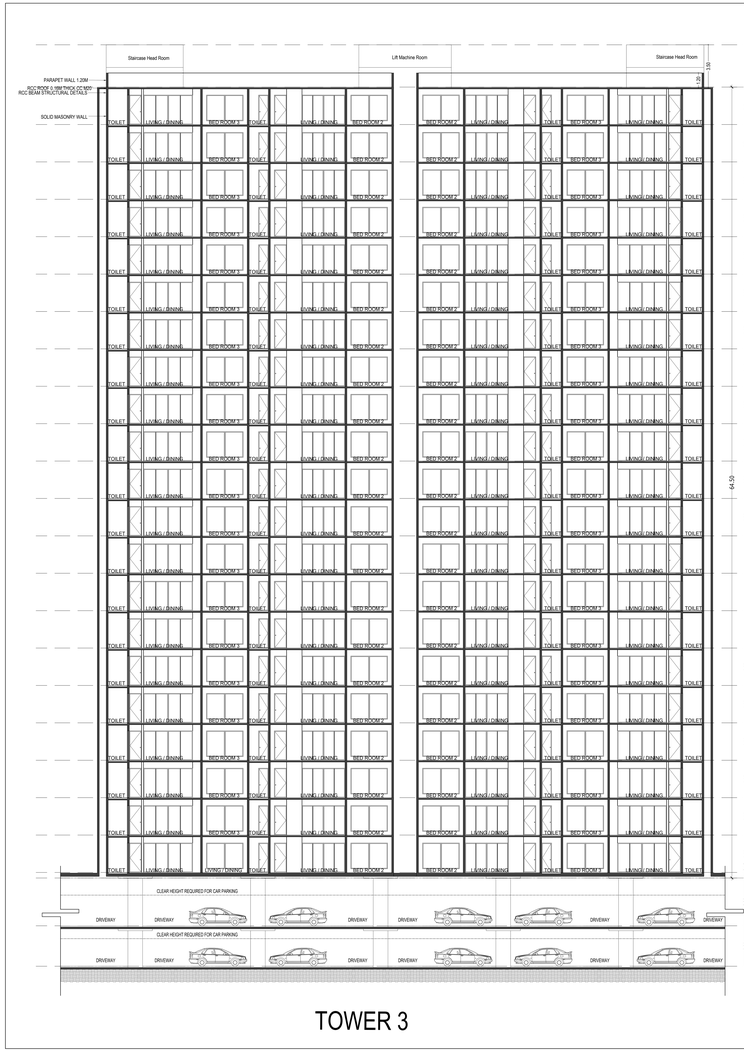
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

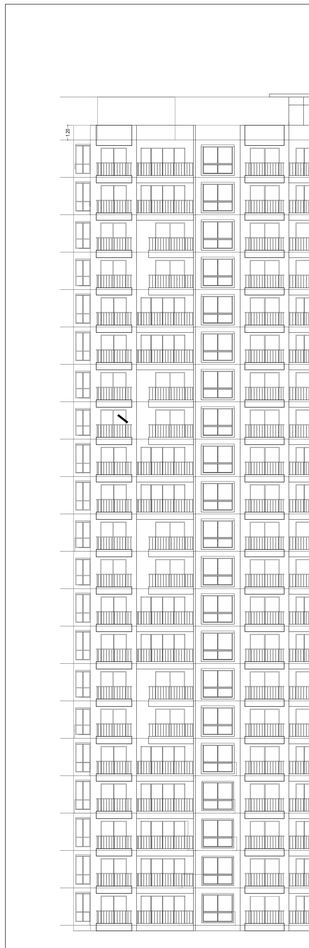
NOTE: In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated against the owner.

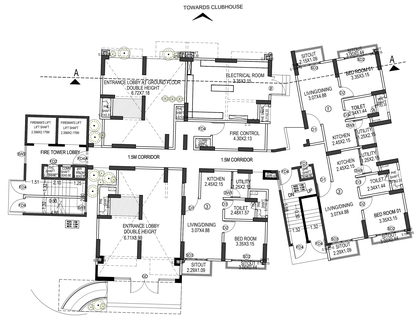
Block	Name	L(m)	W(m)	H(m)	Nos
BLR/362/27/09/R1	S1	0.60	2.10	333	
BLR/362/27/09/R1	SW1	0.60	2.10	166	
BLR/362/27/09/R1	S2	1.00	2.10	164	
BLR/362/27/09/R1	S1	1.20	2.10	166	
BLR/362/27/09/R1	SD1	2.10	2.10	83	
BLR/362/27/09/R1	SD2	2.40	2.10	165	
BLR/362/27/09/R1	SD4	3.00	2.10	83	
BLR/362/27/09/R1	SD5	3.60	2.10	83	

Block	Name	L(m)	W(m)	H(m)	Nos
BLR/362/27/09/R1	V1	0.75	0.68	229	
BLR/362/27/09/R1	W2	1.20	1.50	83	
BLR/362/27/09/R1	W4	1.80	1.20	83	
BLR/362/27/09/R1	W7	2.40	1.50	83	

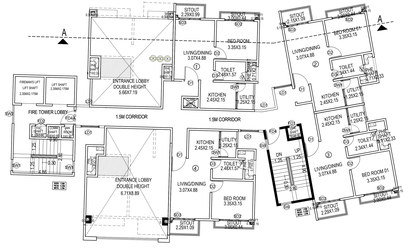

SLOPE PROTECTION AS PER STRUCTURAL DETAILS
TOP RAIL 50 X 50 X 6mm MS ANGLE
RAILING
MS FLAT 50 X 6mm
MS FLAT 6mm THK
MS FLAT 6mm THK
MS FLAT 6mm THK


Staircase Head Room
Lift Machine Room
Staircase Head Room
PARAPET WALL 1.2M
ACC/ RCC/ BRICK WITH RCC RDS
RCC/ BEAM STRUCTURAL DETAILS
SOLID MASONRY WALL
TOILET
LIVING / DINING
BED ROOM 3
BED ROOM 2
BED ROOM 1
CLEAR HEIGHT REQUIRED FOR CAR PARKING
DRIVEWAY
+68.00 M
LMR ROOF SLAB
+64.50 M
TERRACE FLOOR LVL
+61.45 M
20th FLOOR LVL
+58.40 M
19th FLOOR LVL
+55.35 M
18th FLOOR LVL
+52.30 M
17th FLOOR LVL
+49.25 M
16th FLOOR LVL
+46.20 M
15th FLOOR LVL
+43.15 M
14th FLOOR LVL
+40.10 M
13th FLOOR LVL
+37.05 M
12th FLOOR LVL
+34.00 M
11th FLOOR LVL
+30.95 M
10th FLOOR LVL
+27.90 M
9th FLOOR LVL
+24.85 M
8th FLOOR LVL
+21.80 M
7th FLOOR LVL
+18.75 M
6th FLOOR LVL
+15.70 M
5th FLOOR LVL
+12.65 M
4th FLOOR LVL
+09.60 M
3rd FLOOR LVL
+06.55 M
2nd FLOOR LVL
+03.50 M
1st FLOOR LVL
+00.45 M
GROUND FLOOR LVL
GROUND LVL
-03.90 M
B1 FLOOR FFL
-07.20 M
B2 FLOOR FFL
64.50
3.90
3.90
3.90

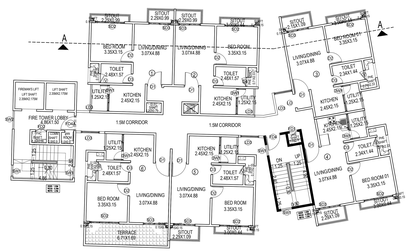

+68.00 M
LMR ROOF SLAB
+64.50 M
TERRACE FLOOR LVL
+61.45 M
20th FLOOR LVL
+58.40 M
19th FLOOR LVL
+55.35 M
18th FLOOR LVL
+52.30 M
17th FLOOR LVL
+49.25 M
16th FLOOR LVL
+46.20 M
15th FLOOR LVL
+43.15 M
14th FLOOR LVL
+40.10 M
13th FLOOR LVL
+37.05 M
12th FLOOR LVL
+34.00 M
11th FLOOR LVL
+30.95 M
10th FLOOR LVL
+27.90 M
9th FLOOR LVL
+24.85 M
8th FLOOR LVL
+21.80 M
7th FLOOR LVL
+18.75 M
6th FLOOR LVL
+15.70 M
5th FLOOR LVL
+12.65 M
4th FLOOR LVL
+09.60 M
3rd FLOOR LVL
+06.55 M
2nd FLOOR LVL
+03.50 M
1st FLOOR LVL
+00.45 M
GROUND FLOOR FFL
+00.00 M
PODIUM LEVEL
MUMTY
MUMTY
MUMTY



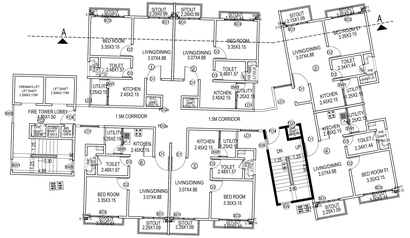
BUILDING 2-TOWER 4
GROUND FLOOR PLAN +00.45mt LVL



BUILDING 2-TOWER 4
FIRST FLOOR PLAN +03.50mt LVL
Total Number Of Units - 04



BUILDING 2-TOWER 4
SECOND FLOOR PLAN +06.55mt LVL
Total Number Of Units - 06



BUILDING 2-TOWER 4
TYPICAL 3rd, 4th, 7th & 8th FLOOR PLAN
Total Number Of Units - 4 X 6 = 24
+09.60mt LVL, +12.65mt LVL, +21.80mt LVL & 24.85mt LVL

No. PRJ/131922/23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 2UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 2ULF (Twenty - Six upper floors) only
   c) Consisting of Building - 03, Tower - 03, 2BF + GF + 2ULF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building during the period the building is under construction.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or erection of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for carrying 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.R.C (Eetd.S) code leaving 3.00 mts. from the boundary of the premises.
13. The applicant shall provide a separate room measuring 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 on 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 - 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 should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Storm Water Harvesting Structure are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge rain water at all the places shall be provided as per 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. Building/s have to be designed by a registered structural engineer. Based on GBC, 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 - 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 10.00 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 Unit/Composting unit installed at site for its disposal. Residential units of 20 acres 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 of the foundation or footing of walls in columns of the foundation. Otherwise the plan sanction deemed to have cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/56/2019-20, 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 initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The Owner shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or pecuniary disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP / 11 (24) / 2013-30, Dated: 17 - 12 - 2032 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

Letter No. LD/05/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. At 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".

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :BUILDING 2 (TOWER 4)

Floor Name	Gross BuiltUp 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.)	Tnmt (No.)	Carpet Area of other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor	65.55	3.69	61.86	41.17	0.00	20.69	0.00	0.00	0.00	00	0.00	
Tenth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Ninth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Eighth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Seventh Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Sixth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Fifth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Fourth Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Third Floor	425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00	
Second Floor	433.06	16.22	416.84	30.42	10.22	0.00	0.25	375.95	375.95	06	0.00	
First Floor	429.31	113.58	315.73	30.42	10.22	0.00	0.25	274.84	274.84	04	0.00	
Ground Floor	424.62	16.77	408.85	30.42	10.22	0.00	0.18	327.53	327.53	03	161.62	
Total:	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	3923.52	3923.52	61	161.62	
Total Number of Same Blocks	1											
Total:	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	3923.52	3923.52	61	161.62	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 4),	D3	0.80	2.10	61
BUILDING 2 (TOWER 4),	DW1	0.80	2.10	61
BUILDING 2 (TOWER 4),	D2	1.00	2.10	61
BUILDING 2 (TOWER 4),	D1	1.20	2.10	63
BUILDING 2 (TOWER 4),	SD3	1.80	2.10	61
BUILDING 2 (TOWER 4),	SD2	2.40	2.10	61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 4),	V1	0.75	0.90	61
BUILDING 2 (TOWER 4),	W3	1.40	1.50	61

UnitBUA Table for Block :BUILDING 2 (TOWER 4)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
GROUND FLOOR PLAN	Tower 4 GF 3	EWS UNIT	49.54	43.10	6	3	24
	Tower 4 GF 4	EWS UNIT	49.54	43.10	6		
FIRST FLOOR PLAN	Tower 4 FF 2	EWS UNIT	49.88	43.10	6	4	
	Tower 4 FF 3	EWS UNIT	49.76	43.67	6		
	Tower 4 FF 3	EWS UNIT	49.54	43.10	6		
	Tower 4 FF 4	EWS UNIT	49.54	43.10	6		
SECOND FLOOR PLAN	Tower 4 FF 1	EWS UNIT	49.94	43.42	6	6	
	Tower 4 SF 2	EWS UNIT	49.94	43.42	6		
	Tower 4 SF 3	EWS UNIT	49.54	43.10	6		
	Tower 4 SF 4	EWS UNIT	49.54	43.10	6		
	Tower 4 SF 5	EWS UNIT	49.36	43.10	6		
	Tower 4 SF 6	EWS UNIT	44.37	38.69	4		
TYPICAL - 5, 6, 9 & 10 FLOOR PLAN	Tower 4 Tp 5 to 10th F	EWS UNIT	49.95	43.42	6	24	
	Tower 4 Tp 5 to 10th F	EWS UNIT	49.95	43.42	6		
	Tower 4 Tp 5 to 10th F	EWS UNIT	49.54	43.10	6		
	Tower 4 Tp 5 to 10th F	EWS UNIT	49.54	43.10	6		
	Tower 4 Tp 5 to 10th F	EWS UNIT	49.36	43.10	6		
	Tower 4 Tp 5 to 10th F	EWS UNIT	49.36	43.10	6		
TYPICAL - 3, 4, 7 & 8 FLOOR PLAN	Tower 4 Tp 3 to 8th F	EWS UNIT	49.95	43.42	6	24	
	Tower 4 Tp 3 to 8th F	EWS UNIT	49.95	43.42	6		
	Tower 4 Tp 3 to 8th F	EWS UNIT	49.54	43.10	6		
	Tower 4 Tp 3 to 8th F	EWS UNIT	49.54	43.10	6		
	Tower 4 Tp 3 to 8th F	EWS UNIT	49.36	43.10	6		
	Tower 4 Tp 3 to 8th F	EWS UNIT	49.36	43.10	6		
Total:		-	3022.10	2631.05	364	61	

FAR &Tenement Details

Block	No. of Same Bldg	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.)	Tnmt (No.)	Carpet Area of other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1),	1	84468.89	7570.39	76918.60	1264.12	712.78	58.56	1900.84	1252.28	75.32	38126.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2),	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 3 (TOWER 3),	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3-CLUB HOUSE),	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 4),	1	23195.51	2354.45	20841.06	625.25	441.63	59.48	83.33	0.00	59.08	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166089.51	16491.02	149598.49	3353.10	1860.30	206.70	2162.42	1252.28	226.29	38126.16	102407.24	102407.24	657.00	3885.13

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 06/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PRJ/131922/23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 378-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 4968.27
Deduction for NetPlot Area	
Surrender Free of Cost	5426.75
Khandaland Area	505.93
Total:	5931.68
NET AREA OF PLOT	(A-Deductions) 42737.09
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	5426.75
Amenity Area	2408.82
Khandaland Area	505.93
Total:	8340.50
BALANCE AREA OF PLOT	(A-Deductions) 40002.47
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	23177.36
Proposed Coverage Area (15.93 %)	8433.03
Achieved Net coverage area (15.93 %)	8433.03
Balance coverage area left (34.07 %)	15194.83
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	114235.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.5)	114235.55
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.50)	114235.55
Residential FAR (100.00%)	102503.49
Proposed FAR Area	
Commercial FAR (0.00%)	0.00
Achieved Net FAR Area (2.24)	102407.13
Balance FAR Area (0.01)	828.34
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	149598.49
Substructure Area Add in BUA (Layout Lvl)	315.00
Achieved BuildUp Area	149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1),	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2),	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4),	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE),	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3),	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1),	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2),	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4),	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3),	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	0	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572101
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19,PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

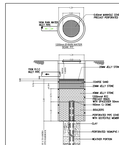
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 02 (TOWER - 04)
GROUND, FIRST, SECOND FLOOR PLAN
TYPICAL 3rd,4th,7th & 8thFLOOR PLAN

SHEET NO : 27 OF 32


TOP FOR 1ST TO 4TH FLOOR
TOP FOR 5TH FLOOR
TOP FOR 6TH FLOOR
TOP FOR 7TH FLOOR
TOP FOR 8TH FLOOR
TOP FOR 9TH FLOOR
TOP FOR 10TH FLOOR
SLAB
WATER PROOFING
SLAB
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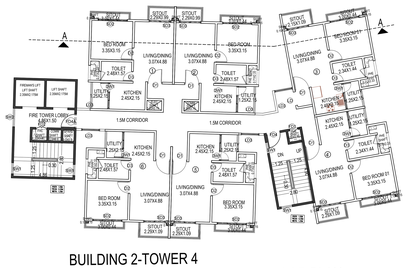
SLAB
WATER PROOFING

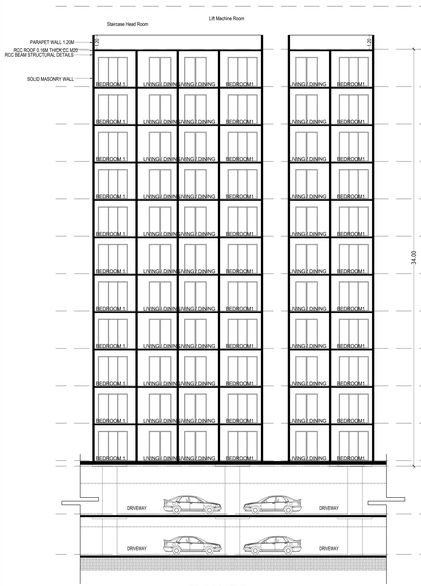


BUILDING 2-TOWER 4

TYPICAL 5th, 6th, 9th & 10th FLOOR PLAN

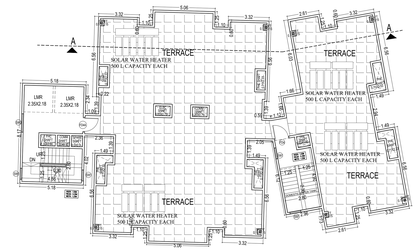
Total Number Of Units - 4 X 6 = 24

+15.70mt LVL, +18.75mt LVL, +27.90mt LVL & +30.95mt LVL



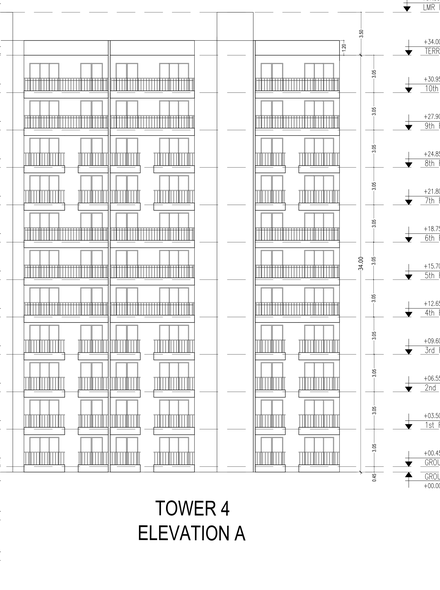
TOWER 4

SECTION A



BUILDING 2-TOWER 4

TERRACE FLOOR PLAN +34.00mt LVL



TOWER 4

ELEVATION A

Block :BUILDING 2 (TOWER 4)

Floor Name	No. of Same Bldg.	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor		65.55	3.69	61.86	41.17	0.00	20.69	0.00	0.00	0.00	00	0.00
Tenth Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Ninth Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Eighth Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Seventh Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Sixth Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Fifth Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Fourth Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Third Floor		425.26	16.22	409.04	30.42	10.22	0.00	0.25	368.15	368.15	06	0.00
Second Floor		433.06	16.22	416.84	30.42	10.22	0.00	0.25	375.95	375.95	06	0.00
First Floor		429.31	113.58	315.73	30.42	10.22	0.00	0.25	274.84	274.84	04	0.00
Ground Floor		474.62	16.77	457.85	30.42	10.22	0.00	43.18	327.53	327.53	03	161.62
Total		4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	3923.52	3923.52	61	161.62
Total Number of Same Blocks	1											
Total		4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	3923.52	3923.52	61	162

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 4)	D3	0.80	2.10	61
BUILDING 2 (TOWER 4)	DW1	0.80	2.10	61
BUILDING 2 (TOWER 4)	D2	1.00	2.10	61
BUILDING 2 (TOWER 4)	D1	1.20	2.10	63
BUILDING 2 (TOWER 4)	SD3	1.80	2.10	61
BUILDING 2 (TOWER 4)	SD2	2.40	2.10	61

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (TOWER 4)	V1	0.75	0.90	61
BUILDING 2 (TOWER 4)	W3	1.40	1.50	61

UnitBUA Table for Block :BUILDING 2 (TOWER 4)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Tower 4 GF 3	EWS UNIT	49.54	43.10	6	3
	Tower 4 GF 4	EWS UNIT	49.54	43.10	6	
FIRST FLOOR PLAN	Tower 4 FF 2	EWS UNIT	49.88	43.10	6	4
	Tower 4 FF 3	EWS UNIT	49.76	43.67	6	
	Tower 4 FF 3	EWS UNIT	49.54	43.10	6	
	Tower 4 FF 4	EWS UNIT	49.54	43.10	6	
SECOND FLOOR PLAN	Tower 4 SF 1	EWS UNIT	49.88	43.10	6	6
	Tower 4 SF 1	EWS UNIT	49.54	43.42	6	
	Tower 4 SF 2	EWS UNIT	49.54	43.42	6	
	Tower 4 SF 3	EWS UNIT	49.54	43.10	6	
	Tower 4 SF 4	EWS UNIT	49.54	43.10	6	
	Tower 4 SF 5	EWS UNIT	49.36	43.10	6	
	Tower 4 SF 6	EWS UNIT	44.37	38.69	4	
TYPICAL -5, 6, 9 & 10 FLOOR PLAN	Tower 4 Tp1 5 to 10th F	EWS UNIT	49.95	43.42	6	24
	Tower 4 Tp1 5 to 10th F	EWS UNIT	49.95	43.42	6	
	Tower 4 Tp1 5 to 10th F	EWS UNIT	49.54	43.10	6	
	Tower 4 Tp1 5 to 10th F	EWS UNIT	49.54	43.10	6	
	Tower 4 Tp1 5 to 10th F	EWS UNIT	49.36	43.10	6	
	Tower 4 Tp1 5 to 10th F	EWS UNIT	49.36	43.10	6	
TYPICAL -3, 4, 7 & 8 FLOOR PLAN	Tower 4 Tp2 5 to 8th F	EWS UNIT	49.95	43.42	6	24
	Tower 4 Tp2 5 to 8th F	EWS UNIT	49.95	43.42	6	
	Tower 4 Tp3 5 to 8th F	EWS UNIT	49.54	43.10	6	
	Tower 4 Tp3 5 to 8th F	EWS UNIT	49.54	43.10	6	
	Tower 4 Tp3 5 to 8th F	EWS UNIT	49.36	43.10	6	
	Tower 4 Tp3 5 to 8th F	EWS UNIT	49.36	43.10	6	
Total		-	3022.10	2631.05	364	61

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84488.89	7570.39	76918.60	1264.12	712.78	58.56	1900.84	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	48894.41	5361.31	43533.10	854.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 4)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3-CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	00	3723.01
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	56.48	83.33	0.00	59.08	0.00	19676.29	19676.29	166	0.00
Grand Total:	5	166089.91	16491.02	149598.49	3353.10	1865.30	206.70	2162.42	1252.28	226.29	38125.16	102407.24	102407.24	657.00	3885.13

No. PR/213192/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + 2UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + 2UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + 2UF (Twenty - Six upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + 1OUF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + UF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. The Basement Floor and Surface 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 kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of the foundation or footings before erection of walls on the foundation and in the case of columned structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Occupancy or occupation certificate for the building should be submitted 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 carrying telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents 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 (Eskd.5) code leaving 3.00 mts. from the boundary of the premises.
13. The applicant shall provide a separate room preferably of 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 on 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 - IV (Bye-law No. 3.6) under sub section 9 (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 Storm Water Harvesting System is provided & maintain in good condition for storage of water for non portable purposes or recharge pits for recharging rain water at all the places shall be provided as per the requirement as per 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 water traps as per table 17 of Bye-law No. 35 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during the 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 / composting unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not material 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 in column 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) 2016.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The Owner shall 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/ EPA holder / developer shall take all precautionary measure to ensure the safety of personals involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personals or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / EPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide its BDA / TPM / DLP / 11 /(28 / 2003-04, Dated. 17 - 12 - 2003 the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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. At 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".

%%Note:

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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PR/213192/22-23	Plot SubUse: Residential
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 378-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4969.07
Deduction for NetPlot Area		
Sunkadur Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	42731.99
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2408.82
Khandaland Area		505.93
Total:		8350.50
BALANCE AREA OF PLOT	(A-Deductions)	40322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		23177.36
Proposed Coverage Area (15.50 %)		8420.03
Achieved Net coverage area (15.50 %)		8420.03
Balance coverage area left (39.50 %)		15754.83

FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114229.55
Additional F.A.R. within Ring I and II. for amalgamated plot (0.50)		114229.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114229.55
Residential FAR (97.66%)		102407.24
Commercial FAR (As per Development Plan approved by BDA) (2.50)		102503.49
Proposed FAR Area (97.66%)		102407.15
Proposed FAR Area		102407.15
Achieved Net FAR Area (2.34)		102407.15
Balance FAR Area (0.01)		326.34

BUILT-UP AREA CHECK	
Proposed BuiltUp Area	149598.49
Substructure Area Add in BUA (Layout Lvl)	315.99
Achieved BuiltUp Area	149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

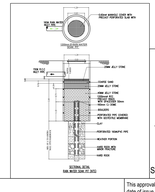
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	1038	37428.22
Total		10381.25		48263.22



N

SCALE - 1: 100

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK
No19 PRESTIGE FALCON TOWER BRUNTON ROAD
BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE : BUILDING - 02 (TOWER - 04)
TYPICAL 5th,6th,9th &10th FLOOR PLAN
SECTION @ AA AND ELEVATION A

SHEET NO : 28 OF 32

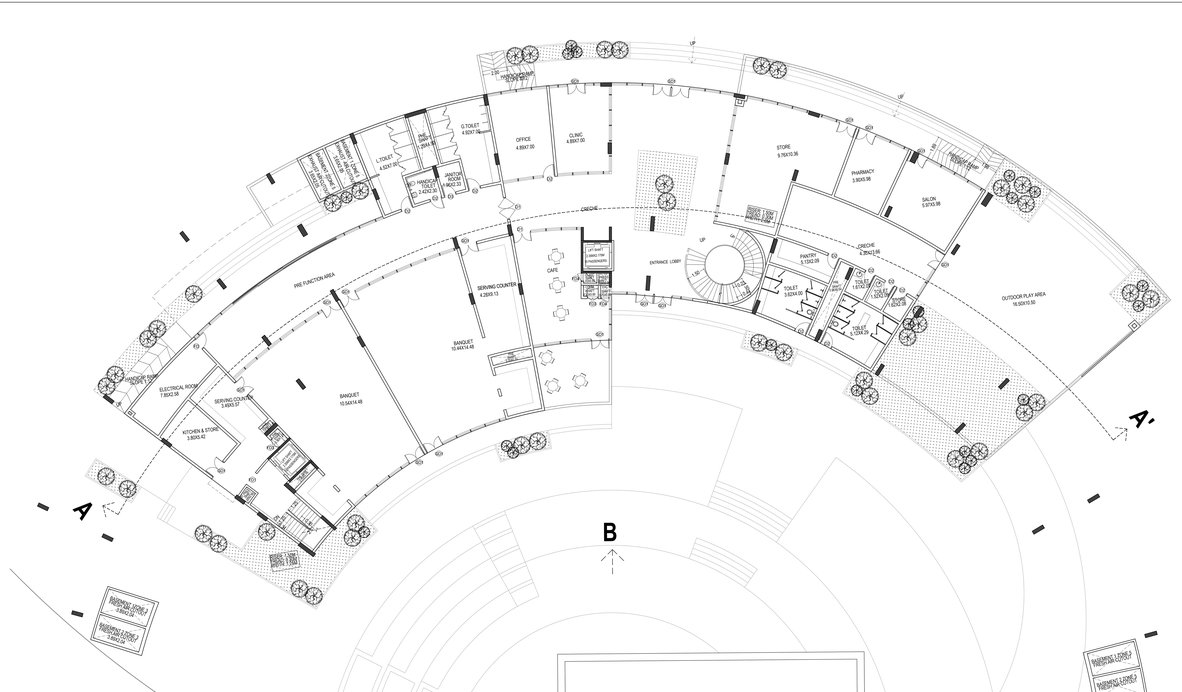
NORTH

SANCTIONING AUTHORITY :	AUTHORISED SIGNATORY	JOINT DIRECTOR	ZONAL COMMISSIONER

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

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.



CLUB HOUSE PLAN
GROUND FLOOR +0.60mt LVL

No. PRJ/1319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 20UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / 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.R.C (Esti.5) code leaving 3.00 mts. from the boundary of 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 first time.
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 IV-B (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge pits to recharge the storm water as per the requirements 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 - 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 10.00 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 Facility unit installed at site for in-vessel composting (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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The applicant shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP - 11 (28) / 2022-23, Dated: 17 - 12 - 2122 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodklie)

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. At 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".

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
File Number : PRJ/1319/22-23	Plot SubUse: Residential	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363	
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-149		
Planning District: 309-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49682.17
Deduction for NetPlot Area		
Surrender Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.69
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2438.42
Khandaland Area		505.93
Total:		8380.09
BALANCE AREA OF PLOT	(A-Deductions)	40002.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		23177.36
Proposed Coverage Area (15.93 %)		8422.03
Achieved Net coverage area (15.93 %)		8422.03
Balance coverage area left (39.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114229.55
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		114229.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		114229.55
Residential FAR (100.00%)		103503.49
Completed FAR as per Development Plan approved by BDA (2.25)		103503.49
Achieved Total FAR (100.00%)		102497.15
Proposed FAR Area		102497.15
Achieved Net FAR Area (2.34)		102497.15
Balance FAR Area (0.01)		329.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149598.49
Substructure Area Add in BUA (Layout Lvl)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No19 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 03 (CLUBHOUSE)
GROUND FLOOR PLAN

SHEET NO : 29 OF 32

SCALE - 1: 100

NORTH

Block: BUILDING 3 (CLUB HOUSE)

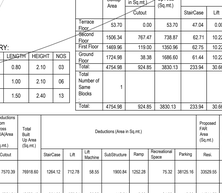
Floor Name	Gross Built up Area	Deductions From Gross BUA(Area in Sq.mt.) - Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) - StairCase	Lift	Lift Machine	Substructure	Proposed FAR Area (Sq.mt.) - Resi.	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
Terrace Floor	53.70	0.00	53.70	47.04	0.00	6.66		0.00	0.00	0.00
Second Floor	1506.34	767.47	738.87	62.71	10.22	0.00	0.00	665.94	665.94	728.66
First Floor	1469.96	119.50	1350.96	62.75	10.22	0.00	0.00	1277.99	1277.99	1340.74
Ground Floor	1724.98	38.38	1686.60	61.44	10.22	0.00	22.26	1592.68	1592.68	1654.11
Total:	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3723.51
Total Number of Same Blocks	1									
Total:	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3724

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 3 (CLUB HOUSE)	D3	0.80	2.10	03
BUILDING 3 (CLUB HOUSE)	D2	1.00	2.10	06
BUILDING 3 (CLUB HOUSE)	GD1	1.50	2.40	13

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) - Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) - StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) - Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
BUILDING 1 (TOWER 1)	1	84488.99	7070.39	76918.60	1264.12	112.78	58.55	1900.64	1252.28	75.32	38125.16	33529.55	33529.55	215	0.00
BUILDING 2 (TOWER 2)	1	49894.41	5361.21	43533.10	894.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 4)	1	4755.62	290.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	55	3723.51
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	59.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166089.51	16491.02	149598.49	3393.10	1865.30	206.70	2162.42	1252.28	226.29	38125.16	102497.24	102497.24	857.00	3885.13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FLOOR FINISH THICK
SLOPE PROTECTION
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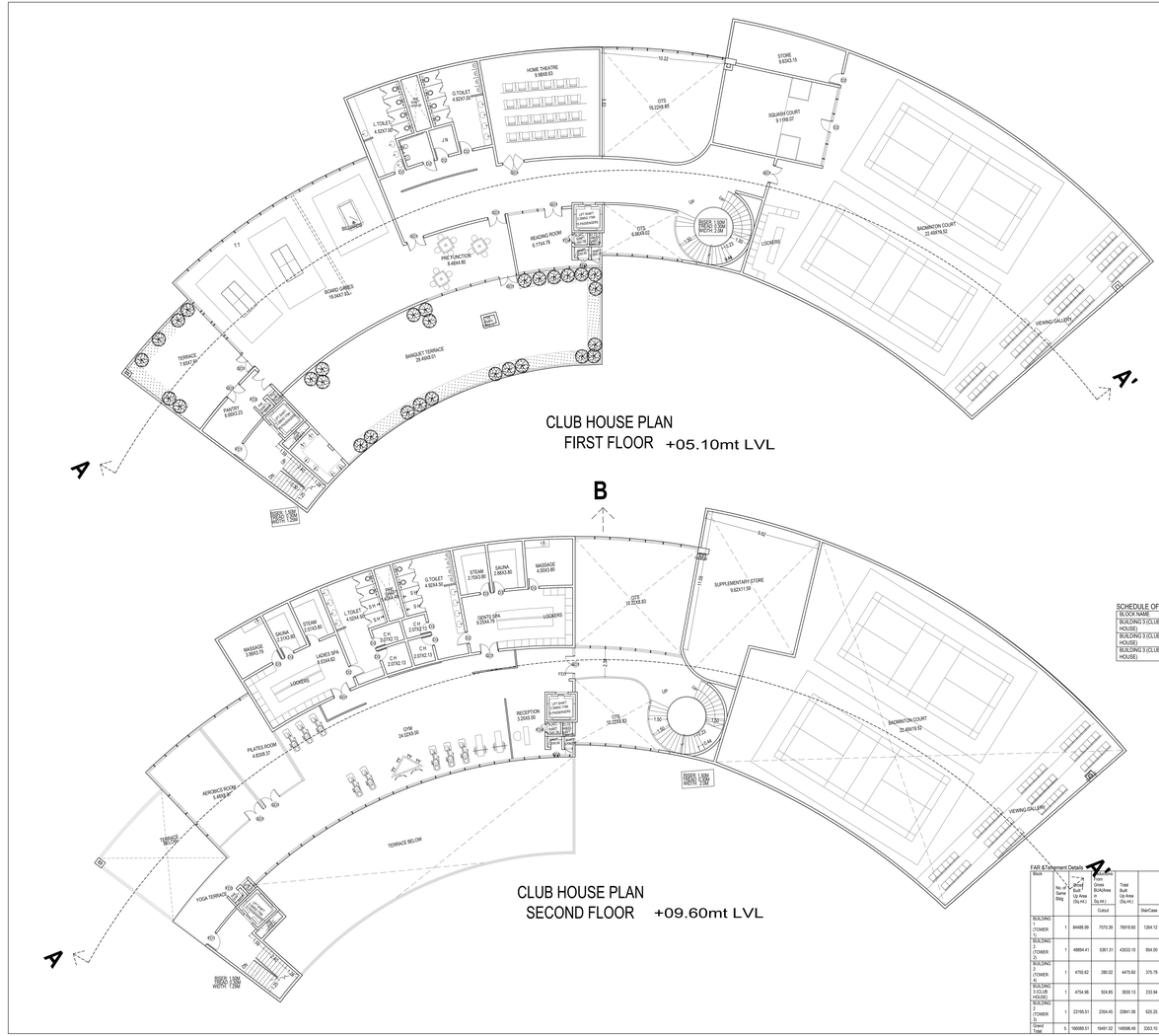

No. PR/J1319/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 26UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club House, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforseen 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 (Esti.5) code leaving 3.00 mts. from the boundary of 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 - IV (Byle-law No. 3.6) under sub section IV-B (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharging bore wells to ensure that the ground water table is not depleted as per 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 - 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 10.00 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 Unit provided and 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 plans the action will be initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The applicant shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide file no. BDA / TPM / DLP - 11 (28) / 2022-23, Dated. 17 - 12 - 2022 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)
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 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. At 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"

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
File Number : PR/J1319/22-23	Plot SubUse: Residential
Application Type: General	Type of Use Area: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-149	
Planning District: 309-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49682.17
Deduction for NetPol Area		
Sumandar Free of Cost		5435.75
Khandaland Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.99
Deduction for Balance Pol Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2406.82
Khandaland Area		505.93
Total:		8348.50
BALANCE AREA OF PLOT	(A-Deductions)	40022.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21177.36
Proposed Coverage Area (15.50 %)		6603.03
Achieved Net coverage area (15.85 %)		6423.03
Balance coverage area left (39.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114255.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)		114255.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		114255.55
Residential FAR (100.00%)		103503.49
Consistent FAR as per Development Plan approved by BDA (2.25)		
Commercial FAR (00.00%)		102407.15
Proposed FAR Area		102407.15
Achieved Net FAR Area (2.34)		102407.15
Balance FAR Area (0.01)		329.34
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		149588.49
Substructure Area Add in BUA (Layout Lvl)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Prop.	Reqd./Unit	Car Reqd.	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
	Total :		-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Pedaler	-	880.00	0	0.00
Other Parking	-	-	1038125	37428.22
Total				48263.22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 3 (CLUB HOUSE)	D3	0.80	2.10	03
BUILDING 3 (CLUB HOUSE)	D2	1.00	2.10	06
BUILDING 3 (CLUB HOUSE)	GD1	1.50	2.40	13

Block: BUILDING 3 (CLUB HOUSE)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure		Resi.	Club	
Terrace Floor	53.70	0.00	53.70	47.04	0.00	6.66	0.00	0.00	0.00	0.00	0.00
Second Floor	1506.34	767.47	738.87	62.71	10.22	0.00	0.00	665.94	665.94	728.66	
First Floor	1469.96	119.50	1350.96	62.75	10.22	0.00	0.00	1277.99	1277.99	1340.74	
Ground Floor	1724.98	38.38	1686.60	61.44	10.22	0.00	22.26	1592.68	1592.68	1654.11	
Total :	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3723.51	
Total Number of Same Blocks	1										
Total	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3724	

FAR &Tenement Details

Block	No. of Same Blg	Proposed For	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout	StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84488.99	7070.39	76918.60	1264.12	712.78	58.55	1900.64	1252.28	75.32	38125.16	33929.55	33929.55	215	0.00
BUILDING 2 (TOWER 2)	1	49894.41	5361.21	43533.10	894.50	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 4)	1	4755.62	290.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	55	3723.51
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	59.98	0.00	19576.29	19576.29	166	0.00
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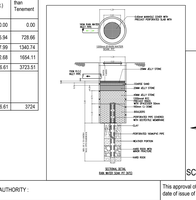
TOP FOR RCC SLAB
TOP FOR SLOPING SLAB
CLEAR HEIGHT FROM TOP OF RCC SLAB TO BOTTOM OF SLOPING SLAB
TOP FOR FLAT SLAB
FLOOR FINISH
RCC SLAB
FALSE CEILING
FLAT SLAB
SLOPING SLAB
SLOPING SLAB
FLOOR FINISH
FALSE CEILING
RCC SLAB
BEDDING MORTAR
BRICK MASONRY
BEDDING MORTAR
FLOOR FINISH

No. PRJ/1321/22-23

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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. The Owner shall 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide this BDA / TPM / DLP - 11 (29) / 2022-23, Dated: 17 - 12 - 2122 for the project should be strictly adhered to.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

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 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. At 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"

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 06/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
File Number : PRJ/1321/22-23	Plot SubUse: Apartment	
Application Type: General	Type of Use Area: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363	
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-149		
Planning District: 376-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49682.17
Deduction for NetPlot Area		
Sunkadur Free of Cost		5435.75
Khandsand Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.99
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2406.82
Khandsand Area		505.93
Total:		8348.50
BALANCE AREA OF PLOT	(A-Deductions)	40002.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21177.36
Proposed Coverage Area (15.93 %)		6423.03
Achieved Net coverage area (15.93 %)		6423.03
Balance coverage area left (34.07 %)		15754.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114255.55
Additional F.A.R within Ring I and II (for amalgamated plot-2.50)		114255.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm. FAR area (2.50)		114255.55
Residential FAR (100.00%)		103503.49
Consumed FAR as per Development Plan approved by BDA (2.25)		103503.49
Commercial FAR (100.00%)		1024871.15
Proposed FAR Area		1024871.15
Achieved Net FAR Area (2.24)		1024871.15
Balance FAR Area (0.01)		329.34
BUILT UP AREA CHECK		
Proposed BuiltUp Area		149588.49
Substructure Area Add in BUA (Layout Lvl)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Units Req/Unit	Car Reqd.	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215	-
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5	-
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166	-
Total :			-	-	-	-	627	788

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	9021.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9901.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No19 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 03 (CLUBHOUSE)
TERRACE FLOOR PLAN

SHEET NO : 31 OF 32

SCALE - 1: 100

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.

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.

CLUB HOUSE PLAN
TERRACE FLOOR +13.95mtLVL

TERRACE BELOW
TERRACE
TERRACE
TERRACE BELOW
YOGA TERRACE
Solar Panels For Common Area Lighting
Solar Panels For Common Area Lighting
SUMP 1.50M LONG AD 0.50M WIDTH 0.50M
SUMP 1.50M LONG AD 0.50M WIDTH 1.20M
A
A
B

Block: BUILDING 3 (CLUB HOUSE)

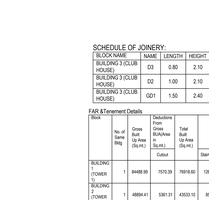
Floor Name	Gross Built up Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
Terrace Floor	53.70	0.00	53.70	47.04	0.00	6.66	0.00	0.00	0.00	0.00
Second Floor	1506.34	767.47	738.87	62.71	10.22	0.00	0.00	665.94	665.94	728.66
First Floor	1469.96	119.00	1350.96	62.75	10.22	0.00	0.00	1277.99	1277.99	1340.74
Ground Floor	1724.98	38.38	1686.60	61.44	10.22	0.00	0.00	22.26	1592.68	1654.11
Total:	4754.98	924.85	3830.13	233.94	30.66	6.66	0.00	22.26	3536.61	3723.51
Total Number of Same Blocks	1									
Total:	4754.98	924.85	3830.13	233.94	30.66	6.66	0.00	22.26	3536.61	3724

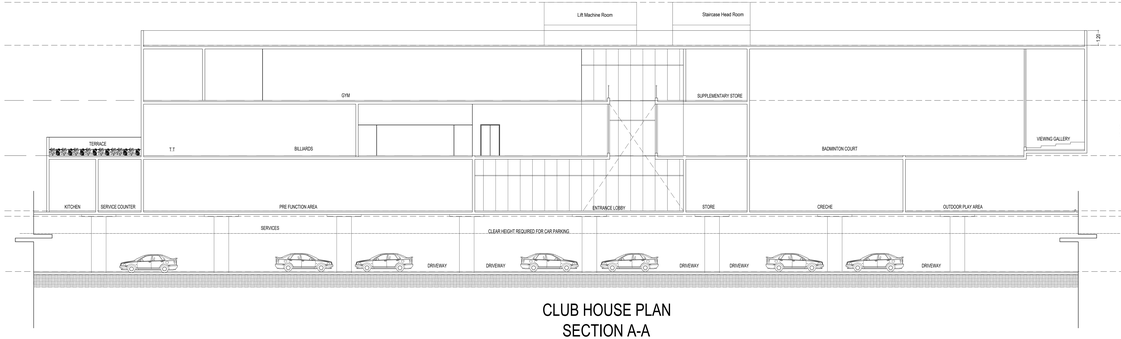
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 3 (CLUB HOUSE)	D3	0.80	2.10	03
BUILDING 3 (CLUB HOUSE)	D2	1.00	2.10	06
BUILDING 3 (CLUB HOUSE)	GD1	1.50	2.40	13

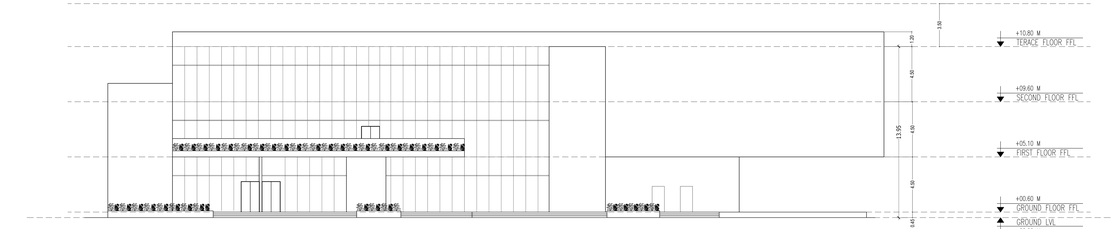
FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenement
BUILDING 1 (TOWER 1)	1	84488.99	7070.39	76918.60	1264.12	112.78	58.55	1900.84	1252.28	75.32	381(5.16	33829.93	33829.93	215	0.00
BUILDING 2 (TOWER 2)	1	49894.41	5361.21	43533.10	894.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 4)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3823.52	3823.52	61	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	55	3723.51
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	59.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166089.51	16491.02	149598.49	3393.10	1665.30	206.70	2162.42	1252.28	226.29	381(5.16	102407.24	102407.24	697.00	3885.13





CLUB HOUSE PLAN
SECTION A-A



CLUB HOUSE PLAN
ELEVATION - B

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 3 (CLUB HOUSE)	D3	0.80	2.10	03
BUILDING 3 (CLUB HOUSE)	D2	1.00	2.10	06
BUILDING 3 (CLUB HOUSE)	GD1	1.50	2.40	13

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.)	Tenant (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BUILDING 1 (TOWER 1)	1	84488.99	7570.39	76918.60	1264.12	112.78	58.55	1900.84	1252.28	75.32	38125.16	33529.93	33529.93	215	0.00
BUILDING 2 (TOWER 2)	1	48864.41	5361.21	43503.10	894.00	567.81	65.32	112.81	0.00	91.89	0.00	41841.27	41841.27	215	0.00
BUILDING 2 (TOWER 4)	1	4755.62	280.02	4475.60	375.79	112.42	20.69	43.18	0.00	0.00	0.00	3923.52	3923.52	61	161.62
BUILDING 3 (CLUB HOUSE)	1	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	0.00	0.00	0.00	3536.61	3536.61	55	3723.51
BUILDING 2 (TOWER 3)	1	23195.51	2354.45	20841.06	625.25	441.63	55.48	83.33	0.00	59.08	0.00	19576.29	19576.29	166	0.00
Grand Total:	5	166099.51	16491.02	149568.49	3393.10	1960.30	206.70	2162.42	1252.28	226.29	38125.16	102407.24	102407.24	697.00	3885.13

No. PRJ/1321/22-23

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU
   a) Consisting of Building - 01, Tower - 01, 2BF + GF + 26UF (Twenty - Six upper floors) only
   b) Consisting of Building - 02, Tower - 02, 2BF + GF + 20UF (Twenty - Six upper floors) only
   c) Consisting of Building - 02, Tower - 03, 2BF + GF + 20UF (Twenty upper floors) only
   d) Consisting of Building - 02, Tower - 04, 2BF + GF + 10UF (Ten upper floors) only
   e) Consisting of Building - 03, Club house, 2BF + GF + 2UF (Two upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface 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 kept at the site of the building till the completion of the building and shall be produced on demand.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforseen 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 (Esti.5) code leaving 3.00 mts. from the periphery of 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 - IV (Bye-law No. 3.6) under sub section IV-B (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharging pits to recharge the ground water at all times in accordance with 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. Building 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 7.f of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 10.00 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 and composting 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 - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 initiated according to BBMP Act -2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. The owner shall 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.
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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/ CPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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 / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any
49. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide his BDA / TPM / DLP - 11 / 226 / 2022-23, Dated : 17 - 12 - 2022 for the project should be strictly adhered to

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/Hoodilke)

Letter No. LD/05/LET/2013, dated: 01-04-2013

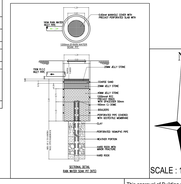
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration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

%%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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block: BUILDING 3 (CLUB HOUSE)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	53.70	0.00	53.70	47.04	0.00	6.66	0.00	0.00	0.00	0.00
Second Floor	1506.34	767.47	738.87	62.71	10.22	0.00	0.00	665.94	665.94	728.66
First Floor	1469.96	119.50	1350.96	62.75	10.22	0.00	0.00	1277.99	1277.99	1340.74
Ground Floor	1724.98	38.38	1686.60	61.44	10.22	0.00	22.26	1592.68	1592.68	1654.11
Total:	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3723.51
Total Number of Same Blocks	1									
Total	4754.98	924.85	3830.13	233.94	30.66	6.66	22.26	3536.61	3536.61	3724



SCALE - 1: 100

SANCTIONING AUTHORITY :

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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.6.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Application No.: PRJ/1321/22-23	Plot SubUse: Residential	
Application Type: General	Type of Use Area: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO.7544, MUNICIPAL NO. 363	
Nature of Sanction: NEW	City Survey No.: 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 187/3, 188/1, 210/2	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO.7544, MUNICIPAL NO. 363	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO.7544, MUNICIPAL NO. 363, GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-149		
Planning District: 309-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	49663.17
Deduction for NetCol Area		
Sunkadur Free of Cost		5435.75
Khandsand Area		505.93
Total:		5941.68
NET AREA OF PLOT	(A-Deductions)	43721.69
Deduction for Balance Pkg Area		
RW Area surrendered Free of Cost		5435.75
Amenity Area		2438.02
Khandsand Area		505.93
Total:		8379.70
BALANCE AREA OF PLOT	(A-Deductions)	43322.47
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		21717.36
Proposed Coverage Area (15.50 %)		6420.03
Achieved Net coverage area (15.50 %)		6420.03
Balance coverage area left (34.50 %)		15754.85
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		114235.55
Additional F.A.R within Ring I and II (for amalgamated plot 0.50)		114235.55
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		114235.55
Residential FAR (100.00%)		102503.49
Consumed FAR as per Development Plan approved by BDA (2.25)		
Commercial FAR (0.00 %)		102497.15
Proposed FAR Area		102497.15
Achieved Net FAR Area (2.34)		102497.15
Balance FAR Area (0.01)		5.38
BUILT UP AREA CHECK		
Proposed BuiltUp Area		149568.49
Substructure Area Add in BUA (Layout Lvl)		315.00
Achieved BuiltUp Area		149913.49

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (TOWER 1)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 2)	Residential	Apartment	Highrise	R
BUILDING 2 (TOWER 4)	Residential	Apartment	Highrise	R
BUILDING 3 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BUILDING 2 (TOWER 3)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Prop.
BUILDING 1 (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	215
BUILDING 2 (TOWER 4)	Residential	Apartment	0 - 50	2	-	1	30.5
BUILDING 2 (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	166
Total :			-	-	-	-	627

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	627	8621.25	788	10835.00
Visitor's Car Parking	64	880.00	0	0.00
Total Car	691	9501.25	788	10835.00
Two/Wheeler	-	880.00	0	0.00
Other Parking	-	-	-	37428.22
Total		10381.25		48263.22

ENGINEER :

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S PRESTIGE HABITAT VENTURES Rep By IRFAN RAZACK No:9 PRESTIGE FALCON TOWER BRUNTON ROAD BANGALURU 560025

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R.Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON KATHA NO. 7544, MUNICIPAL NO. 363, SY NO. 187/1, 190/3, 187/2, 190/4, 184, 190/2, 189/1, 189/2, 187/4, 188/1, 210/2, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BUILDING - 03 (CLUBHOUSE)
SECTION @ AA AND ELEVATION B

SHEET NO : 32 OF 32

NORTH

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