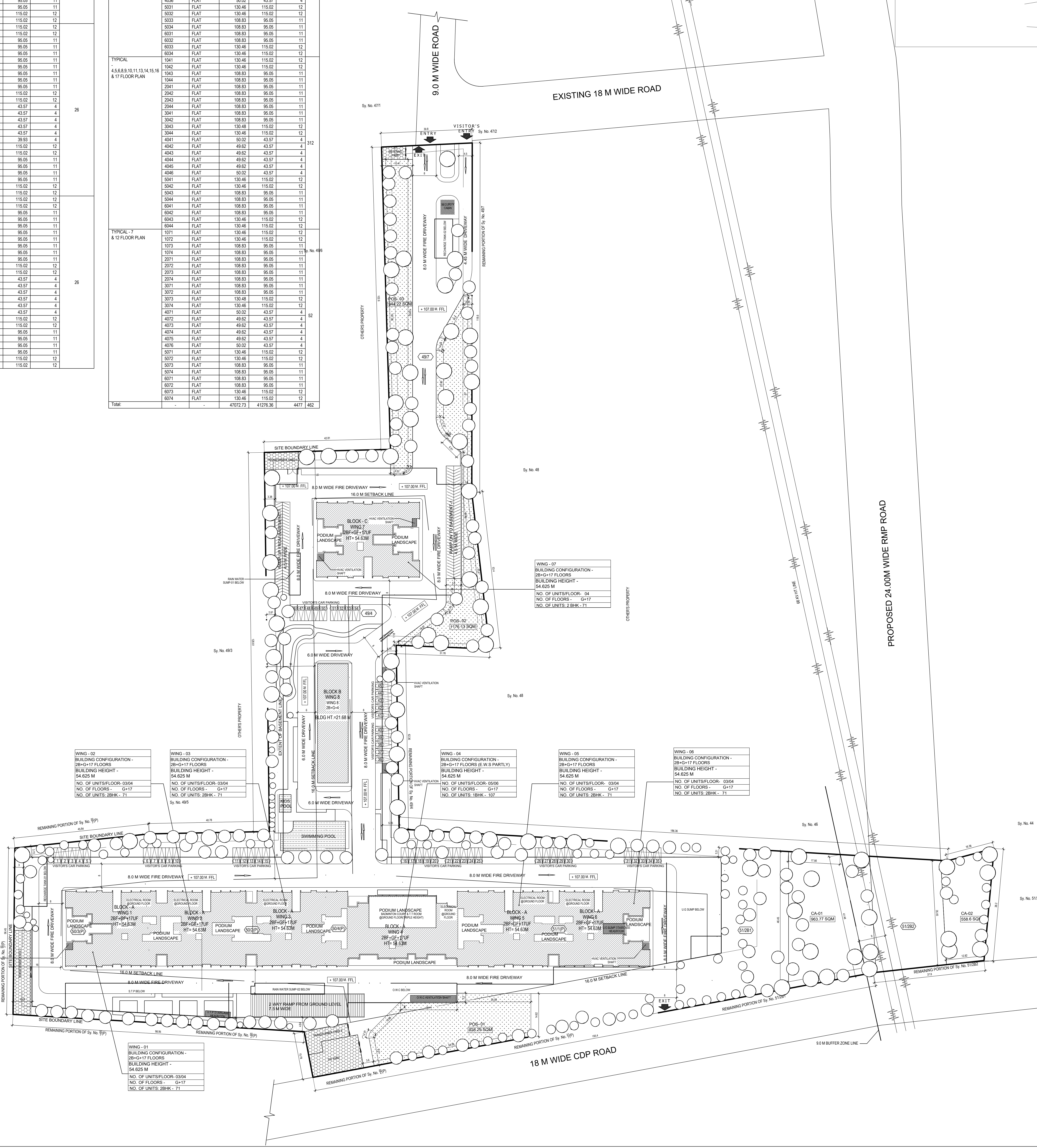
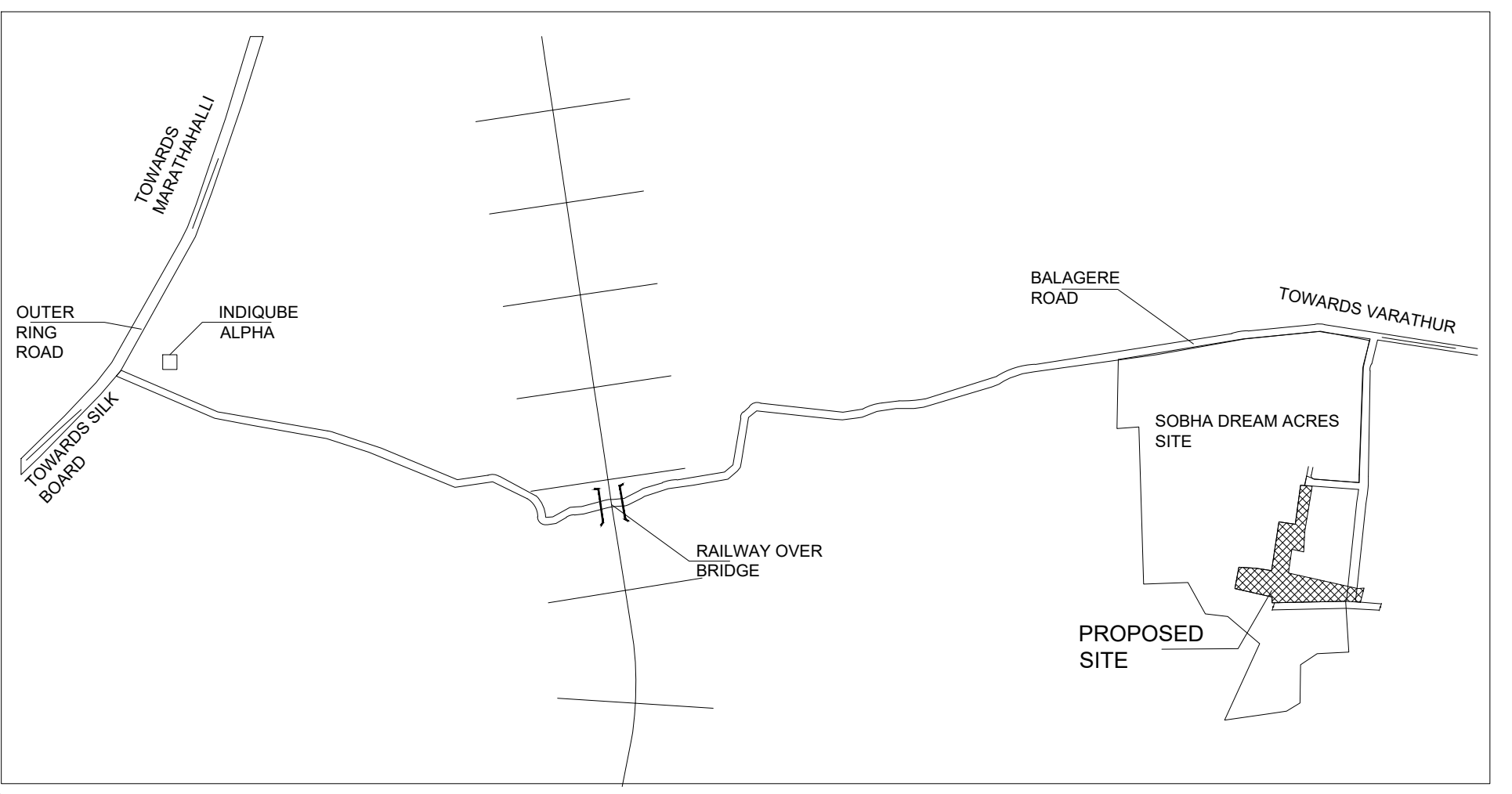
UnitBUA Table for Block :A (WING 01 TO 06)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1001	FLAT	130.46	115.02	12	20
	1002	FLAT	130.46	115.02	12	
	1003	FLAT	108.83	95.05	11	
	2002	FLAT	108.83	95.05	11	
	2003	FLAT	108.83	95.05	11	
	2004	FLAT	108.83	95.05	11	
	3002	FLAT	108.83	95.05	11	
	3003	FLAT	130.46	115.02	12	
	3004	FLAT	130.46	115.02	12	
	4001	FLAT	50.02	43.57	4	
	4002	FLAT	49.62	43.57	4	
	4003	FLAT	49.62	43.57	4	
	4004	FLAT	49.62	43.57	4	
	4005	FLAT	49.62	43.57	4	
	5001	FLAT	130.46	115.02	12	
	5002	FLAT	130.46	115.02	12	
	5003	FLAT	108.83	95.05	11	
	6002	FLAT	108.83	95.05	11	
	6003	FLAT	130.46	115.02	12	
	6004	FLAT	130.46	115.02	12	
FIRST FLOOR PLAN	1011	FLAT	130.46	115.02	12	26
	1012	FLAT	130.46	115.02	12	
	1013	FLAT	108.83	95.05	11	
	1014	FLAT	108.83	95.05	11	
	2011	FLAT	108.83	95.05	11	
	2012	FLAT	108.83	95.05	11	
	2013	FLAT	108.83	95.05	11	
	2014	FLAT	108.83	95.05	11	
	3011	FLAT	108.83	95.05	11	
	3012	FLAT	108.83	95.05	11	
	3013	FLAT	130.48	115.02	12	
	3014	FLAT	130.46	115.02	12	
	4011	FLAT	50.02	43.57	4	
	4012	FLAT	49.62	43.57	4	
	4013	FLAT	49.62	43.57	4	
	4014	FLAT	49.62	43.57	4	
	4015	FLAT	49.62	43.57	4	
	4016	FLAT	50.02	39.93	4	
	5011	FLAT	130.46	115.02	12	
	5012	FLAT	130.46	115.02	12	
	5013	FLAT	108.83	95.05	11	
	5014	FLAT	108.83	95.05	11	
	6011	FLAT	108.83	95.05	11	
	6012	FLAT	108.83	95.05	11	
	6013	FLAT	130.46	115.02	12	
	6014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	1021	FLAT	130.46	115.02	12	26
	1022	FLAT	130.46	115.02	12	
	1023	FLAT	108.83	95.05	11	
	1024	FLAT	108.83	95.05	11	
	2021	FLAT	108.83	95.05	11	
	2022	FLAT	108.83	95.05	11	
	2023	FLAT	108.83	95.05	11	
	2024	FLAT	108.83	95.05	11	
	3021	FLAT	108.83	95.05	11	
	3022	FLAT	108.83	95.05	11	
	3023	FLAT	130.48	115.02	12	
	3024	FLAT	130.46	115.02	12	
	4021	FLAT	50.02	43.57	4	
	4022	FLAT	49.62	43.57	4	
	4023	FLAT	49.62	43.57	4	
	4024	FLAT	49.62	43.57	4	
	4025	FLAT	49.62	43.57	4	
	4026	FLAT	50.02	43.57	4	
	5021	FLAT	130.46	115.02	12	
	5022	FLAT	130.46	115.02	12	
	5023	FLAT	108.83	95.05	11	
	5024	FLAT	108.83	95.05	11	
	6021	FLAT	108.83	95.05	11	
	6022	FLAT	108.83	95.05	11	
	6023	FLAT	130.46	115.02	12	
	6024	FLAT	130.46	115.02	12	
THIRD FLOOR PLAN	1031	FLAT	130.46	115.02	12	26
	1032	FLAT	130.46	115.02	12	
	1033	FLAT	108.83	95.05	11	
	1034	FLAT	108.83	95.05	11	
	2031	FLAT	108.83	95.05	11	
	2032	FLAT	108.83	95.05	11	
	2033	FLAT	108.83	95.05	11	
	2034	FLAT	108.83	95.05	11	
	3031	FLAT	108.83	95.05	11	
	3032	FLAT	108.83	95.05	11	
	3033	FLAT	130.48	115.02	12	
	3034	FLAT	130.46	115.02	12	
	4031	FLAT	50.02	43.57	4	
	4032	FLAT	49.62	43.57	4	
	4033	FLAT	49.62	43.57	4	
	4034	FLAT	49.62	43.57	4	
	4035	FLAT	49.62	43.57	4	
	4036	FLAT	50.02	43.57	4	
	5031	FLAT	130.46	115.02	12	
	5032	FLAT	130.46	115.02	12	
	5033	FLAT	108.83	95.05	11	
	5034	FLAT	108.83	95.05	11	
	6031	FLAT	108.83	95.05	11	
	6032	FLAT	108.83	95.05	11	
	6033	FLAT	130.46	115.02	12	
	6034	FLAT	130.46	115.02	12	
TYPICAL - 4,5,6,8,9,10,11,13,14,15,16 & 17 FLOOR PLAN	1041	FLAT	130.46	115.02	12	312
	1042	FLAT	130.46	115.02	12	
	1043	FLAT	108.83	95.05	11	
	1044	FLAT	108.83	95.05	11	
	2041	FLAT	108.83	95.05	11	
	2042	FLAT	108.83	95.05	11	
	2043	FLAT	108.83	95.05	11	
	2044	FLAT	108.83	95.05	11	
	3041	FLAT	108.83	95.05	11	
	3042	FLAT	108.83	95.05	11	
	3043	FLAT	130.48	115.02	12	
	3044	FLAT	130.46	115.02	12	
	4041	FLAT	50.02	43.57	4	
	4042	FLAT	49.62	43.57	4	
	4043	FLAT	49.62	43.57	4	
	4044	FLAT	49.62	43.57	4	
	4045	FLAT	49.62	43.57	4	
	4046	FLAT	50.02	43.57	4	
	5041	FLAT	130.46	115.02	12	
	5042	FLAT	130.46	115.02	12	
	5043	FLAT	108.83	95.05	11	
	5044	FLAT	108.83	95.05	11	
	6041	FLAT	108.83	95.05	11	
	6042	FLAT	108.83	95.05	11	
	6043	FLAT	130.46	115.02	12	
	6044	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	1071	FLAT	130.46	115.02	12	52
	1072	FLAT	130.46	115.02	12	
	1073	FLAT	108.83	95.05	11	
	1074	FLAT	108.83	95.05	11	
	2071	FLAT	108.83	95.05	11	
	2072	FLAT	108.83	95.05	11	
	2073	FLAT	108.83	95.05	11	
	2074	FLAT	108.83	95.05	11	
	3071	FLAT	108.83	95.05	11	
	3072	FLAT	108.83	95.05	11	
	3073	FLAT	130.48	115.02	12	
	3074	FLAT	130.46	115.02	12	
	4071	FLAT	50.02	43.57	4	
	4072	FLAT	49.62	43.57	4	
	4073	FLAT	49.62	43.57	4	
	4074	FLAT	49.62	43.57	4	
	4075	FLAT	49.62	43.57	4	
	4076	FLAT	50.02	43.57	4	
	5071	FLAT	130.46	115.02	12	
	5072	FLAT	130.46	115.02	12	
	5073	FLAT	108.83	95.05	11	
	5074	FLAT	108.83	95.05	11	
	6071	FLAT	108.83	95.05	11	
	6072	FLAT	108.83	95.05	11	
	6073	FLAT	130.46	115.02	12	
	6074	FLAT	130.46	115.02	12	
Total:	-	-	47072.73	41276.36	4477	462





Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECON D, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

N

SCALE : 1:500

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4 VERSION DATE: 31/08/2021
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2
Location: RING-III	Khata No. (As per Khata Extract): 375
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 316-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	V1	0.76	0.91	11
B (WING)	V1	1.00	1.20	05
B (WING)	GW2	1.20	3.50	22
B (WING)	GW	1.38	3.25	36
B (WING)	GW1	3.00	3.25	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	KD	0.71	2.15	355
A (WING)	AP2	0.75	2.15	202
A (WING)	D2	0.83	2.15	1783
A (WING)	AP1	0.90	2.15	208
A (WING)	OP1	0.94	2.15	01
A (WING)	D1	0.94	2.15	1173
A (WING)	D3	1.04	2.15	109
A (WING)	OP1	1.04	2.15	216
A (WING)	OP	1.10	2.15	144
A (WING)	D	1.14	2.15	360
A (WING)	FD	1.15	2.15	340
A (WING)	D5	1.20	2.15	02
A (WING)	FD2	2.00	2.15	06
A (WING)	SD4	2.01	2.15	17
A (WING)	SD5	2.14	2.55	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	AP4	0.30	1.50	18
A (WING)	V1	0.76	0.91	1173
A (WING)	KW	0.81	1.31	355
A (WING)	AP1	0.90	1.50	17
A (WING)	W3	1.01	0.91	144
A (WING)	AP3	1.20	2.00	54
A (WING)	W5	1.23	1.31	35
A (WING)	W4	1.41	1.31	211
A (WING)	W1	1.51	0.91	157
A (WING)	W1	1.51	1.31	18
A (WING)	W1	1.80	2.00	577
A (WING)	W2	1.80	2.00	01
A (WING)	W7	1.81	1.31	107
A (WING)	SD2	1.98	2.15	216
A (WING)	SD4	2.01	2.15	01
A (WING)	W2	2.11	2.55	710
A (WING)	W6	2.14	2.55	177
A (WING)	SD1	2.23	2.15	144
A (WING)	SD	2.58	2.15	144
A (WING)	W6	2.58	2.55	01
A (WING)	W9	2.60	2.15	90
A (WING)	W8	3.15	2.15	72

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	KD	0.71	2.15	71
C (WING)	AP2	0.75	2.15	36
C (WING)	D2	0.83	2.15	356
C (WING)	AP1	0.90	2.15	36
C (WING)	D1	0.94	2.15	213
C (WING)	OP	1.10	2.15	71
C (WING)	D	1.14	2.15	72
C (WING)	FD	1.15	2.15	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	V2	0.61	0.91	03
C (WING)	V1	0.76	0.91	212
C (WING)	V2	0.76	0.91	01
C (WING)	KW	0.81	1.31	71
C (WING)	W3	1.01	0.91	71
C (WING)	FD	1.15	2.15	02
C (WING)	W1	1.51	0.91	35
C (WING)	W1	1.80	2.00	73
C (WING)	W2	2.11	2.55	142
C (WING)	SD1	2.23	2.15	71
C (WING)	SD	2.58	2.15	72
C (WING)	W9	2.60	2.15	18
C (WING)	W8	3.15	2.15	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	AP6	0.60	0.90	05
B (WING)	AP5	0.60	2.15	10
B (WING)	AP2	0.75	2.15	05
B (WING)	D2	0.83	2.15	01
B (WING)	AP1	0.90	2.15	05
B (WING)	D1	0.94	2.15	14
B (WING)	SD7	0.94	2.15	04
B (WING)	SD6	0.94	2.15	02
B (WING)	D3	1.04	2.15	01
B (WING)	D	1.14	2.15	04
B (WING)	FD2	2.00	2.15	15
B (WING)	SD5	2.14	2.15	03
B (WING)	GD	5.51	3.75	01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / 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

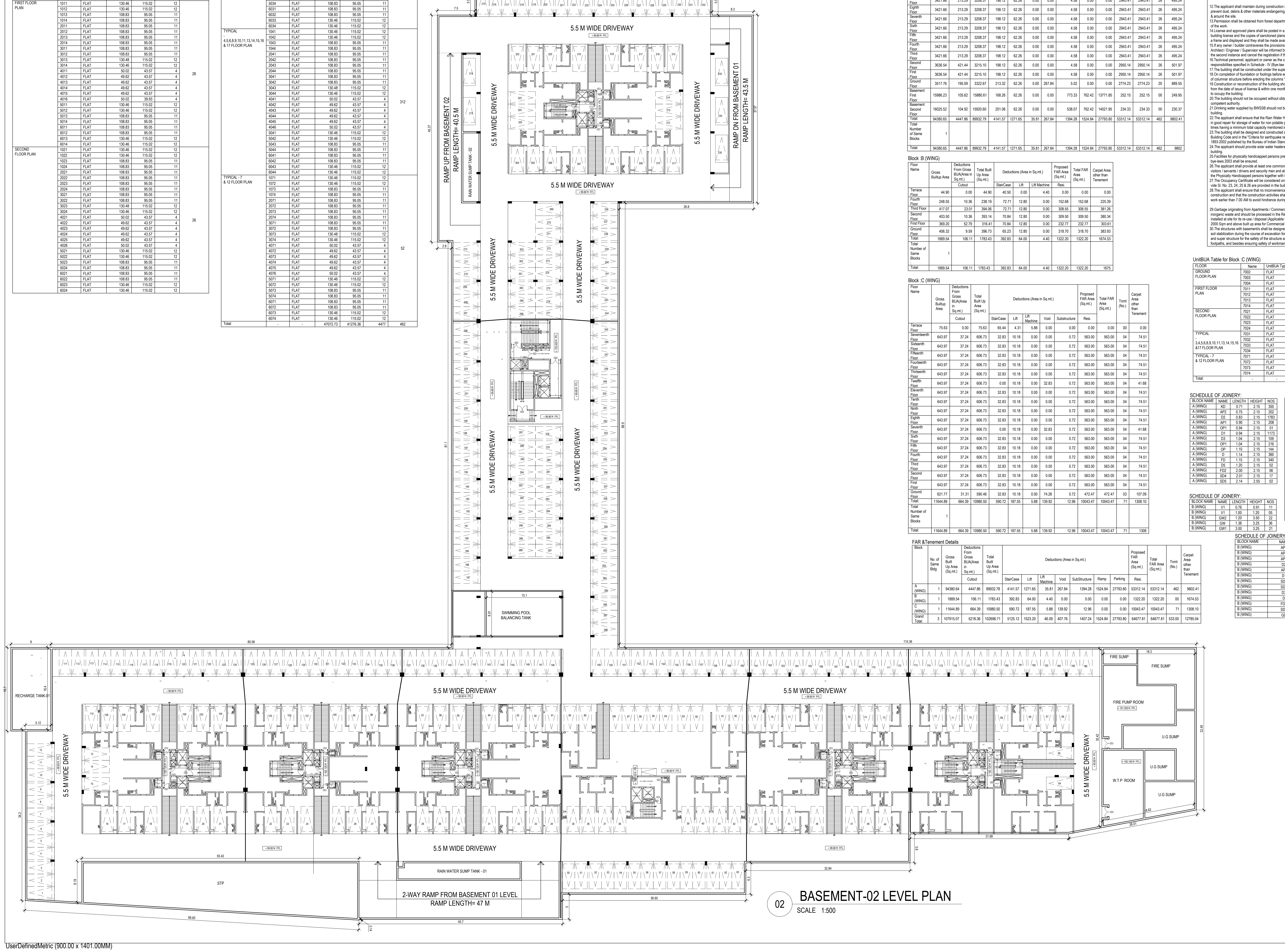
Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22

QR CODE

UserDefinedMetric (5000.000 x 1453.000MM)

UnitBUA Table for Block :A (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1001	FLAT	130.46	115.02	12	20
	1002	FLAT	130.46	115.02	12	
	1003	FLAT	108.83	95.05	11	
	2002	FLAT	108.83	95.05	11	
	2003	FLAT	108.83	95.05	11	
	2004	FLAT	108.83	95.05	11	
	3002	FLAT	108.83	95.05	11	
	3003	FLAT	130.46	115.02	12	
	3004	FLAT	130.46	115.02	12	
	4001	FLAT	50.02	43.57	4	
	4002	FLAT	49.62	43.57	4	
	4003	FLAT	49.62	43.57	4	
	4004	FLAT	49.62	43.57	4	
	4005	FLAT	49.62	43.57	4	
	5001	FLAT	130.46	115.02	12	
	5002	FLAT	130.46	115.02	12	
	5003	FLAT	108.83	95.05	11	
	6002	FLAT	108.83	95.05	11	
	6003	FLAT	130.46	115.02	12	
	6004	FLAT	130.46	115.02	12	
FIRST FLOOR PLAN	1011	FLAT	130.46	115.02	12	26
	1012	FLAT	130.46	115.02	12	
	1013	FLAT	108.83	95.05	11	
	1014	FLAT	108.83	95.05	11	
	2011	FLAT	108.83	95.05	11	
	2012	FLAT	108.83	95.05	11	
	2013	FLAT	108.83	95.05	11	
	2014	FLAT	108.83	95.05	11	
	3011	FLAT	108.83	95.05	11	
	3012	FLAT	108.83	95.05	11	
	3013	FLAT	130.48	115.02	12	
	3014	FLAT	130.46	115.02	12	
	4011	FLAT	50.02	43.57	4	
	4012	FLAT	49.62	43.57	4	
	4013	FLAT	49.62	43.57	4	
	4014	FLAT	49.62	43.57	4	
	4015	FLAT	49.62	43.57	4	
	4016	FLAT	50.02	39.93	4	
	5011	FLAT	130.46	115.02	12	
	5012	FLAT	130.46	115.02	12	
	5013	FLAT	108.83	95.05	11	
	5014	FLAT	108.83	95.05	11	
	6011	FLAT	108.83	95.05	11	
	6012	FLAT	108.83	95.05	11	
	6013	FLAT	130.46	115.02	12	
	6014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	1021	FLAT	130.46	115.02	12	26
	1022	FLAT	130.46	115.02	12	
	1023	FLAT	108.83	95.05	11	
	1024	FLAT	108.83	95.05	11	
	2021	FLAT	108.83	95.05	11	
	2022	FLAT	108.83	95.05	11	
	2023	FLAT	108.83	95.05	11	
	2024	FLAT	108.83	95.05	11	
	3021	FLAT	108.83	95.05	11	
	3022	FLAT	108.83	95.05	11	
	3023	FLAT	130.48	115.02	12	
	3024	FLAT	130.46	115.02	12	
	4021	FLAT	50.02	43.57	4	
	4022	FLAT	49.62	43.57	4	
	4023	FLAT	49.62	43.57	4	
	4024	FLAT	49.62	43.57	4	
	4025	FLAT	49.62	43.57	4	
	4026	FLAT	50.02	43.57	4	
	5021	FLAT	130.46	115.02	12	
	5022	FLAT	130.46	115.02	12	
	5023	FLAT	108.83	95.05	11	
	5024	FLAT	108.83	95.05	11	
	6021	FLAT	108.83	95.05	11	
	6022	FLAT	108.83	95.05	11	
	6023	FLAT	130.46	115.02	12	
	6024	FLAT	130.46	115.02	12	
THIRD FLOOR PLAN	1031	FLAT	130.46	115.02	12	26
	1032	FLAT	130.46	115.02	12	
	1033	FLAT	108.83	95.05	11	
	1034	FLAT	108.83	95.05	11	
	2031	FLAT	108.83	95.05	11	
	2032	FLAT	108.83	95.05	11	
	2033	FLAT	108.83	95.05	11	
	2034	FLAT	108.83	95.05	11	
	3031	FLAT	108.83	95.05	11	
	3032	FLAT	108.83	95.05	11	
	3033	FLAT	130.48	115.02	12	
	3034	FLAT	130.46	115.02	12	
	4031	FLAT	50.02	43.57	4	
	4032	FLAT	49.62	43.57	4	
	4033	FLAT	49.62	43.57	4	
	4034	FLAT	49.62	43.57	4	
	4035	FLAT	49.62	43.57	4	
	4036	FLAT	50.02	43.57	4	
	5031	FLAT	130.46	115.02	12	
	5032	FLAT	130.46	115.02	12	
	5033	FLAT	108.83	95.05	11	
	5034	FLAT	108.83	95.05	11	
	6031	FLAT	108.83	95.05	11	
	6032	FLAT	108.83	95.05	11	
	6033	FLAT	130.46	115.02	12	
	6034	FLAT	130.46	115.02	12	
TYPICAL - 4,5,6,8,9,10,11,13,14,15,16 & 17 FLOOR PLAN	1041	FLAT	130.46	115.02	12	312
	1042	FLAT	130.46	115.02	12	
	1043	FLAT	108.83	95.05	11	
	1044	FLAT	108.83	95.05	11	
	2041	FLAT	108.83	95.05	11	
	2042	FLAT	108.83	95.05	11	
	2043	FLAT	108.83	95.05	11	
	2044	FLAT	108.83	95.05	11	
	3041	FLAT	108.83	95.05	11	
	3042	FLAT	108.83	95.05	11	
	3043	FLAT	130.48	115.02	12	
	3044	FLAT	130.46	115.02	12	
	4041	FLAT	50.02	43.57	4	
	4042	FLAT	49.62	43.57	4	
	4043	FLAT	49.62	43.57	4	
	4044	FLAT	49.62	43.57	4	
	4045	FLAT	49.62	43.57	4	
	4046	FLAT	50.02	43.57	4	
	5041	FLAT	130.46	115.02	12	
	5042	FLAT	130.46	115.02	12	
	5043	FLAT	108.83	95.05	11	
	5044	FLAT	108.83	95.05	11	
	6041	FLAT	108.83	95.05	11	
	6042	FLAT	108.83	95.05	11	
	6043	FLAT	130.46	115.02	12	
	6044	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	1071	FLAT	130.46	115.02	12	52
	1072	FLAT	130.46	115.02	12	
	1073	FLAT	108.83	95.05	11	
	1074	FLAT	108.83	95.05	11	
	2071	FLAT	108.83	95.05	11	
	2072	FLAT	108.83	95.05	11	
	2073	FLAT	108.83	95.05	11	
	2074	FLAT	108.83	95.05	11	
	3071	FLAT	108.83	95.05	11	
	3072	FLAT	108.83	95.05	11	
	3073	FLAT	130.48	115.02	12	
	3074	FLAT	130.46	115.02	12	
	4071	FLAT	50.02	43.57	4	
	4072	FLAT	49.62	43.57	4	
	4073	FLAT	49.62	43.57	4	
	4074	FLAT	49.62	43.57	4	
	4075	FLAT	49.62	43.57	4	
	4076	FLAT	50.02	43.57	4	
	5071	FLAT	130.46	115.02	12	
	5072	FLAT	130.46	115.02	12	
	5073	FLAT	108.83	95.05	11	
	5074	FLAT	108.83	95.05	11	
	6071	FLAT	108.83	95.05	11	
	6072	FLAT	108.83	95.05	11	
	6073	FLAT	130.46	115.02	12	
	6074	FLAT	130.46	115.02	12	
Total:	-	-	47072.73	41276.36	4477	462



02 **BASEMENT-02 LEVEL PLAN**
SCALE 1:500

UserDefinedMetric (900.00 x 1401.00MM)

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECOND, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the 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 :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	KD	0.71	2.15	355
A (WING)	AP2	0.75	2.15	202
A (WING)	D2	0.83	2.15	1783
A (WING)	AP1	0.90	2.15	208
A (WING)	OP1	0.94	2.15	01
A (WING)	D1	0.94	2.15	1173
A (WING)	D3	1.04	2.15	109
A (WING)	OP1	1.04	2.15	216
A (WING)	OP	1.10	2.15	144
A (WING)	D	1.14	2.15	360
A (WING)	FD	1.15	2.15	340
A (WING)	D5	1.20	2.15	02
A (WING)	FD2	2.00	2.15	06
A (WING)	SD4	2.01	2.15	17
A (WING)	SD5	2.14	2.55	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	AP4	0.30	1.50	18
A (WING)	V1	0.76	0.91	1173
A (WING)	KW	0.81	1.31	355
A (WING)	AP1	0.90	1.50	17
A (WING)	W3	1.01	0.91	144
A (WING)	AP3	1.20	2.00	54
A (WING)	W5	1.23	1.31	35
A (WING)	W4	1.41	1.31	211
A (WING)	W1	1.51	0.91	157
A (WING)	W1	1.51	1.31	18
A (WING)	W1	1.80	2.00	577
A (WING)	W2	1.80	2.00	01
A (WING)	W7	1.81	1.31	107
A (WING)	SD2	1.98	2.15	216
A (WING)	SD4	2.01	2.15	01
A (WING)	W2	2.11	2.55	710
A (WING)	W6	2.14	2.55	177
A (WING)	SD1	2.23	2.15	144
A (WING)	SD	2.58	2.15	144
A (WING)	W6	2.58	2.55	01
A (WING)	W9	2.60	2.15	90
A (WING)	W8	3.15	2.15	72

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	V1	0.76	0.91	11
B (WING)	V1	1.00	1.20	05
B (WING)	GW2	1.20	3.50	22
B (WING)	GW	1.38	3.25	36
B (WING)	GW1	3.00	3.25	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	AP6	0.60	0.90	05
B (WING)	AP5	0.60	2.15	10
B (WING)	AP2	0.75	2.15	05
B (WING)	D2	0.83	2.15	01
B (WING)	AP1	0.90	2.15	05
B (WING)	D1	0.94	2.15	14
B (WING)	SD7	0.94	2.15	04
B (WING)	SD6	0.94	2.15	02
B (WING)	D3	1.04	2.15	01
B (WING)	D	1.14	2.15	04
B (WING)	FD2	2.00	2.15	15
B (WING)	SD5	2.14	2.15	03
B (WING)	GD	5.51	3.75	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	KD	0.71	2.15	71
C (WING)	AP2	0.75	2.15	36
C (WING)	D2	0.83	2.15	356
C (WING)	AP1	0.90	2.15	36
C (WING)	D1	0.94	2.15	213
C (WING)	OP	1.10	2.15	71
C (WING)	D	1.14	2.15	72
C (WING)	FD	1.15	2.15	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	V2	0.61	0.91	03
C (WING)	V1	0.76	0.91	212
C (WING)	V2	0.76	0.91	01
C (WING)	KW	0.81	1.31	71
C (WING)	W3	1.01	0.91	71
C (WING)	FD	1.15	2.15	02
C (WING)	W1	1.51	0.91	35
C (WING)	W1	1.80	2.00	73
C (WING)	W2	2.11	2.55	142
C (WING)	SD1	2.23	2.15	71
C (WING)	SD	2.58	2.15	72
C (WING)	W9	2.60	2.15	18
C (WING)	W8	3.15	2.15	18

N
SCALE : 1:250

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10
Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BASEMENT SECOND, FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

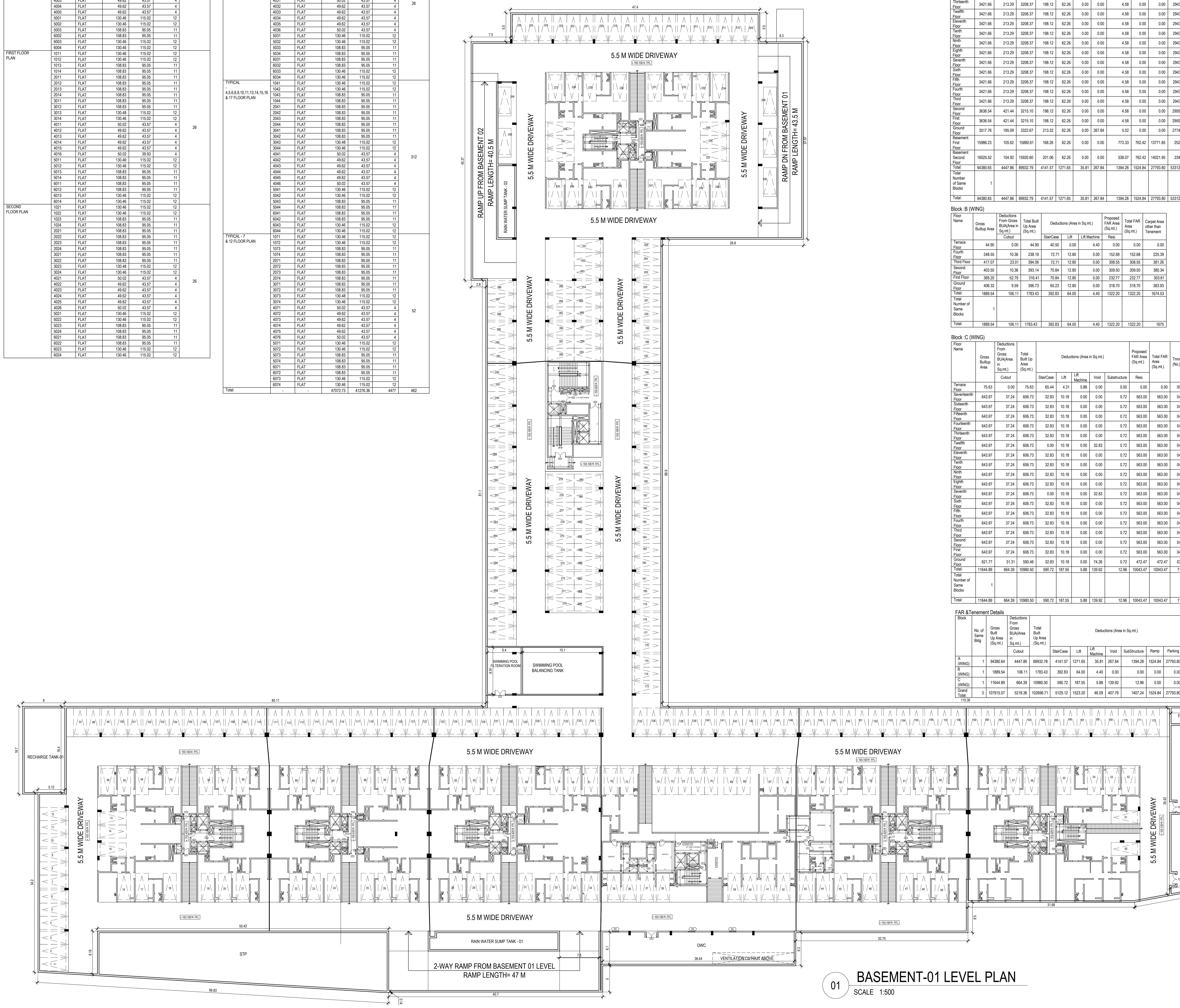
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22

UnitBUA Table for Block :A (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1001	FLAT	130.46	115.02	12	20
	1002	FLAT	130.46	115.02	12	
	1003	FLAT	108.83	95.05	11	
	2002	FLAT	108.83	95.05	11	
	2003	FLAT	108.83	95.05	11	
	2004	FLAT	108.83	95.05	11	
	3002	FLAT	108.83	95.05	11	
	3003	FLAT	130.46	115.02	12	
	3004	FLAT	130.46	115.02	12	
	4001	FLAT	50.02	43.57	4	
	4002	FLAT	49.62	43.57	4	
	4003	FLAT	49.62	43.57	4	
	4004	FLAT	49.62	43.57	4	
	4005	FLAT	49.62	43.57	4	
	5001	FLAT	130.46	115.02	12	
	5002	FLAT	130.46	115.02	12	
	5003	FLAT	108.83	95.05	11	
	6002	FLAT	108.83	95.05	11	
	6003	FLAT	130.46	115.02	12	
	6004	FLAT	130.46	115.02	12	
FIRST FLOOR PLAN	1011	FLAT	130.46	115.02	12	26
	1012	FLAT	130.46	115.02	12	
	1013	FLAT	108.83	95.05	11	
	1014	FLAT	108.83	95.05	11	
	2011	FLAT	108.83	95.05	11	
	2012	FLAT	108.83	95.05	11	
	2013	FLAT	108.83	95.05	11	
	2014	FLAT	108.83	95.05	11	
	3011	FLAT	108.83	95.05	11	
	3012	FLAT	108.83	95.05	11	
	3013	FLAT	130.48	115.02	12	
	3014	FLAT	130.46	115.02	12	
	4011	FLAT	50.02	43.57	4	
	4012	FLAT	49.62	43.57	4	
	4013	FLAT	49.62	43.57	4	
	4014	FLAT	49.62	43.57	4	
	4015	FLAT	49.62	43.57	4	
	4016	FLAT	50.02	39.93	4	
	5011	FLAT	130.46	115.02	12	
	5012	FLAT	130.46	115.02	12	
	5013	FLAT	108.83	95.05	11	
	5014	FLAT	108.83	95.05	11	
	6011	FLAT	108.83	95.05	11	
	6012	FLAT	108.83	95.05	11	
	6013	FLAT	130.46	115.02	12	
	6014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	1021	FLAT	130.46	115.02	12	26
	1022	FLAT	130.46	115.02	12	
	1023	FLAT	108.83	95.05	11	
	1024	FLAT	108.83	95.05	11	
	2021	FLAT	108.83	95.05	11	
	2022	FLAT	108.83	95.05	11	
	2023	FLAT	108.83	95.05	11	
	2024	FLAT	108.83	95.05	11	
	3021	FLAT	108.83	95.05	11	
	3022	FLAT	108.83	95.05	11	
	3023	FLAT	130.48	115.02	12	
	3024	FLAT	130.46	115.02	12	
	4021	FLAT	50.02	43.57	4	
	4022	FLAT	49.62	43.57	4	
	4023	FLAT	49.62	43.57	4	
	4024	FLAT	49.62	43.57	4	
	4025	FLAT	49.62	43.57	4	
	4026	FLAT	50.02	43.57	4	
	5021	FLAT	130.46	115.02	12	
	5022	FLAT	130.46	115.02	12	
	5023	FLAT	108.83	95.05	11	
	5024	FLAT	108.83	95.05	11	
	6021	FLAT	108.83	95.05	11	
	6022	FLAT	108.83	95.05	11	
	6023	FLAT	130.46	115.02	12	
	6024	FLAT	130.46	115.02	12	
THIRD FLOOR PLAN	1031	FLAT	130.46	115.02	12	26
	1032	FLAT	130.46	115.02	12	
	1033	FLAT	108.83	95.05	11	
	1034	FLAT	108.83	95.05	11	
	2031	FLAT	108.83	95.05	11	
	2032	FLAT	108.83	95.05	11	
	2033	FLAT	108.83	95.05	11	
	2034	FLAT	108.83	95.05	11	
	3031	FLAT	108.83	95.05	11	
	3032	FLAT	108.83	95.05	11	
	3033	FLAT	130.48	115.02	12	
	3034	FLAT	130.46	115.02	12	
	4031	FLAT	50.02	43.57	4	
	4032	FLAT	49.62	43.57	4	
	4033	FLAT	49.62	43.57	4	
	4034	FLAT	49.62	43.57	4	
	4035	FLAT	49.62	43.57	4	
	4036	FLAT	50.02	43.57	4	
	5031	FLAT	130.46	115.02	12	
	5032	FLAT	130.46	115.02	12	
	5033	FLAT	108.83	95.05	11	
	5034	FLAT	108.83	95.05	11	
	6031	FLAT	108.83	95.05	11	
	6032	FLAT	108.83	95.05	11	
	6033	FLAT	130.46	115.02	12	
	6034	FLAT	130.46	115.02	12	
TYPICAL - 4,5,6,8,9,10,11,13,14,15,16 & 17 FLOOR PLAN	1041	FLAT	130.46	115.02	12	312
	1042	FLAT	130.46	115.02	12	
	1043	FLAT	108.83	95.05	11	
	1044	FLAT	108.83	95.05	11	
	2041	FLAT	108.83	95.05	11	
	2042	FLAT	108.83	95.05	11	
	2043	FLAT	108.83	95.05	11	
	2044	FLAT	108.83	95.05	11	
	3041	FLAT	108.83	95.05	11	
	3042	FLAT	108.83	95.05	11	
	3043	FLAT	130.48	115.02	12	
	3044	FLAT	130.46	115.02	12	
	4041	FLAT	50.02	43.57	4	
	4042	FLAT	49.62	43.57	4	
	4043	FLAT	49.62	43.57	4	
	4044	FLAT	49.62	43.57	4	
	4045	FLAT	49.62	43.57	4	
	4046	FLAT	50.02	43.57	4	
	5041	FLAT	130.46	115.02	12	
	5042	FLAT	130.46	115.02	12	
	5043	FLAT	108.83	95.05	11	
	5044	FLAT	108.83	95.05	11	
	6041	FLAT	108.83	95.05	11	
	6042	FLAT	108.83	95.05	11	
	6043	FLAT	130.46	115.02	12	
	6044	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	1071	FLAT	130.46	115.02	12	52
	1072	FLAT	130.46	115.02	12	
	1073	FLAT	108.83	95.05	11	
	1074	FLAT	108.83	95.05	11	
	2071	FLAT	108.83	95.05	11	
	2072	FLAT	108.83	95.05	11	
	2073	FLAT	108.83	95.05	11	
	2074	FLAT	108.83	95.05	11	
	3071	FLAT	108.83	95.05	11	
	3072	FLAT	108.83	95.05	11	
	3073	FLAT	130.48	115.02	12	
	3074	FLAT	130.46	115.02	12	
	4071	FLAT	50.02	43.57	4	
	4072	FLAT	49.62	43.57	4	
	4073	FLAT	49.62	43.57	4	
	4074	FLAT	49.62	43.57	4	
	4075	FLAT	49.62	43.57	4	
	4076	FLAT	50.02	43.57	4	
	5071	FLAT	130.46	115.02	12	
	5072	FLAT	130.46	115.02	12	
	5073	FLAT	108.83	95.05	11	
	5074	FLAT	108.83	95.05	11	
	6071	FLAT	108.83	95.05	11	
	6072	FLAT	108.83	95.05	11	
	6073	FLAT	130.46	115.02	12	
	6074	FLAT	130.46	115.02	12	
Total:	-	-	47072.73	41276.36	4477	462



01 **BASEMENT-01 LEVEL PLAN**

SCALE 1:500

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECON D, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the 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 :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	KD	0.71	2.15	355
A (WING)	AP2	0.75	2.15	202
A (WING)	D2	0.83	2.15	1783
A (WING)	AP1	0.90	2.15	208
A (WING)	OP1	0.94	2.15	01
A (WING)	D1	0.94	2.15	1173
A (WING)	D3	1.04	2.15	109
A (WING)	OP1	1.04	2.15	216
A (WING)	OP	1.10	2.15	144
A (WING)	D	1.14	2.15	360
A (WING)	FD	1.15	2.15	340
A (WING)	D5	1.20	2.15	02
A (WING)	FD2	2.00	2.15	06
A (WING)	SD4	2.01	2.15	17
A (WING)	SD5	2.14	2.55	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	V1	0.76	0.91	11
B (WING)	V1	1.00	1.20	05
B (WING)	GW2	1.20	3.50	22
B (WING)	GW	1.38	3.25	36
B (WING)	GW1	3.00	3.25	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	AP4	0.30	1.50	18
A (WING)	V1	0.76	0.91	1173
A (WING)	KW	0.81	1.31	355
A (WING)	AP1	0.90	1.50	17
A (WING)	W3	1.01	0.91	144
A (WING)	AP3	1.20	2.00	54
A (WING)	W5	1.23	1.31	35
A (WING)	W4	1.41	1.31	211
A (WING)	W1	1.51	0.91	157
A (WING)	W1	1.51	1.31	18
A (WING)	W1	1.80	2.00	577
A (WING)	W2	1.80	2.00	01
A (WING)	W7	1.81	1.31	107
A (WING)	SD2	1.98	2.15	216
A (WING)	SD4	2.01	2.15	01
A (WING)	W2	2.11	2.55	710
A (WING)	W6	2.14	2.55	177
A (WING)	SD1	2.23	2.15	144
A (WING)	SD	2.58	2.15	144
A (WING)	W6	2.58	2.55	01
A (WING)	W9	2.60	2.15	90
A (WING)	W8	3.15	2.15	72

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	KD	0.71	2.15	71
C (WING)	AP2	0.75	2.15	36
C (WING)	D2	0.83	2.15	356
C (WING)	AP1	0.90	2.15	36
C (WING)	D1	0.94	2.15	213
C (WING)	OP	1.10	2.15	71
C (WING)	D	1.14	2.15	72
C (WING)	FD	1.15	2.15	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	V2	0.61	0.91	03
C (WING)	V1	0.76	0.91	212
C (WING)	V2	0.76	0.91	01
C (WING)	KW	0.81	1.31	71
C (WING)	W3	1.01	0.91	71
C (WING)	FD	1.15	2.15	02
C (WING)	W1	1.51	0.91	35
C (WING)	W1	1.80	2.00	73
C (WING)	W2	2.11	2.55	142
C (WING)	SD1	2.23	2.15	71
C (WING)	SD	2.58	2.15	72
C (WING)	W9	2.60	2.15	18
C (WING)	W8	3.15	2.15	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	AP6	0.60	0.90	05
B (WING)	AP5	0.60	2.15	10
B (WING)	AP2	0.75	2.15	05
B (WING)	D2	0.83	2.15	01
B (WING)	AP1	0.90	2.15	05
B (WING)	D1	0.94	2.15	14
B (WING)	SD7	0.94	2.15	04
B (WING)	SD6	0.94	2.15	02
B (WING)	D3	1.04	2.15	01
B (WING)	D	1.14	2.15	04
B (WING)	FD2	2.00	2.15	15
B (WING)	SD5	2.14	2.15	03
B (WING)	GD	5.51	3.75	01

N
SCALE : 1:250

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No.4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No.4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BASEMENT FIRST FLOOR PLAN

SHEET NO : 3

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.

NORTH

UserDefinedMetric (900.00 x 1401.00MM)

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	KD	0.71	2.15	71
C (WING)	AP2	0.75	2.15	36
C (WING)	D2	0.83	2.15	356
C (WING)	AP1	0.90	2.15	36
C (WING)	D1	0.94	2.15	213
C (WING)	OP	1.10	2.15	71
C (WING)	D	1.14	2.15	72
C (WING)	FD	1.15	2.15	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	V2	0.61	0.91	03
C (WING)	V1	0.76	0.91	212
C (WING)	V2	0.76	0.91	01
C (WING)	KW	0.81	1.31	71
C (WING)	W3	1.01	0.91	71
C (WING)	FD	1.15	2.15	02
C (WING)	W1	1.51	0.91	35
C (WING)	W1	1.80	2.00	73
C (WING)	W2	2.11	2.55	142
C (WING)	SD1	2.23	2.15	71
C (WING)	SD	2.58	2.15	72
C (WING)	W9	2.60	2.15	18
C (WING)	W8	3.15	2.15	18

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	KD	0.71	2.15	355
A (WING)	AP2	0.75	2.15	202
A (WING)	D2	0.83	2.15	1783
A (WING)	AP1	0.90	2.15	208
A (WING)	OP1	0.94	2.15	01
A (WING)	D1	0.94	2.15	1173
A (WING)	D3	1.04	2.15	109
A (WING)	OP1	1.04	2.15	216
A (WING)	OP	1.10	2.15	144
A (WING)	D	1.14	2.15	360
A (WING)	FD	1.15	2.15	340
A (WING)	D5	1.20	2.15	02
A (WING)	FD2	2.00	2.15	06
A (WING)	SD4	2.01	2.15	17
A (WING)	SD5	2.14	2.55	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	V1	0.76	0.91	11
B (WING)	V1	1.00	1.20	05
B (WING)	GW2	1.20	3.50	22
B (WING)	GW	1.38	3.25	36
B (WING)	GW1	3.00	3.25	21

UnitBUA Table for Block :A (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1001	FLAT	130.46	115.02	12	20
	1002	FLAT	130.46	115.02	12	
	1003	FLAT	108.83	95.05	11	
	2002	FLAT	108.83	95.05	11	
	2003	FLAT	108.83	95.05	11	
	2004	FLAT	108.83	95.05	11	
	3002	FLAT	108.83	95.05	11	
	3003	FLAT	130.46	115.02	12	
	3004	FLAT	130.46	115.02	12	
	4001	FLAT	50.02	43.57	4	
	4002	FLAT	49.62	43.57	4	
	4003	FLAT	49.62	43.57	4	
	4004	FLAT	49.62	43.57	4	
	4005	FLAT	49.62	43.57	4	
	5001	FLAT	130.46	115.02	12	
	5002	FLAT	130.46	115.02	12	
	5003	FLAT	108.83	95.05	11	
	6002	FLAT	108.83	95.05	11	
	6003	FLAT	130.46	115.02	12	
	6004	FLAT	130.46	115.02	12	
FIRST FLOOR PLAN	1011	FLAT	130.46	115.02	12	26
	1012	FLAT	130.46	115.02	12	
	1013	FLAT	108.83	95.05	11	
	1014	FLAT	108.83	95.05	11	
	2011	FLAT	108.83	95.05	11	
	2012	FLAT	108.83	95.05	11	
	2013	FLAT	108.83	95.05	11	
	2014	FLAT	108.83	95.05	11	
	3011	FLAT	108.83	95.05	11	
	3012	FLAT	108.83	95.05	11	
	3013	FLAT	130.48	115.02	12	
	3014	FLAT	130.46	115.02	12	
	4011	FLAT	50.02	43.57	4	
	4012	FLAT	49.62	43.57	4	
	4013	FLAT	49.62	43.57	4	
	4014	FLAT	49.62	43.57	4	
	4015	FLAT	49.62	43.57	4	
	4016	FLAT	50.02	39.93	4	
	5011	FLAT	130.46	115.02	12	
	5012	FLAT	130.46	115.02	12	
	5013	FLAT	108.83	95.05	11	
	5014	FLAT	108.83	95.05	11	
	6011	FLAT	108.83	95.05	11	
	6012	FLAT	108.83	95.05	11	
	6013	FLAT	130.46	115.02	12	
	6014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	1021	FLAT	130.46	115.02	12	26
	1022	FLAT	130.46	115.02	12	
	1023	FLAT	108.83	95.05	11	
	1024	FLAT	108.83	95.05	11	
	2021	FLAT	108.83	95.05	11	
	2022	FLAT	108.83	95.05	11	
	2023	FLAT	108.83	95.05	11	
	2024	FLAT	108.83	95.05	11	
	3021	FLAT	108.83	95.05	11	
	3022	FLAT	108.83	95.05	11	
	3023	FLAT	130.48	115.02	12	
	3024	FLAT	130.46	115.02	12	
	4021	FLAT	50.02	43.57	4	
	4022	FLAT	49.62	43.57	4	
	4023	FLAT	49.62	43.57	4	
	4024	FLAT	49.62	43.57	4	
	4025	FLAT	49.62	43.57	4	
	4026	FLAT	50.02	43.57	4	
	5021	FLAT	130.46	115.02	12	
	5022	FLAT	130.46	115.02	12	
	5023	FLAT	108.83	95.05	11	
	5024	FLAT	108.83	95.05	11	
	6021	FLAT	108.83	95.05	11	
	6022	FLAT	108.83	95.05	11	
	6023	FLAT	130.46	115.02	12	
	6024	FLAT	130.46	115.02	12	
THIRD FLOOR PLAN	1031	FLAT	130.46	115.02	12	26
	1032	FLAT	130.46	115.02	12	
	1033	FLAT	108.83	95.05	11	
	1034	FLAT	108.83	95.05	11	
	2031	FLAT	108.83	95.05	11	
	2032	FLAT	108.83	95.05	11	
	2033	FLAT	108.83	95.05	11	
	2034	FLAT	108.83	95.05	11	
	3031	FLAT	108.83	95.05	11	
	3032	FLAT	108.83	95.05	11	
	3033	FLAT	130.48	115.02	12	
	3034	FLAT	130.46	115.02	12	
	4031	FLAT	50.02	43.57	4	
	4032	FLAT	49.62	43.57	4	
	4033	FLAT	49.62	43.57	4	
	4034	FLAT	49.62	43.57	4	
	4035	FLAT	49.62	43.57	4	
	4036	FLAT	50.02	43.57	4	
	5031	FLAT	130.46	115.02	12	
	5032	FLAT	130.46	115.02	12	
	5033	FLAT	108.83	95.05	11	
	5034	FLAT	108.83	95.05	11	
	6031	FLAT	108.83	95.05	11	
	6032	FLAT	108.83	95.05	11	
	6033	FLAT	130.46	115.02	12	
	6034	FLAT	130.46	115.02	12	
TYPICAL - 4,5,6,8,9,10,11,13,14,15,16 & 17 FLOOR PLAN	1041	FLAT	130.46	115.02	12	312
	1042	FLAT	130.46	115.02	12	
	1043	FLAT	108.83	95.05	11	
	1044	FLAT	108.83	95.05	11	
	2041	FLAT	108.83	95.05	11	
	2042	FLAT	108.83	95.05	11	
	2043	FLAT	108.83	95.05	11	
	2044	FLAT	108.83	95.05	11	
	3041	FLAT	108.83	95.05	11	
	3042	FLAT	108.83	95.05	11	
	3043	FLAT	130.48	115.02	12	
	3044	FLAT	130.46	115.02	12	
	4041	FLAT	50.02	43.57	4	
	4042	FLAT	49.62	43.57	4	
	4043	FLAT	49.62	43.57	4	
	4044	FLAT	49.62	43.57	4	
	4045	FLAT	49.62	43.57	4	
	4046	FLAT	50.02	43.57	4	
	5041	FLAT	130.46	115.02	12	
	5042	FLAT	130.46	115.02	12	
	5043	FLAT	108.83	95.05	11	
	5044	FLAT	108.83	95.05	11	
	6041	FLAT	108.83	95.05	11	
	6042	FLAT	108.83	95.05	11	
	6043	FLAT	130.46	115.02	12	
	6044	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	1071	FLAT	130.46	115.02	12	52
	1072	FLAT	130.46	115.02	12	
	1073	FLAT	108.83	95.05	11	
	1074	FLAT	108.83	95.05	11	
	2071	FLAT	108.83	95.05	11	
	2072	FLAT	108.83	95.05	11	
	2073	FLAT	108.83	95.05	11	
	2074	FLAT	108.83	95.05	11	
	3071	FLAT	108.83	95.05	11	
	3072	FLAT	108.83	95.05	11	
	3073	FLAT	130.48	115.02	12	
	3074	FLAT	130.46	115.02	12	
	4071	FLAT	50.02	43.57	4	
	4072	FLAT	49.62	43.57	4	
	4073	FLAT	49.62	43.57	4	
	4074	FLAT	49.62	43.57	4	
	4075	FLAT	49.62	43.57	4	
	4076	FLAT	50.02	43.57	4	
	5071	FLAT	130.46	115.02	12	
	5072	FLAT	130.46	115.02	12	
	5073	FLAT	108.83	95.05	11	
	5074	FLAT	108.83	95.05	11	
	6071	FLAT	108.83	95.05	11	
	6072	FLAT	108.83	95.05	11	
	6073	FLAT	130.46	115.02	12	
	6074	FLAT	130.46	115.02	12	
Total:	-	-	47072.73	41276.36	4477	462

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECOND, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

N

SCALE : 1:175

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

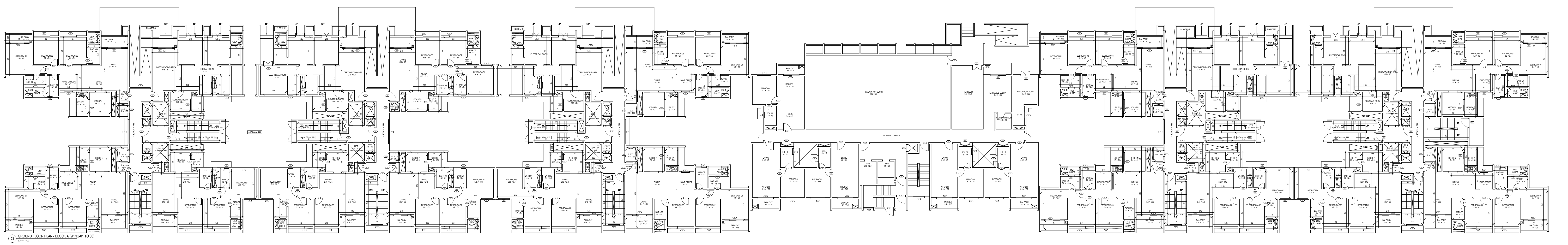
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

SCHEDULE OF JOINERY:

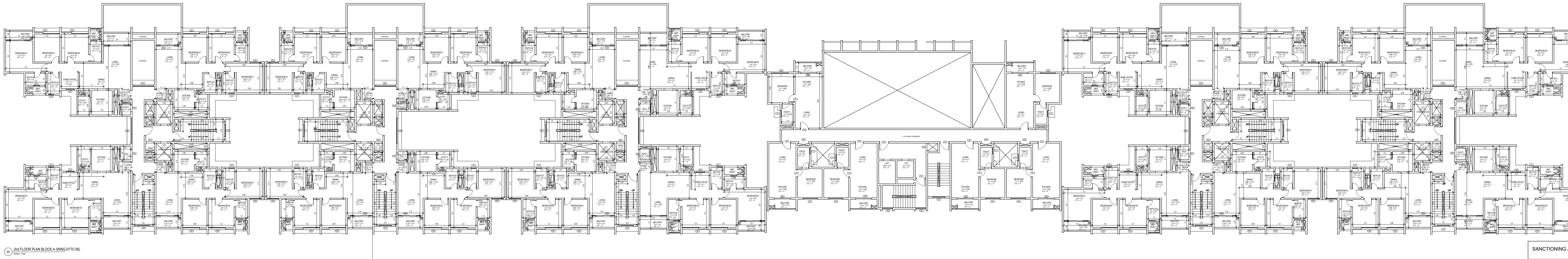
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	AP4	0.30	1.50	18
A (WING)	V1	0.76	0.91	1173
A (WING)	KW	0.81	1.31	355
A (WING)	AP1	0.90	1.50	17
A (WING)	W3	1.01	0.91	144
A (WING)	AP3	1.20	2.00	54
A (WING)	W5	1.23	1.31	35
A (WING)	W4	1.41	1.31	211
A (WING)	W1	1.51	0.91	157
A (WING)	W1	1.51	1.31	18
A (WING)	W1	1.80	2.00	577
A (WING)	W2	1.80	2.00	01
A (WING)	W7	1.81	1.31	107
A (WING)	SD2	1.98	2.15	216
A (WING)	SD4	2.01	2.15	01
A (WING)	W2	2.11	2.55	710
A (WING)	W6	2.14	2.55	177
A (WING)	SD1	2.23	2.15	144
A (WING)	SD	2.58	2.15	144
A (WING)	W6	2.58	2.55	01
A (WING)	W9	2.60	2.15	90
A (WING)	W8	3.15	2.15	72

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	AP6	0.60	0.90	05
B (WING)	AP5	0.60	2.15	10
B (WING)	AP2	0.75	2.15	05
B (WING)	D2	0.83	2.15	01
B (WING)	AP1	0.90	2.15	05
B (WING)	D1	0.94	2.15	14
B (WING)	SD7	0.94	2.15	04
B (WING)	SD6	0.94	2.15	02
B (WING)	D3	1.04	2.15	01
B (WING)	D	1.14	2.15	04
B (WING)	FD2	2.00	2.15	15
B (WING)	SD5	2.14	2.15	03
B (WING)	GD	5.51	3.75	01



GROUND FLOOR PLAN - BLOCK A (WING-01 TO 06)



2nd FLOOR PLAN BLOCK A (WING-01TO 06)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur ()Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No.4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No.4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BLOCK A - WING 01 TO 06
GROUND FLOOR, 1ST FLOOR AND 2ND FLOOR PLAN

SHEET NO : 4

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.

NORTH

UserDefinedMetric (900.00 x 1401.00MM)

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	KD	0.71	2.15	71
C (WING)	AP2	0.75	2.15	36
C (WING)	D2	0.83	2.15	356
C (WING)	AP1	0.90	2.15	36
C (WING)	D1	0.94	2.15	213
C (WING)	OP	1.10	2.15	71
C (WING)	D	1.14	2.15	72
C (WING)	FD	1.15	2.15	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	V2	0.61	0.91	03
C (WING)	V1	0.76	0.91	212
C (WING)	V2	0.76	0.91	01
C (WING)	KW	0.81	1.31	71
C (WING)	W3	1.01	0.91	71
C (WING)	FD	1.15	2.15	02
C (WING)	W1	1.51	0.91	35
C (WING)	W1	1.80	2.00	73
C (WING)	W2	2.11	2.55	142
C (WING)	SD1	2.23	2.15	71
C (WING)	SD	2.58	2.15	72
C (WING)	W9	2.60	2.15	18
C (WING)	W8	3.15	2.15	18

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	KD	0.71	2.15	355
A (WING)	AP2	0.75	2.15	202
A (WING)	D2	0.83	2.15	1783
A (WING)	AP1	0.90	2.15	208
A (WING)	OP1	0.94	2.15	01
A (WING)	D1	0.94	2.15	1173
A (WING)	D3	1.04	2.15	109
A (WING)	OP1	1.04	2.15	216
A (WING)	OP	1.10	2.15	144
A (WING)	D	1.14	2.15	360
A (WING)	FD	1.15	2.15	340
A (WING)	D5	1.20	2.15	02
A (WING)	FD2	2.00	2.15	06
A (WING)	SD4	2.01	2.15	17
A (WING)	SD5	2.14	2.55	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	V1	0.76	0.91	11
B (WING)	V1	1.00	1.20	05
B (WING)	GW2	1.20	3.50	22
B (WING)	GW	1.38	3.25	36
B (WING)	GW1	3.00	3.25	21

UnitBUA Table for Block :A (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1001	FLAT	130.46	115.02	12	20
	1002	FLAT	130.46	115.02	12	
	1003	FLAT	108.83	95.05	11	
	2002	FLAT	108.83	95.05	11	
	2003	FLAT	108.83	95.05	11	
	2004	FLAT	108.83	95.05	11	
	3002	FLAT	108.83	95.05	11	
	3003	FLAT	130.46	115.02	12	
	3004	FLAT	130.46	115.02	12	
	4001	FLAT	50.02	43.57	4	
	4002	FLAT	49.62	43.57	4	
	4003	FLAT	49.62	43.57	4	
	4004	FLAT	49.62	43.57	4	
	4005	FLAT	49.62	43.57	4	
	5001	FLAT	130.46	115.02	12	
	5002	FLAT	130.46	115.02	12	
	5003	FLAT	108.83	95.05	11	
	6002	FLAT	108.83	95.05	11	
	6003	FLAT	130.46	115.02	12	
	6004	FLAT	130.46	115.02	12	
FIRST FLOOR PLAN	1011	FLAT	130.46	115.02	12	26
	1012	FLAT	130.46	115.02	12	
	1013	FLAT	108.83	95.05	11	
	1014	FLAT	108.83	95.05	11	
	2011	FLAT	108.83	95.05	11	
	2012	FLAT	108.83	95.05	11	
	2013	FLAT	108.83	95.05	11	
	2014	FLAT	108.83	95.05	11	
	3011	FLAT	108.83	95.05	11	
	3012	FLAT	108.83	95.05	11	
	3013	FLAT	130.48	115.02	12	
	3014	FLAT	130.46	115.02	12	
	4011	FLAT	50.02	43.57	4	
	4012	FLAT	49.62	43.57	4	
	4013	FLAT	49.62	43.57	4	
	4014	FLAT	49.62	43.57	4	
	4015	FLAT	49.62	43.57	4	
	4016	FLAT	50.02	39.93	4	
	5011	FLAT	130.46	115.02	12	
	5012	FLAT	130.46	115.02	12	
	5013	FLAT	108.83	95.05	11	
	5014	FLAT	108.83	95.05	11	
	6011	FLAT	108.83	95.05	11	
	6012	FLAT	108.83	95.05	11	
	6013	FLAT	130.46	115.02	12	
	6014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	1021	FLAT	130.46	115.02	12	26
	1022	FLAT	130.46	115.02	12	
	1023	FLAT	108.83	95.05	11	
	1024	FLAT	108.83	95.05	11	
	2021	FLAT	108.83	95.05	11	
	2022	FLAT	108.83	95.05	11	
	2023	FLAT	108.83	95.05	11	
	2024	FLAT	108.83	95.05	11	
	3021	FLAT	108.83	95.05	11	
	3022	FLAT	108.83	95.05	11	
	3023	FLAT	130.48	115.02	12	
	3024	FLAT	130.46	115.02	12	
	4021	FLAT	50.02	43.57	4	
	4022	FLAT	49.62	43.57	4	
	4023	FLAT	49.62	43.57	4	
	4024	FLAT	49.62	43.57	4	
	4025	FLAT	49.62	43.57	4	
	4026	FLAT	50.02	43.57	4	
	5021	FLAT	130.46	115.02	12	
	5022	FLAT	130.46	115.02	12	
	5023	FLAT	108.83	95.05	11	
	5024	FLAT	108.83	95.05	11	
	6021	FLAT	108.83	95.05	11	
	6022	FLAT	108.83	95.05	11	
	6023	FLAT	130.46	115.02	12	
	6024	FLAT	130.46	115.02	12	
THIRD FLOOR PLAN	1031	FLAT	130.46	115.02	12	26
	1032	FLAT	130.46	115.02	12	
	1033	FLAT	108.83	95.05	11	
	1034	FLAT	108.83	95.05	11	
	2031	FLAT	108.83	95.05	11	
	2032	FLAT	108.83	95.05	11	
	2033	FLAT	108.83	95.05	11	
	2034	FLAT	108.83	95.05	11	
	3031	FLAT	108.83	95.05	11	
	3032	FLAT	108.83	95.05	11	
	3033	FLAT	130.48	115.02	12	
	3034	FLAT	130.46	115.02	12	
	4031	FLAT	50.02	43.57	4	
	4032	FLAT	49.62	43.57	4	
	4033	FLAT	49.62	43.57	4	
	4034	FLAT	49.62	43.57	4	
	4035	FLAT	49.62	43.57	4	
	4036	FLAT	50.02	43.57	4	
	5031	FLAT	130.46	115.02	12	
	5032	FLAT	130.46	115.02	12	
	5033	FLAT	108.83	95.05	11	
	5034	FLAT	108.83	95.05	11	
	6031	FLAT	108.83	95.05	11	
	6032	FLAT	108.83	95.05	11	
	6033	FLAT	130.46	115.02	12	
	6034	FLAT	130.46	115.02	12	
TYPICAL - 4,5,6,8,9,10,11,13,14,15,16 & 17 FLOOR PLAN	1041	FLAT	130.46	115.02	12	312
	1042	FLAT	130.46	115.02	12	
	1043	FLAT	108.83	95.05	11	
	1044	FLAT	108.83	95.05	11	
	2041	FLAT	108.83	95.05	11	
	2042	FLAT	108.83	95.05	11	
	2043	FLAT	108.83	95.05	11	
	2044	FLAT	108.83	95.05	11	
	3041	FLAT	108.83	95.05	11	
	3042	FLAT	108.83	95.05	11	
	3043	FLAT	130.48	115.02	12	
	3044	FLAT	130.46	115.02	12	
	4041	FLAT	50.02	43.57	4	
	4042	FLAT	49.62	43.57	4	
	4043	FLAT	49.62	43.57	4	
	4044	FLAT	49.62	43.57	4	
	4045	FLAT	49.62	43.57	4	
	4046	FLAT	50.02	43.57	4	
	5041	FLAT	130.46	115.02	12	
	5042	FLAT	130.46	115.02	12	
	5043	FLAT	108.83	95.05	11	
	5044	FLAT	108.83	95.05	11	
	6041	FLAT	108.83	95.05	11	
	6042	FLAT	108.83	95.05	11	
	6043	FLAT	130.46	115.02	12	
	6044	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	1071	FLAT	130.46	115.02	12	52
	1072	FLAT	130.46	115.02	12	
	1073	FLAT	108.83	95.05	11	
	1074	FLAT	108.83	95.05	11	
	2071	FLAT	108.83	95.05	11	
	2072	FLAT	108.83	95.05	11	
	2073	FLAT	108.83	95.05	11	
	2074	FLAT	108.83	95.05	11	
	3071	FLAT	108.83	95.05	11	
	3072	FLAT	108.83	95.05	11	
	3073	FLAT	130.48	115.02	12	
	3074	FLAT	130.46	115.02	12	
	4071	FLAT	50.02	43.57	4	
	4072	FLAT	49.62	43.57	4	
	4073	FLAT	49.62	43.57	4	
	4074	FLAT	49.62	43.57	4	
	4075	FLAT	49.62	43.57	4	
	4076	FLAT	50.02	43.57	4	
	5071	FLAT	130.46	115.02	12	
	5072	FLAT	130.46	115.02	12	
	5073	FLAT	108.83	95.05	11	
	5074	FLAT	108.83	95.05	11	
	6071	FLAT	108.83	95.05	11	
	6072	FLAT	108.83	95.05	11	
	6073	FLAT	130.46	115.02	12	
	6074	FLAT	130.46	115.02	12	
Total:	-	-	47072.73	41276.36	4477	462

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECOND, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

SCALE : 1:175

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

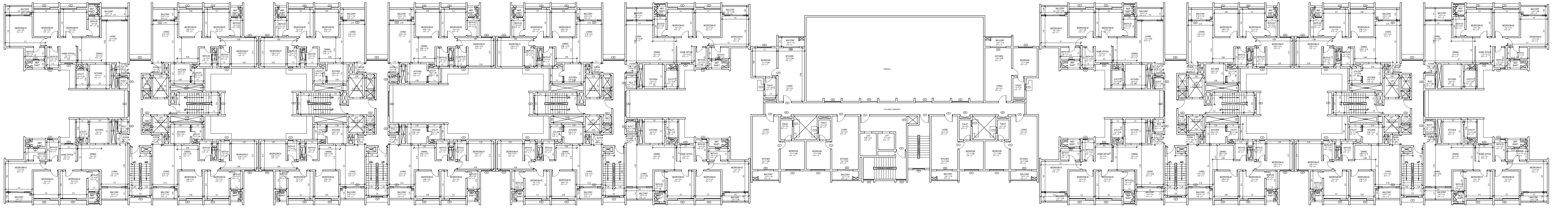
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

SCHEDULE OF JOINERY:

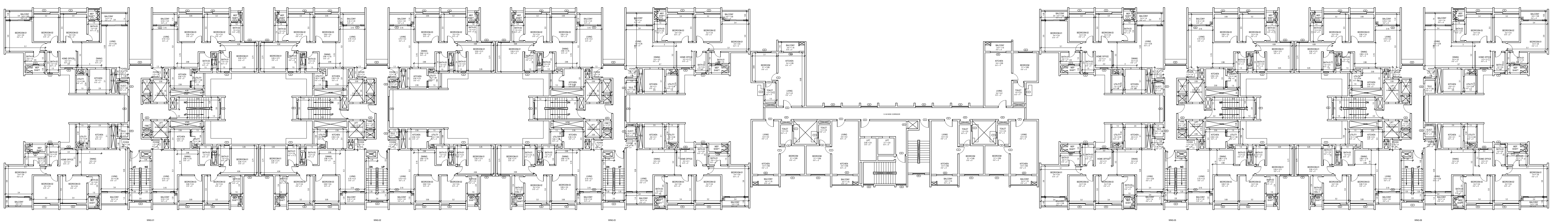
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	AP4	0.30	1.50	18
A (WING)	V1	0.76	0.91	1173
A (WING)	KW	0.81	1.31	355
A (WING)	AP1	0.90	1.50	17
A (WING)	W3	1.01	0.91	144
A (WING)	AP3	1.20	2.00	54
A (WING)	W5	1.23	1.31	35
A (WING)	W4	1.41	1.31	211
A (WING)	W1	1.51	0.91	157
A (WING)	W1	1.51	1.31	18
A (WING)	W1	1.80	2.00	577
A (WING)	W2	1.80	2.00	01
A (WING)	W7	1.81	1.31	107
A (WING)	SD2	1.98	2.15	216
A (WING)	SD4	2.01	2.15	01
A (WING)	W2	2.11	2.55	710
A (WING)	W6	2.14	2.55	177
A (WING)	SD1	2.23	2.15	144
A (WING)	SD	2.58	2.15	144
A (WING)	W6	2.58	2.55	01
A (WING)	W9	2.60	2.15	90
A (WING)	W8	3.15	2.15	72

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	AP6	0.60	0.90	05
B (WING)	AP5	0.60	2.15	10
B (WING)	AP2	0.75	2.15	05
B (WING)	D2	0.83	2.15	01
B (WING)	AP1	0.90	2.15	05
B (WING)	D1	0.94	2.15	14
B (WING)	SD7	0.94	2.15	04
B (WING)	SD6	0.94	2.15	02
B (WING)	D3	1.04	2.15	01
B (WING)	D	1.14	2.15	04
B (WING)	FD2	2.00	2.15	15
B (WING)	SD5	2.14	2.15	03
B (WING)	GD	5.51	3.75	01



3rd FLOOR PLAN- BLOCK A (WING-01TO 06)



4th,5th,6th,8th,9th,10th,13th,14th&15th FLOOR PLAN (BLOCK - A (WING-01 TO 06)

7th&12th FLOOR PLAN BLOCK - A (WING-01 TO 06)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BLOCK A - WING 01 TO 06
3RD FLOOR PLAN,
TYPICAL 4TH,5TH,8TH,9TH,10TH,13TH, 14TH&15TH FLOOR AND
TYPICAL 7TH AND 12TH FLOOR PLAN.

SHEET NO : 5

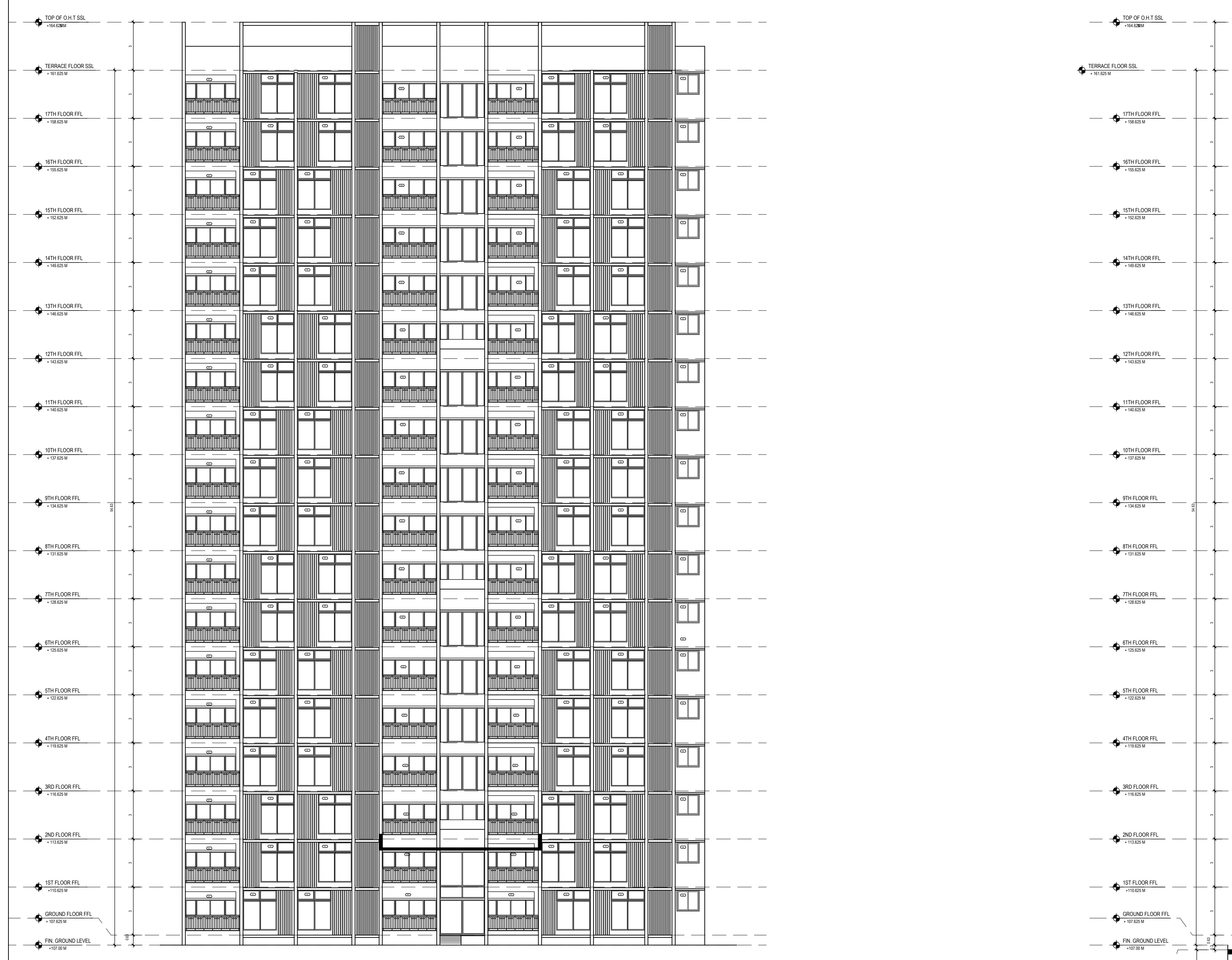
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

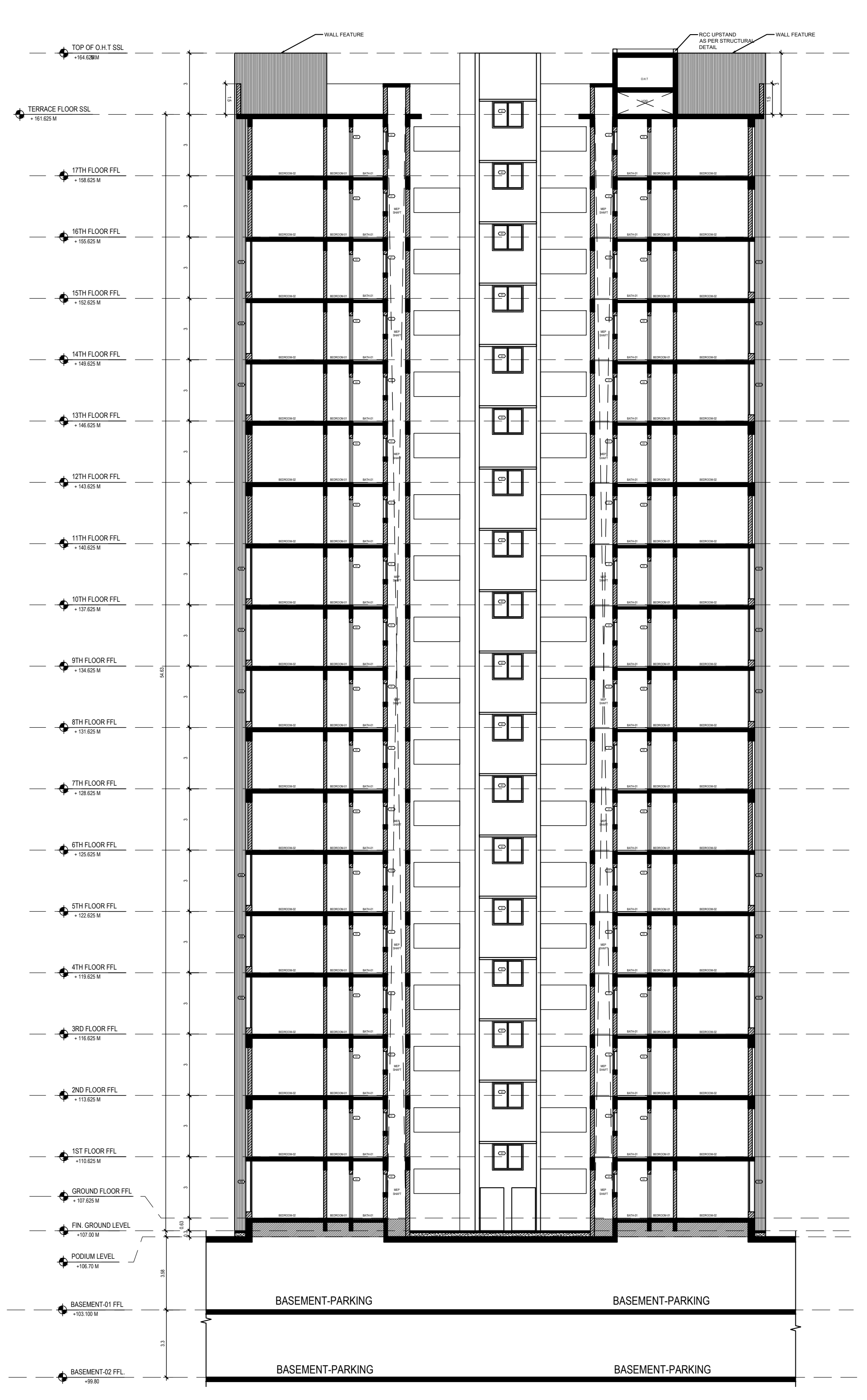
SANCTIONING AUTHORITY :

NORTH

Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22

UserDefinedMetric (900.00 x 1401.00MM)





UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

UnitBUA Table for Block :A (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1001	FLAT	130.46	115.02	12	20
	1002	FLAT	130.46	115.02	12	
	1003	FLAT	108.83	95.05	11	
	2002	FLAT	108.83	95.05	11	
	2003	FLAT	108.83	95.05	11	
	2004	FLAT	108.83	95.05	11	
	3002	FLAT	108.83	95.05	11	
	3003	FLAT	130.46	115.02	12	
	3004	FLAT	130.46	115.02	12	
	4001	FLAT	50.02	43.57	4	
	4002	FLAT	49.62	43.57	4	
	4003	FLAT	49.62	43.57	4	
	4004	FLAT	49.62	43.57	4	
	4005	FLAT	49.62	43.57	4	
	5001	FLAT	130.46	115.02	12	
	5002	FLAT	130.46	115.02	12	
	5003	FLAT	108.83	95.05	11	
	6002	FLAT	108.83	95.05	11	
	6003	FLAT	130.46	115.02	12	
	6004	FLAT	130.46	115.02	12	
FIRST FLOOR PLAN	1011	FLAT	130.46	115.02	12	26
	1012	FLAT	130.46	115.02	12	
	1013	FLAT	108.83	95.05	11	
	1014	FLAT	108.83	95.05	11	
	2011	FLAT	108.83	95.05	11	
	2012	FLAT	108.83	95.05	11	
	2013	FLAT	108.83	95.05	11	
	2014	FLAT	108.83	95.05	11	
	3011	FLAT	108.83	95.05	11	
	3012	FLAT	108.83	95.05	11	
	3013	FLAT	130.48	115.02	12	
	3014	FLAT	130.46	115.02	12	
	4011	FLAT	50.02	43.57	4	
	4012	FLAT	49.62	43.57	4	
	4013	FLAT	49.62	43.57	4	
	4014	FLAT	49.62	43.57	4	
	4015	FLAT	49.62	43.57	4	
	4016	FLAT	50.02	39.93	4	
	5011	FLAT	130.46	115.02	12	
	5012	FLAT	130.46	115.02	12	
	5013	FLAT	108.83	95.05	11	
	5014	FLAT	108.83	95.05	11	
	6011	FLAT	108.83	95.05	11	
	6012	FLAT	108.83	95.05	11	
	6013	FLAT	130.46	115.02	12	
	6014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	1021	FLAT	130.46	115.02	12	26
	1022	FLAT	130.46	115.02	12	
	1023	FLAT	108.83	95.05	11	
	1024	FLAT	108.83	95.05	11	
	2021	FLAT	108.83	95.05	11	
	2022	FLAT	108.83	95.05	11	
	2023	FLAT	108.83	95.05	11	
	2024	FLAT	108.83	95.05	11	
	3021	FLAT	108.83	95.05	11	
	3022	FLAT	108.83	95.05	11	
	3023	FLAT	130.48	115.02	12	
	3024	FLAT	130.46	115.02	12	
	4021	FLAT	50.02	43.57	4	
	4022	FLAT	49.62	43.57	4	
	4023	FLAT	49.62	43.57	4	
	4024	FLAT	49.62	43.57	4	
	4025	FLAT	49.62	43.57	4	
	4026	FLAT	50.02	43.57	4	
	5021	FLAT	130.46	115.02	12	
	5022	FLAT	130.46	115.02	12	
	5023	FLAT	108.83	95.05	11	
	5024	FLAT	108.83	95.05	11	
	6021	FLAT	108.83	95.05	11	
	6022	FLAT	108.83	95.05	11	
	6023	FLAT	130.46	115.02	12	
	6024	FLAT	130.46	115.02	12	
THIRD FLOOR PLAN	1031	FLAT	130.46	115.02	12	26
	1032	FLAT	130.46	115.02	12	
	1033	FLAT	108.83	95.05	11	
	1034	FLAT	108.83	95.05	11	
	2031	FLAT	108.83	95.05	11	
	2032	FLAT	108.83	95.05	11	
	2033	FLAT	108.83	95.05	11	
	2034	FLAT	108.83	95.05	11	
	3031	FLAT	108.83	95.05	11	
	3032	FLAT	108.83	95.05	11	
	3033	FLAT	130.48	115.02	12	
	3034	FLAT	130.46	115.02	12	
	4031	FLAT	50.02	43.57	4	
	4032	FLAT	49.62	43.57	4	
	4033	FLAT	49.62	43.57	4	
	4034	FLAT	49.62	43.57	4	
	4035	FLAT	49.62	43.57	4	
	4036	FLAT	50.02	43.57	4	
	5031	FLAT	130.46	115.02	12	
	5032	FLAT	130.46	115.02	12	
	5033	FLAT	108.83	95.05	11	
	5034	FLAT	108.83	95.05	11	
	6031	FLAT	108.83	95.05	11	
	6032	FLAT	108.83	95.05	11	
	6033	FLAT	130.46	115.02	12	
	6034	FLAT	130.46	115.02	12	
TYPICAL - 4,5,6,8,9,10,11,13,14,15,16 & 17 FLOOR PLAN	1041	FLAT	130.46	115.02	12	312
	1042	FLAT	130.46	115.02	12	
	1043	FLAT	108.83	95.05	11	
	1044	FLAT	108.83	95.05	11	
	2041	FLAT	108.83	95.05	11	
	2042	FLAT	108.83	95.05	11	
	2043	FLAT	108.83	95.05	11	
	2044	FLAT	108.83	95.05	11	
	3041	FLAT	108.83	95.05	11	
	3042	FLAT	108.83	95.05	11	
	3043	FLAT	130.48	115.02	12	
	3044	FLAT	130.46	115.02	12	
	4041	FLAT	50.02	43.57	4	
	4042	FLAT	49.62	43.57	4	
	4043	FLAT	49.62	43.57	4	
	4044	FLAT	49.62	43.57	4	
	4045	FLAT	49.62	43.57	4	
	4046	FLAT	50.02	43.57	4	
	5041	FLAT	130.46	115.02	12	
	5042	FLAT	130.46	115.02	12	
	5043	FLAT	108.83	95.05	11	
	5044	FLAT	108.83	95.05	11	
	6041	FLAT	108.83	95.05	11	
	6042	FLAT	108.83	95.05	11	
	6043	FLAT	130.46	115.02	12	
	6044	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	1071	FLAT	130.46	115.02	12	52
	1072	FLAT	130.46	115.02	12	
	1073	FLAT	108.83	95.05	11	
	1074	FLAT	108.83	95.05	11	
	2071	FLAT	108.83	95.05	11	
	2072	FLAT	108.83	95.05	11	
	2073	FLAT	108.83	95.05	11	
	2074	FLAT	108.83	95.05	11	
	3071	FLAT	108.83	95.05	11	
	3072	FLAT	108.83	95.05	11	
	3073	FLAT	130.48	115.02	12	
	3074	FLAT	130.46	115.02	12	
	4071	FLAT	50.02	43.57	4	
	4072	FLAT	49.62	43.57	4	
	4073	FLAT	49.62	43.57	4	
	4074	FLAT	49.62	43.57	4	
	4075	FLAT	49.62	43.57	4	
	4076	FLAT	50.02	43.57	4	
	5071	FLAT	130.46	115.02	12	
	5072	FLAT	130.46	115.02	12	
	5073	FLAT	108.83	95.05	11	
	5074	FLAT	108.83	95.05	11	
	6071	FLAT	108.83	95.05	11	
	6072	FLAT	108.83	95.05	11	
	6073	FLAT	130.46	115.02	12	
	6074	FLAT	130.46	115.02	12	
Total:	-	-	47072.73	41276.36	4477	462

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECOND, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

SCALE : 1:175

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

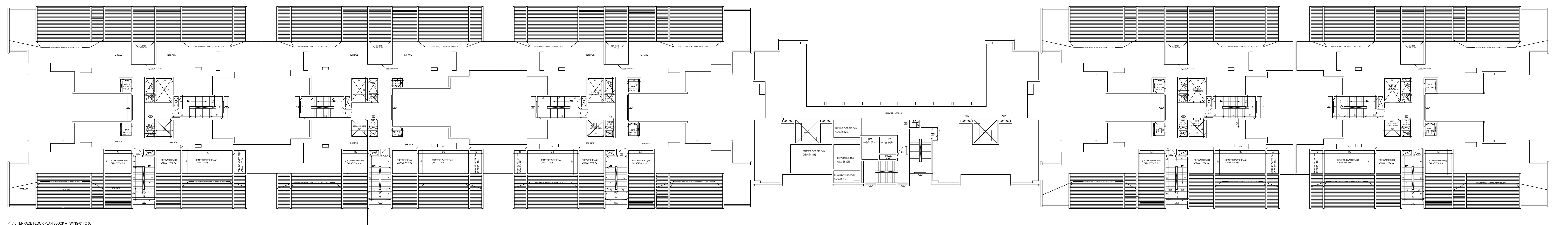
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	AP4	0.30	1.50	18
A (WING)	V1	0.76	0.91	1173
A (WING)	KW	0.81	1.31	355
A (WING)	AP1	0.90	1.50	17
A (WING)	W3	1.01	0.91	144
A (WING)	AP3	1.20	2.00	54
A (WING)	W5	1.23	1.31	35
A (WING)	W4	1.41	1.31	211
A (WING)	W1	1.51	0.91	157
A (WING)	W1	1.51	1.31	18
A (WING)	W1	1.80	2.00	577
A (WING)	W2	1.80	2.00	01
A (WING)	W7	1.81	1.31	107
A (WING)	SD2	1.98	2.15	216
A (WING)	SD4	2.01	2.15	01
A (WING)	W2	2.11	2.55	710
A (WING)	W6	2.14	2.55	177
A (WING)	SD1	2.23	2.15	144
A (WING)	SD	2.58	2.15	144
A (WING)	W6	2.58	2.55	01
A (WING)	W9	2.60	2.15	90
A (WING)	W8	3.15	2.15	72

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	AP6	0.60	0.90	05
B (WING)	AP5	0.60	2.15	10
B (WING)	AP2	0.75	2.15	05
B (WING)	D2	0.83	2.15	01
B (WING)	AP1	0.90	2.15	05
B (WING)	D1	0.94	2.15	14
B (WING)	SD7	0.94	2.15	04
B (WING)	SD6	0.94	2.15	02
B (WING)	D3	1.04	2.15	01
B (WING)	D	1.14	2.15	04
B (WING)	FD2	2.00	2.15	15
B (WING)	SD5	2.14	2.15	03
B (WING)	GD	5.51	3.75	01


WALL FEATURE +0.3M FROM TERRACE LEVEL
+0.30 M UPSTAND
TELE.
ELECT.
FIRE
VOID
FLUSH WATER TANK CAPACITY= 10 KL
DN
TERRACE
WING-06

TERRACE FLOOR PLAN BLOCK A (WING-01TO 06)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BLOCK A - WING 01 TO 06
TERRACE FLOOR PLAN, SECTION & ELEVATION.

SHEET NO : 6

SANCTIONING AUTHORITY :

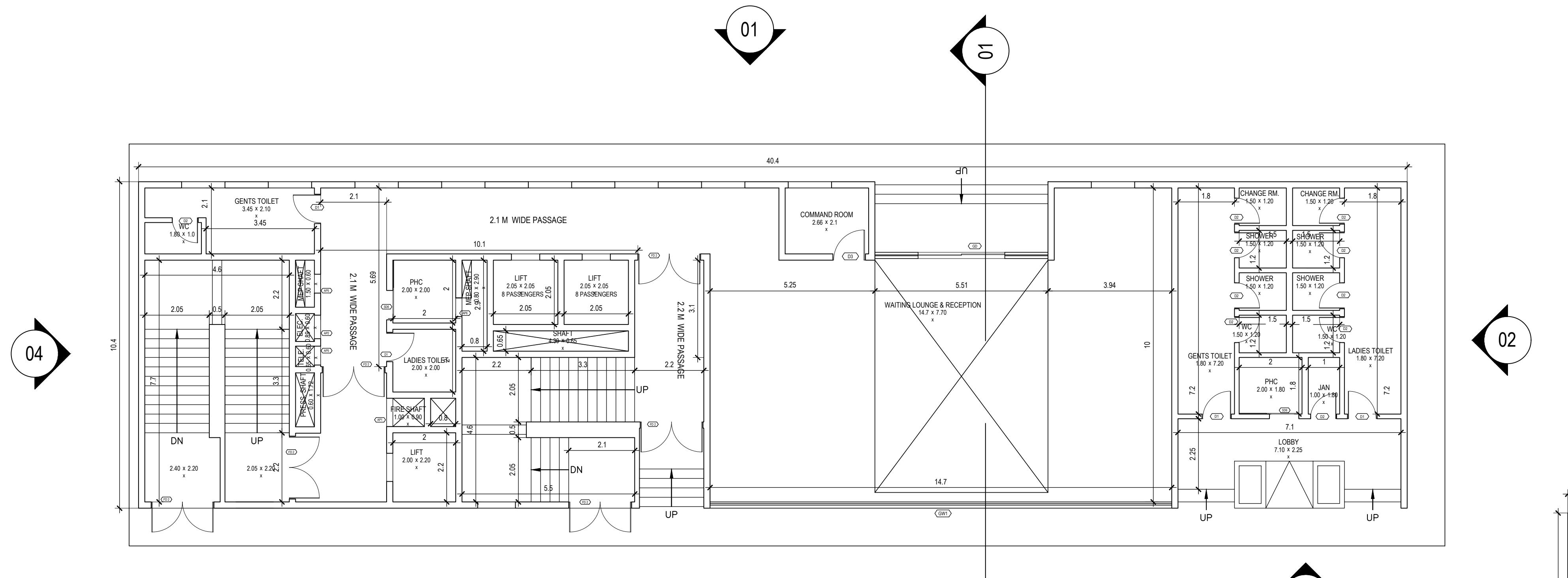
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

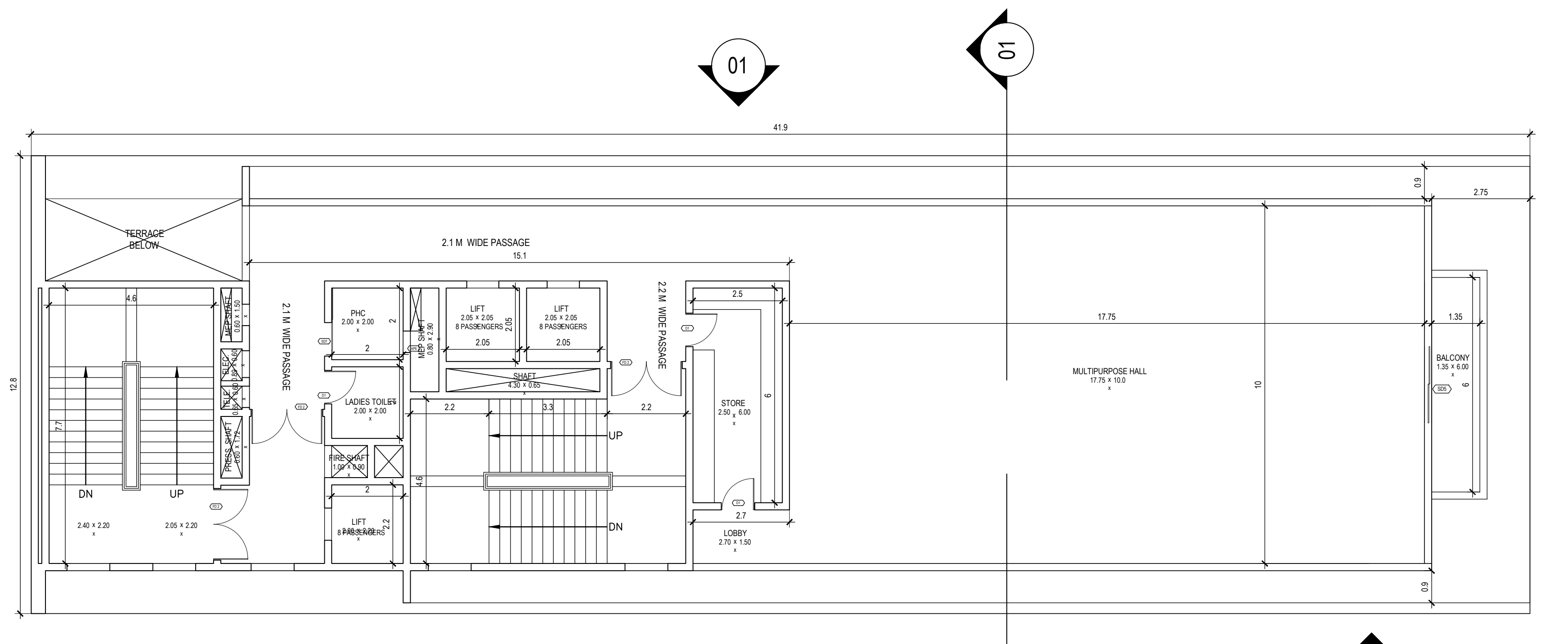
NORTH

Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22

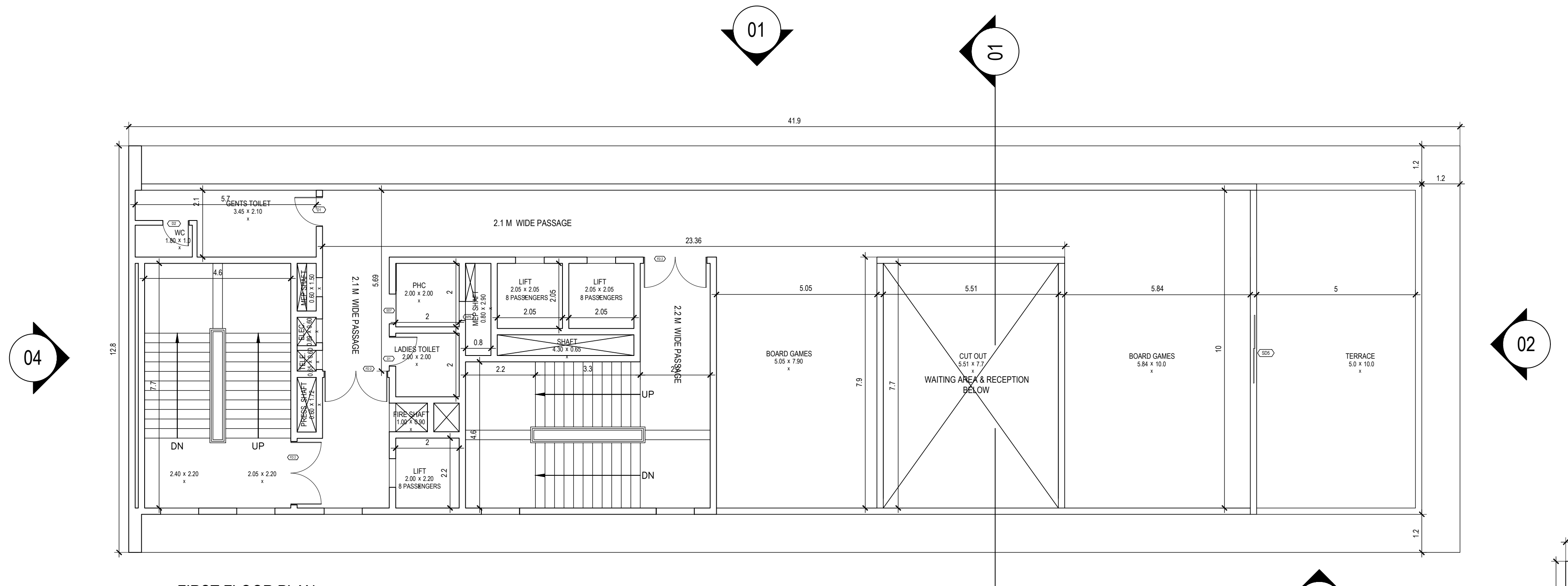
UserDefinedMetric (900.00 x 1401.00MM)



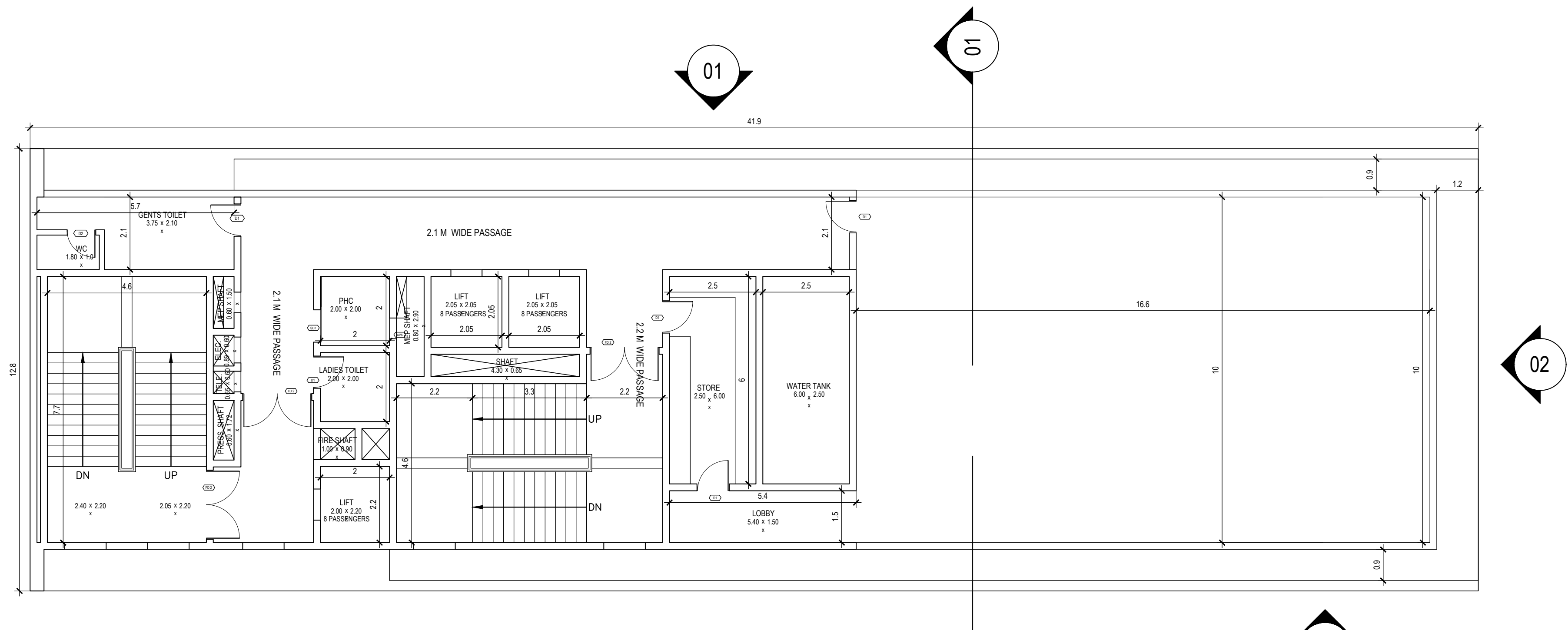
01 GROUND FLOOR PLAN
SCALE 1:10



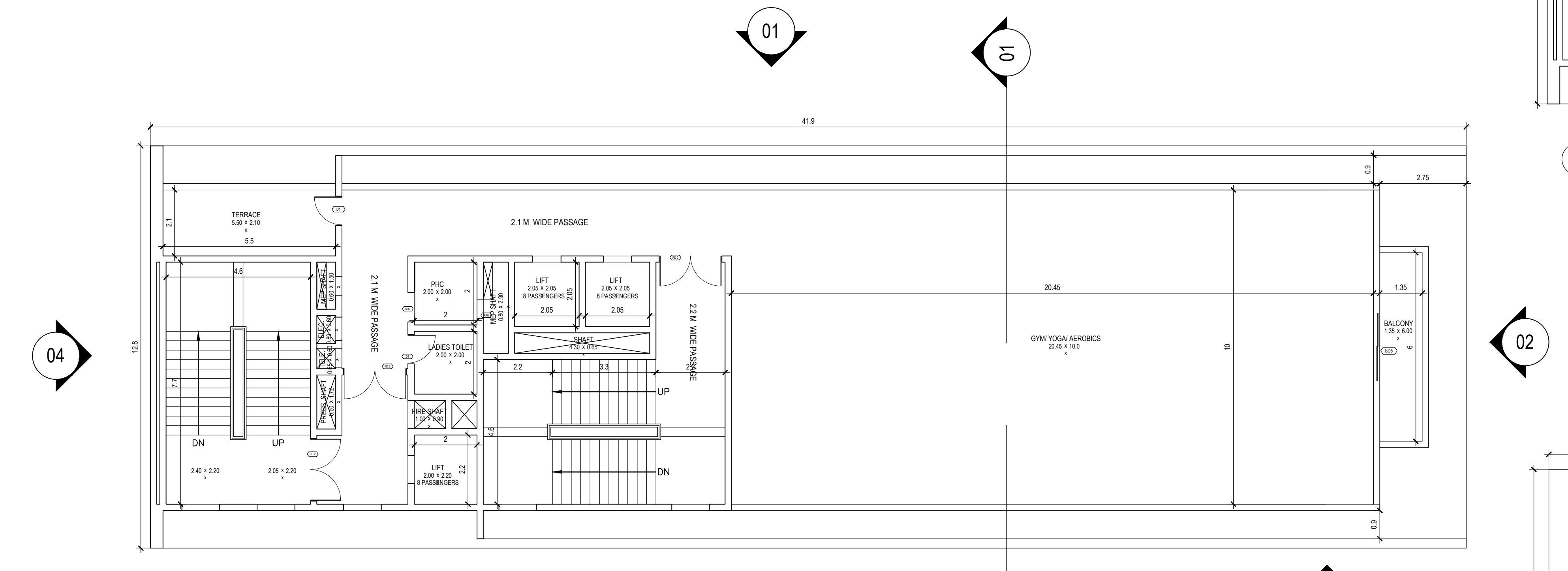
04 THIRD FLOOR PLAN
SCALE 1:10



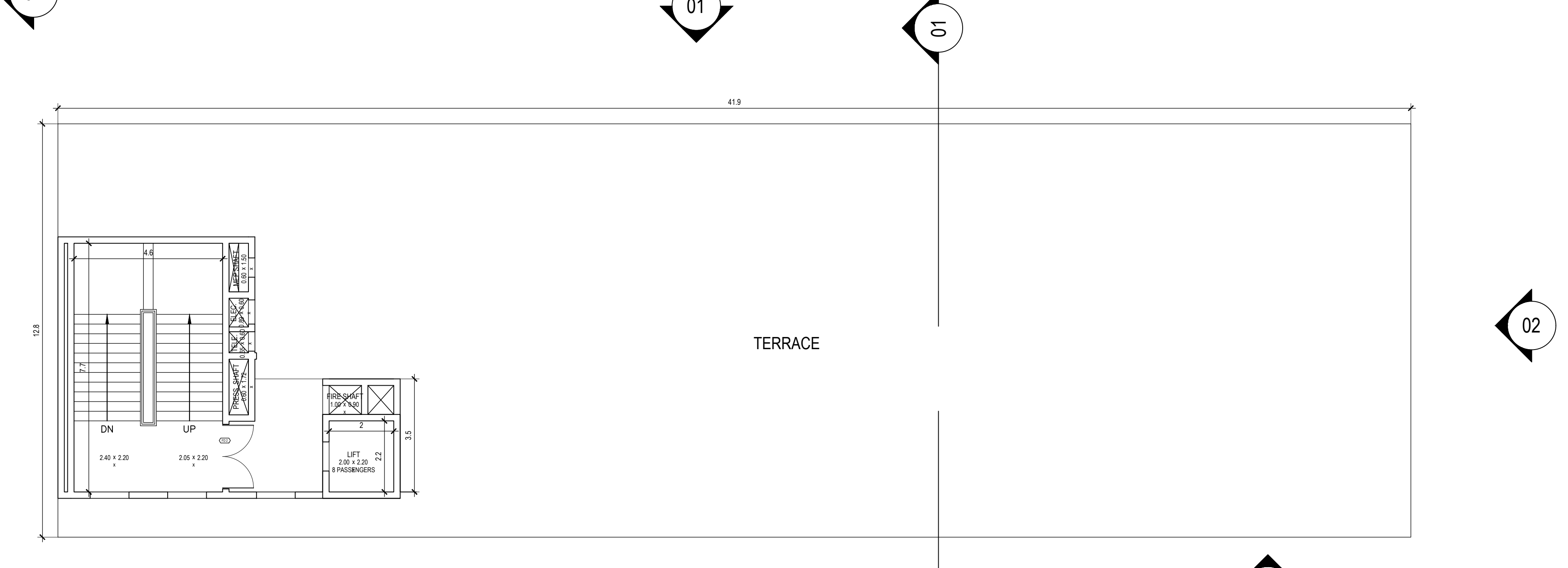
02 FIRST FLOOR PLAN
SCALE 1:10



05 FOURTH FLOOR PLAN
SCALE 1:10



03 SECOND FLOOR PLAN
SCALE 1:10



06 TERRACE FLOOR PLAN
SCALE 1:10

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2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
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9.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.
10.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.
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34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	V1	0.76	0.91	11
B (WING)	V1	1.00	1.20	05
B (WING)	GW2	1.20	3.50	22
B (WING)	GW	1.38	3.25	36
B (WING)	GW1	3.00	3.25	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (WING)	AP6	0.60	0.90	05
B (WING)	AP5	0.60	2.15	10
B (WING)	AP2	0.75	2.15	05
B (WING)	D2	0.83	2.15	01
B (WING)	AP1	0.90	2.15	05
B (WING)	D1	0.94	2.15	14
B (WING)	SD7	0.94	2.15	04
B (WING)	SD6	0.94	2.15	02
B (WING)	D3	1.04	2.15	01
B (WING)	D	1.14	2.15	04
B (WING)	FD2	2.00	2.15	15
B (WING)	SD5	2.14	2.15	03
B (WING)	GD	5.51	3.75	01

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / 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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BLOCK - B WING 8

GROUND FLOOR, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR & TERRACE FLOOR PLAN.

SHEET NO : 7

Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22

UserDefinedMetric (900.00 x 1401.00MM)

Block :B (WING)

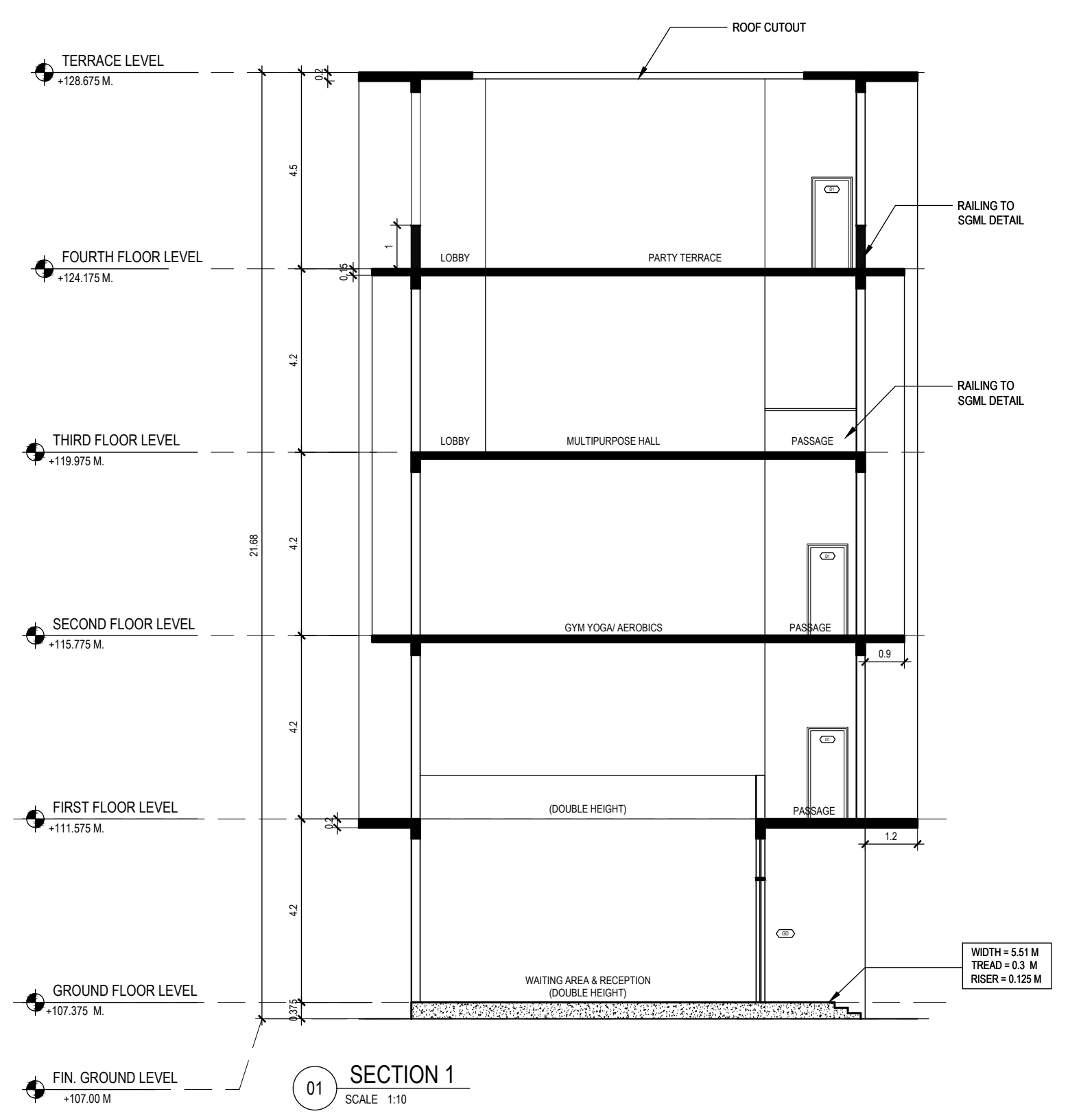
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802



01 SECTION 1
SCALE 1:10

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total	8236.25		28555.99	

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECOND, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

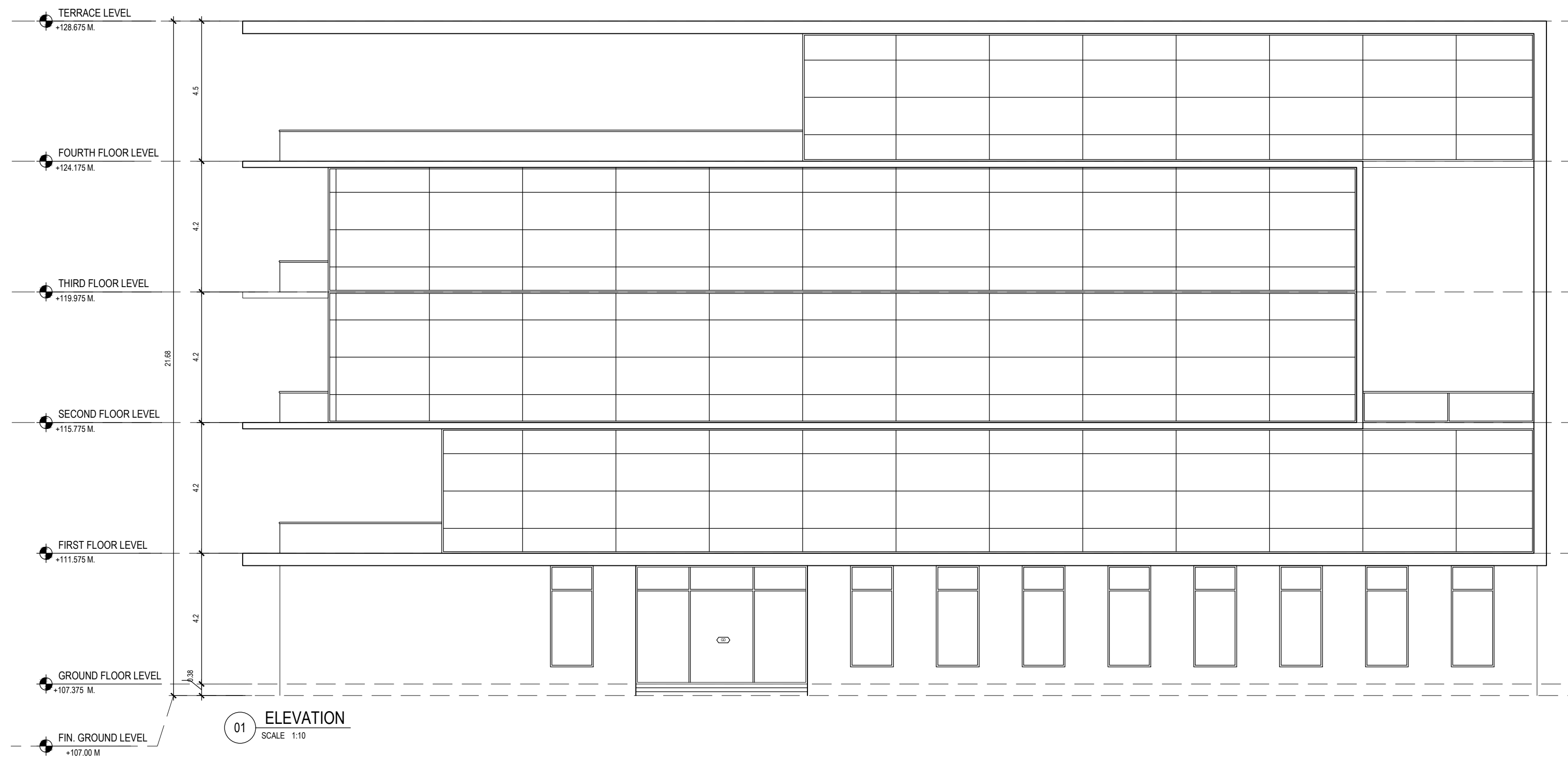
SCALE : 1:125

Color Notes

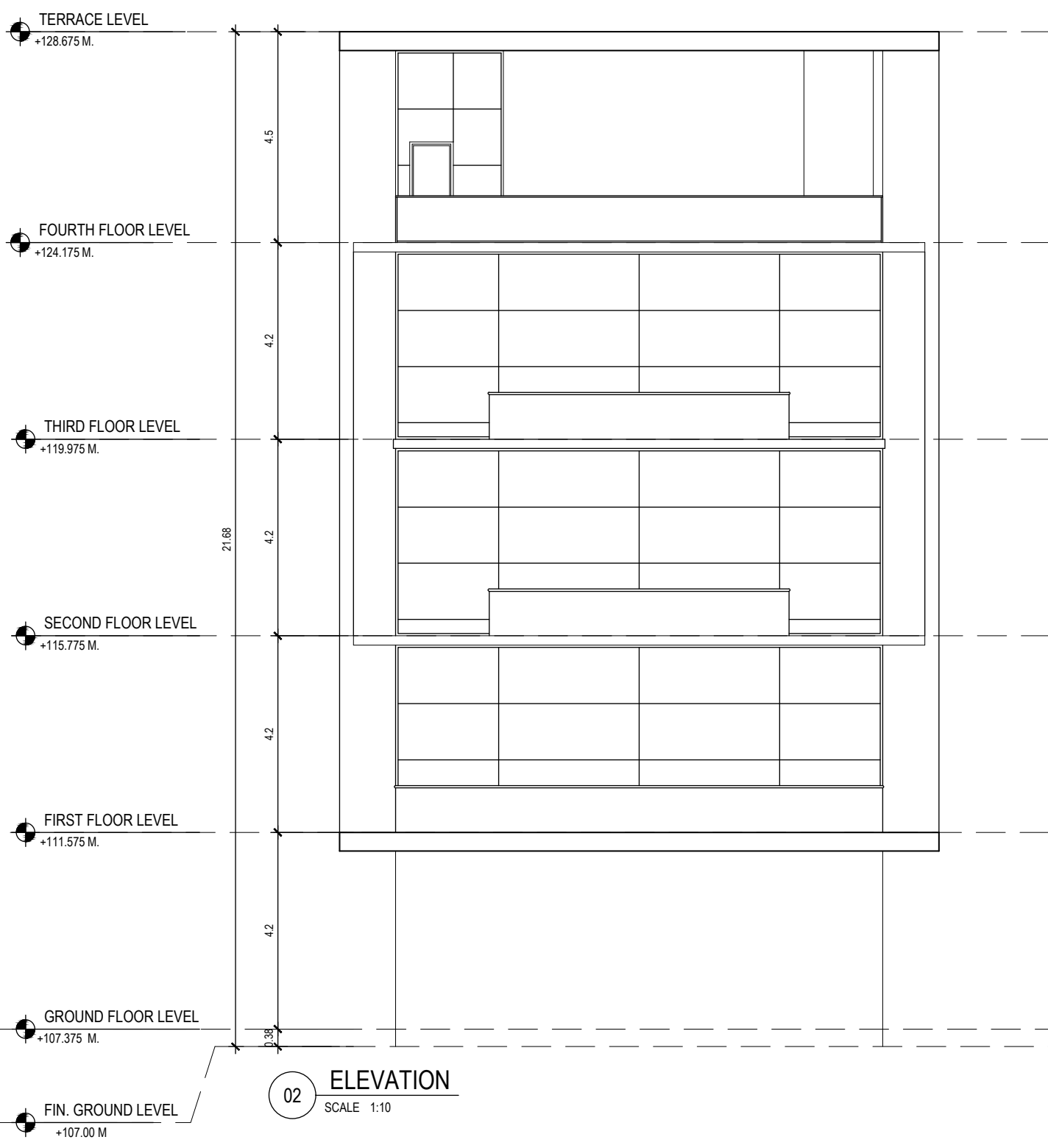
COLOR INDEX	
PLOT BOUNDARY	▬
ABUTTING ROAD	▬
PROPOSED WORK (COVERAGE AREA)	▬
EXISTING (To be retained)	▬
EXISTING (To be demolished)	▬

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4 VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

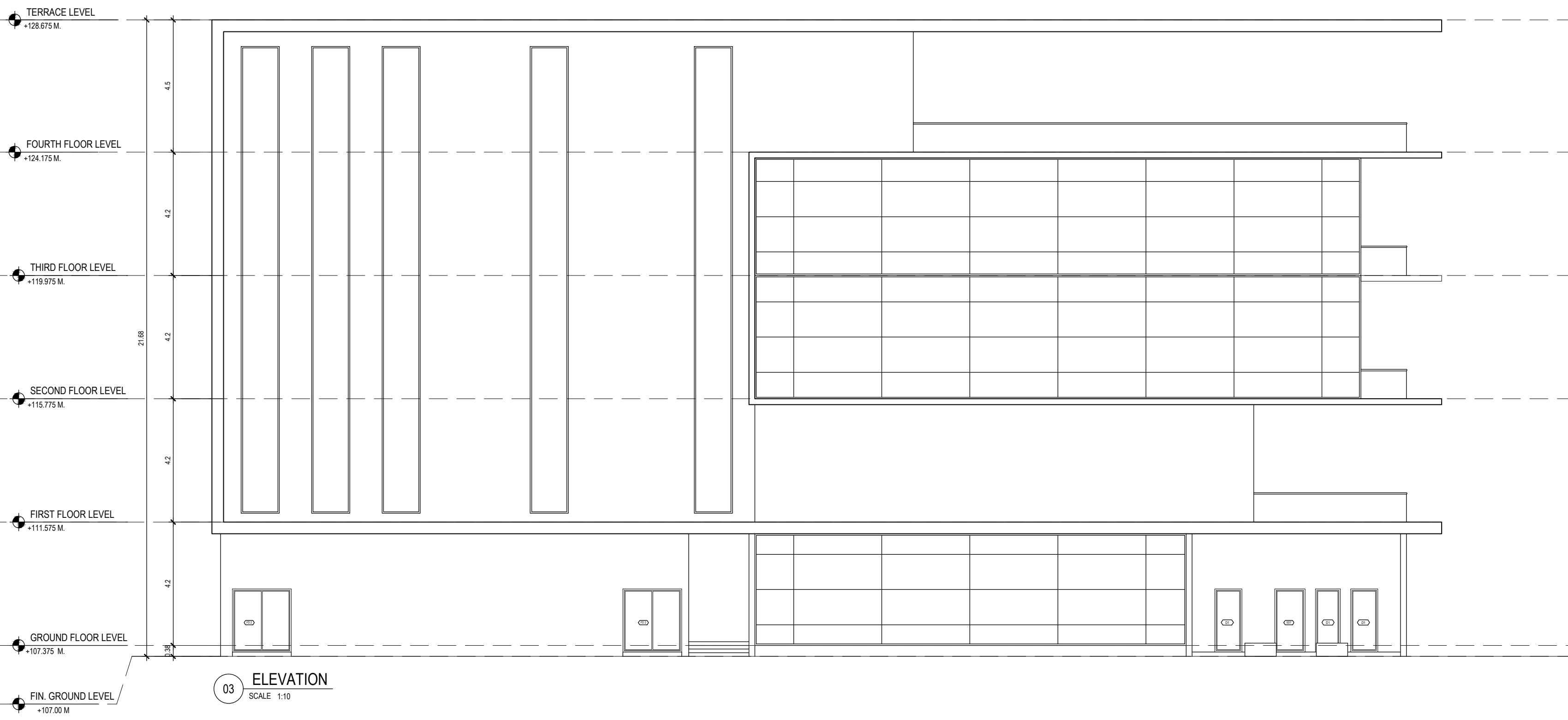
Approval Date :



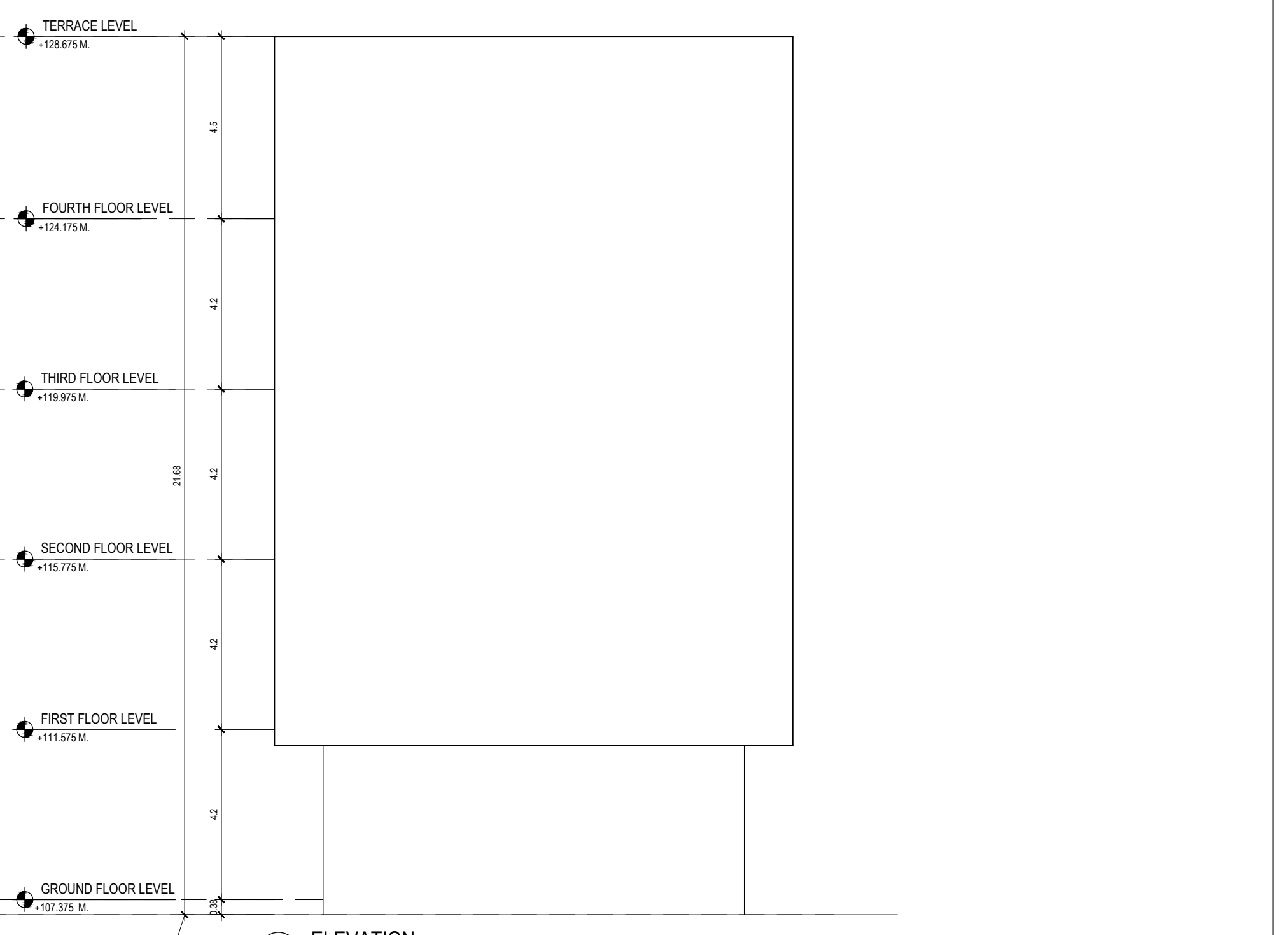
01 ELEVATION
SCALE 1:10



02 ELEVATION
SCALE 1:10



03 ELEVATION
SCALE 1:10



04 ELEVATION
SCALE 1:10

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BLOCK B - WING B
SECTION & ELEVATION.

SHEET NO : 8

SANCTIONING AUTHORITY :

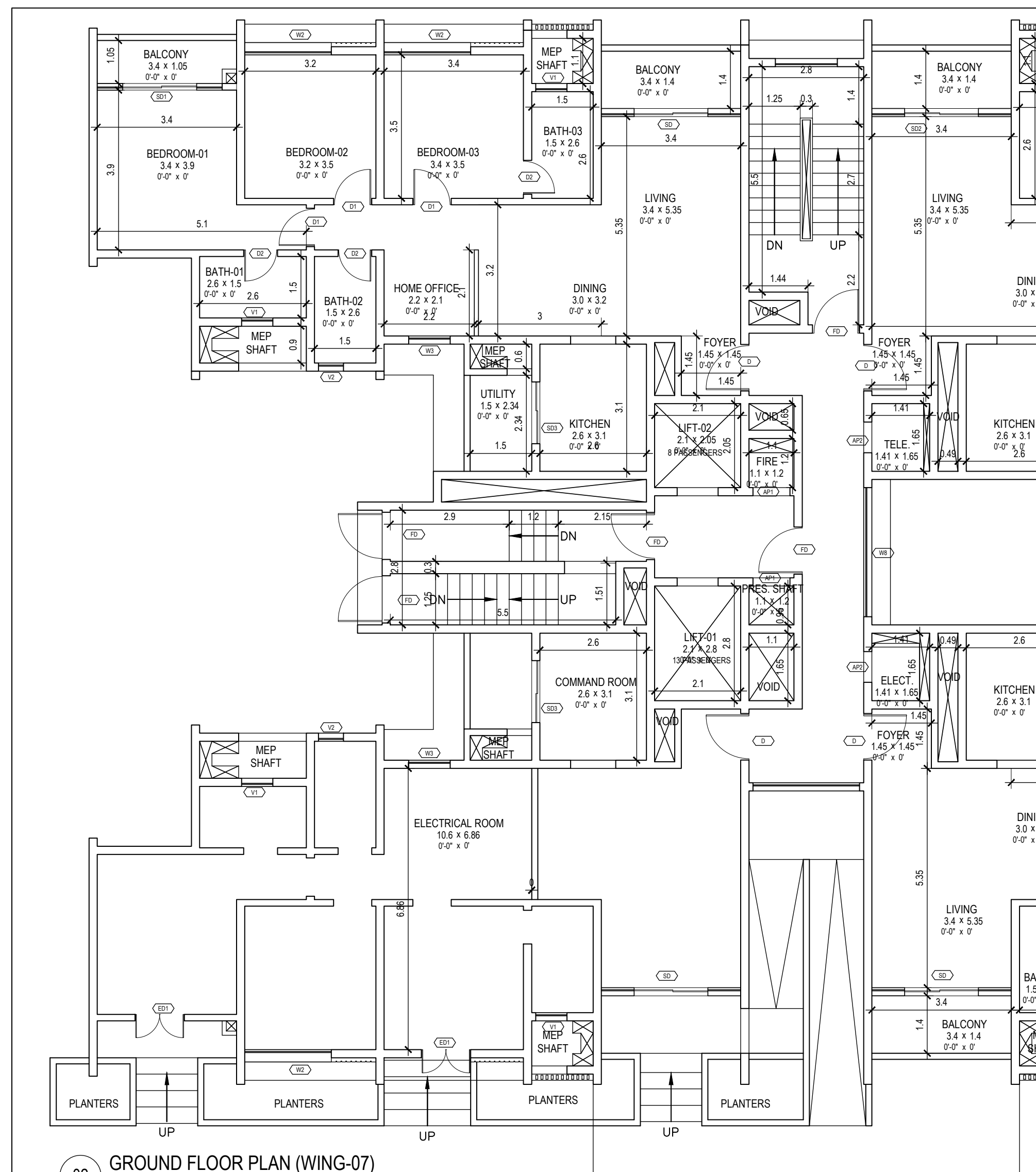
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

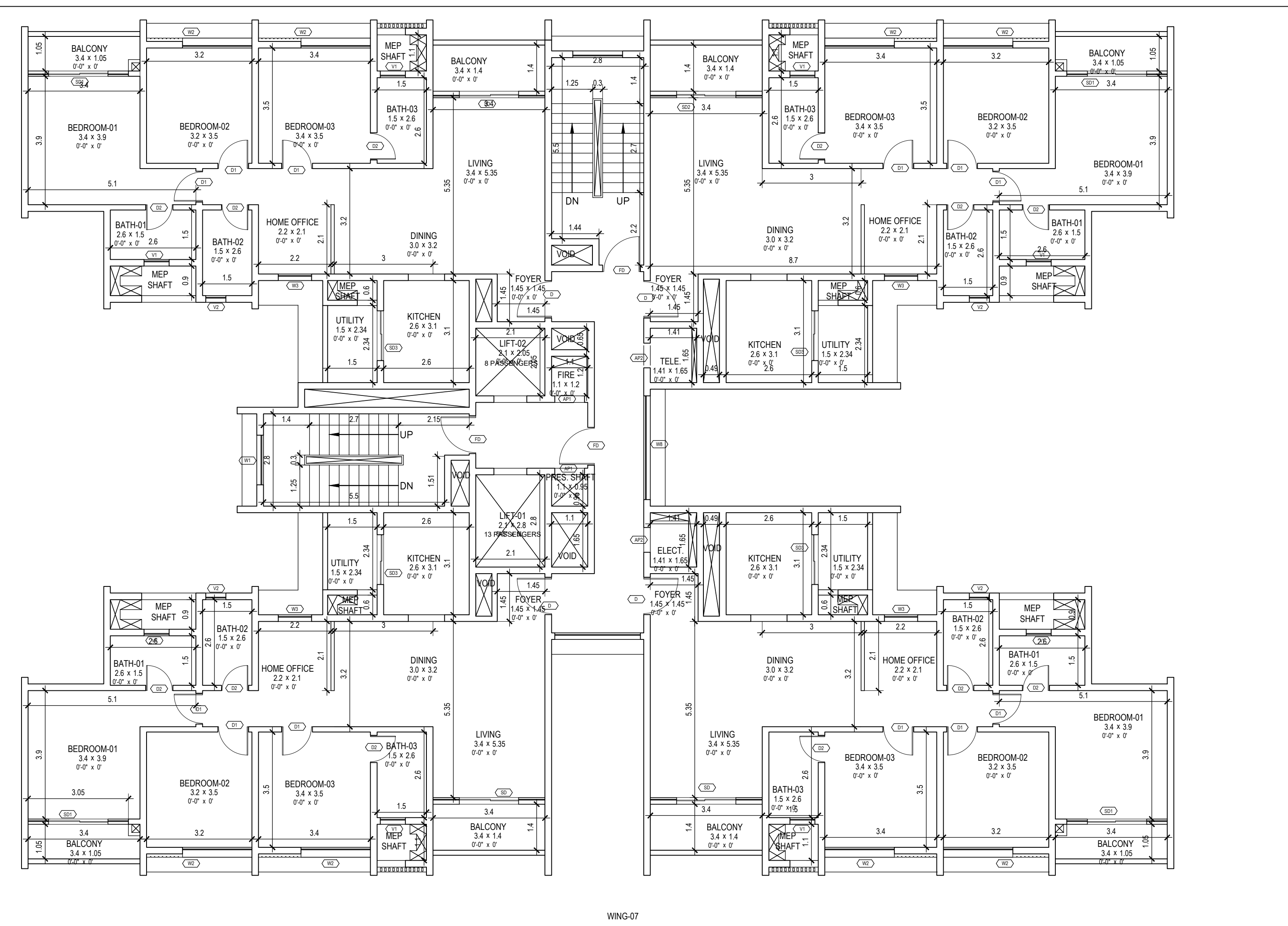
NORTH

Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22

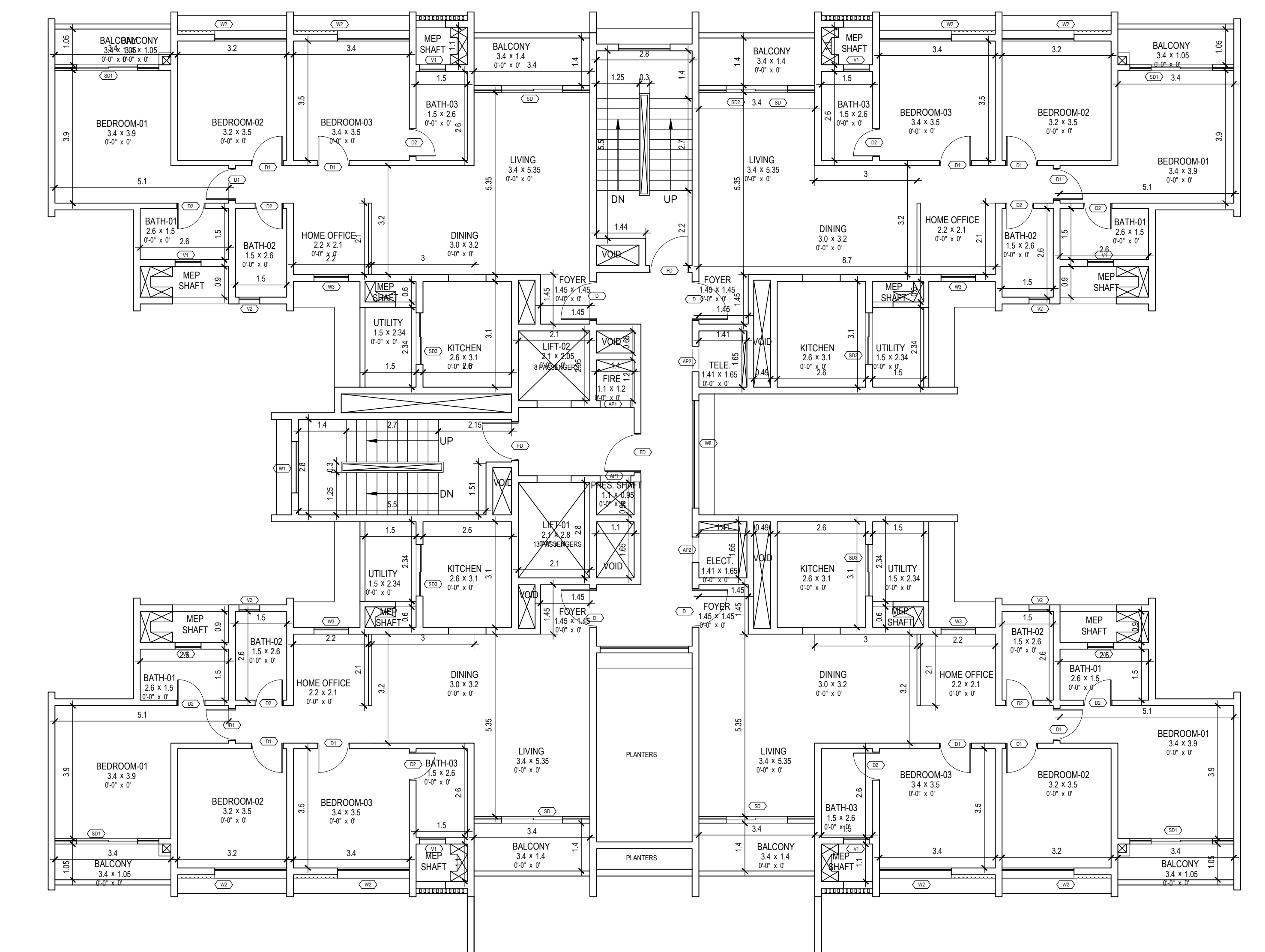
UserDefinedMetric (900.00 x 1401.00MM)



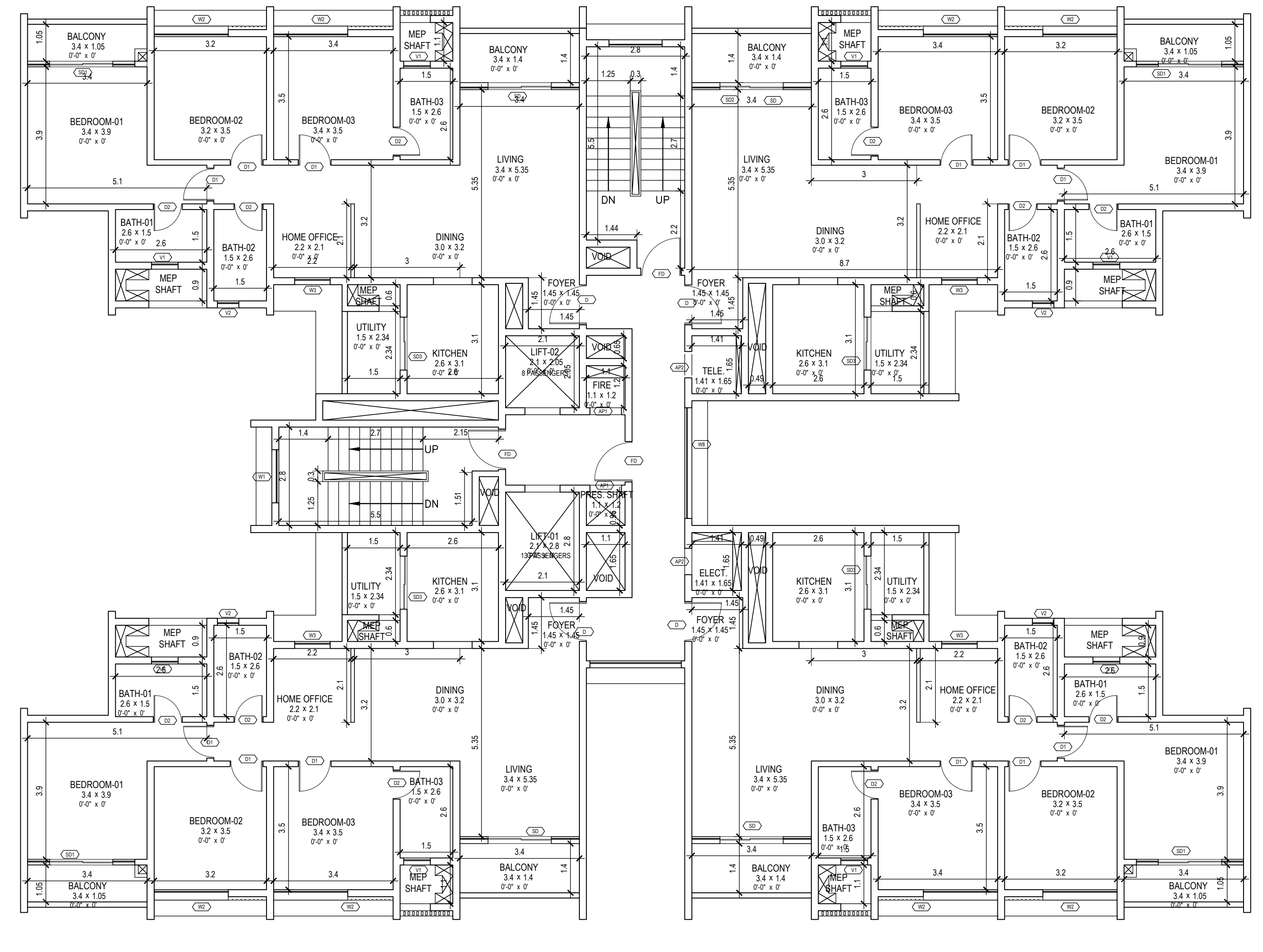
02 GROUND FLOOR PLAN (WING-07)
SCALE 1:100



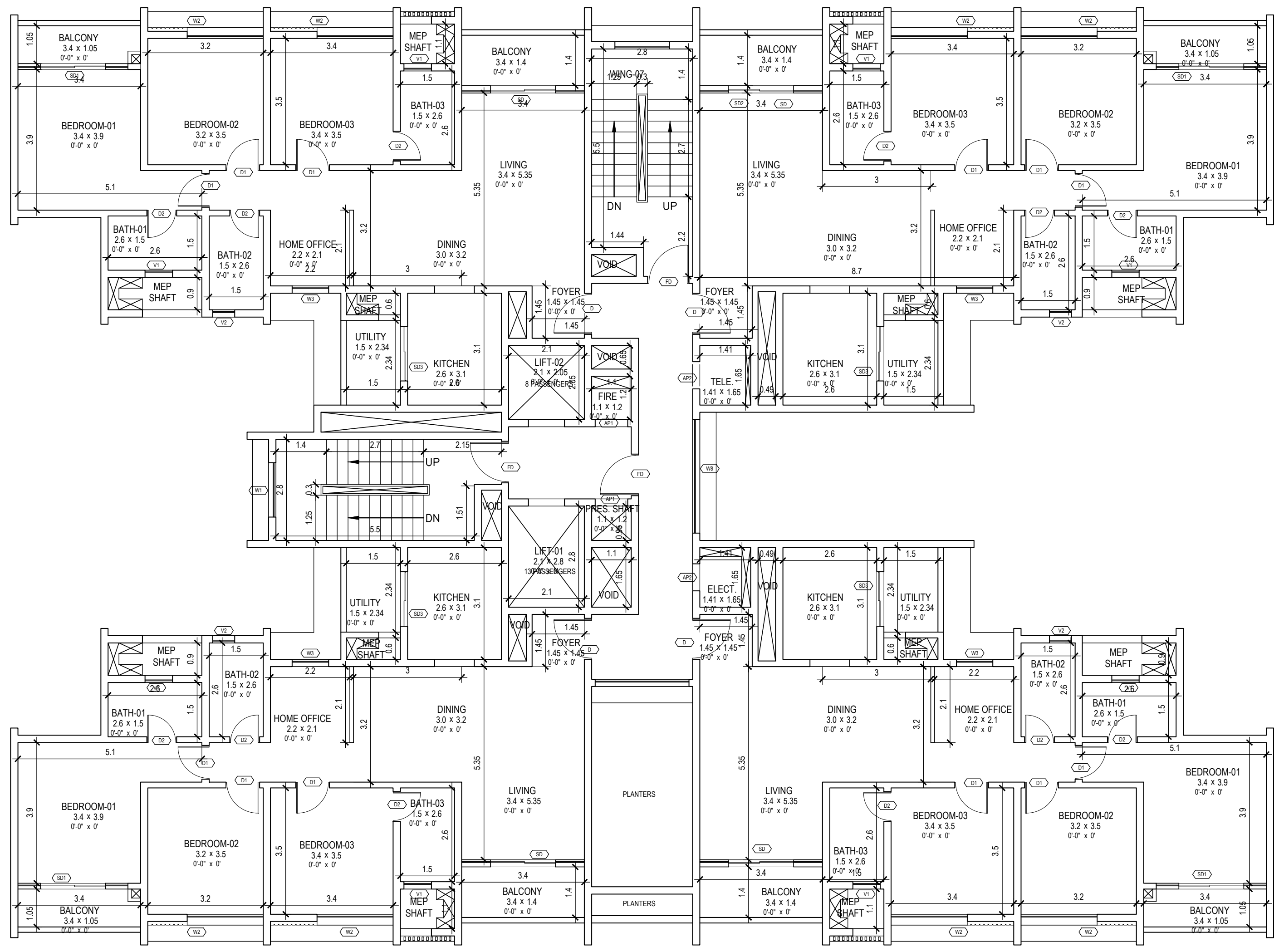
02 1st FLOOR PLAN (WING-07)
SCALE 1:100



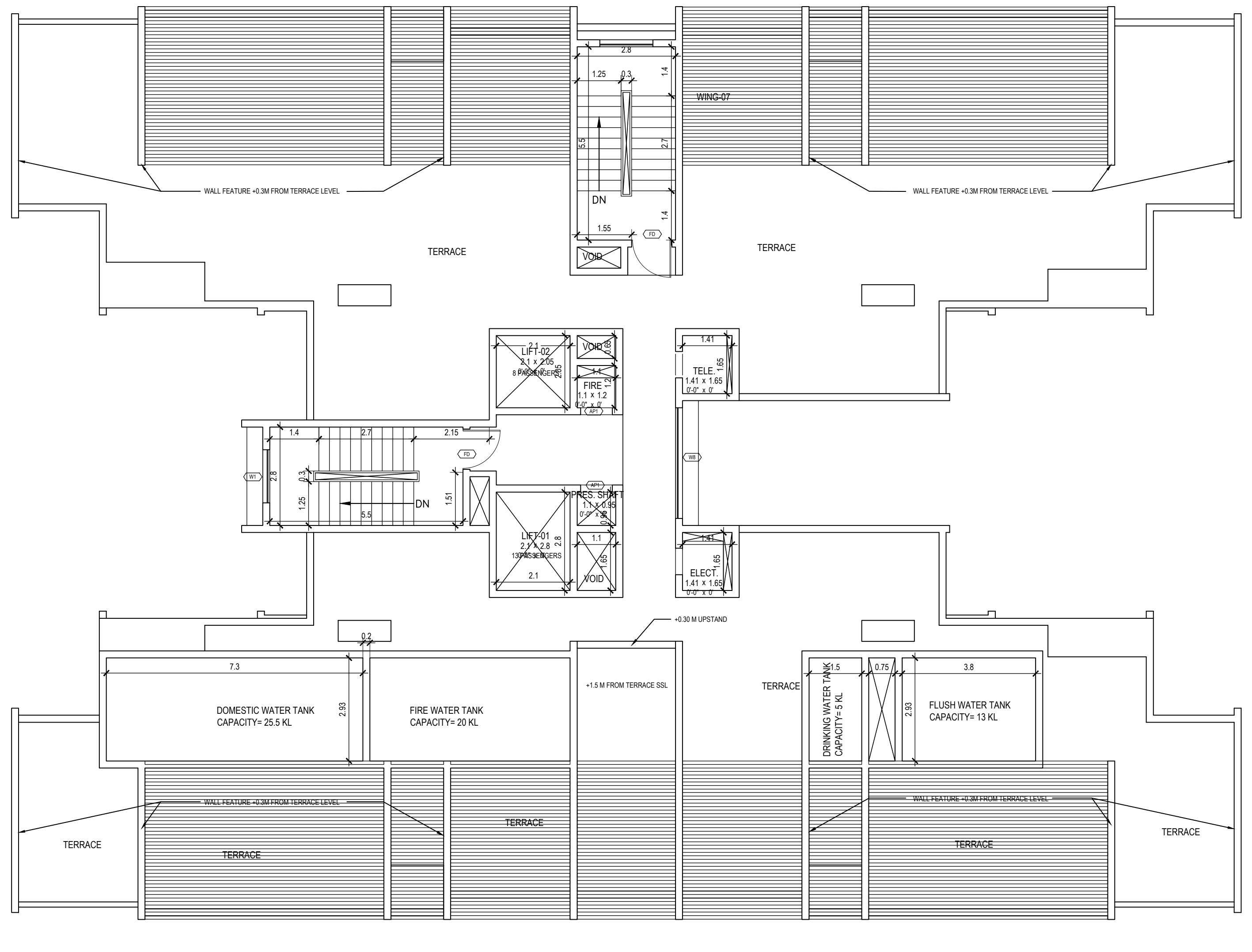
03 2nd FLOOR PLAN (WING-07)
SCALE 1:100



03 3rd,4th,5th,6th,8th,9th,10th,11th,13th,14th,15th,16th & 17th FLOOR PLAN (WING-07)
SCALE 1:100



03 7th&12th FLOOR PLAN (WING-07)
SCALE 1:100


WING-07
TERRACE
WALL FEATURE +0.3M FROM TERRACE LEVEL
DOMESTIC WATER TANK CAPACITY= 25 KL
FIRE WATER TANK CAPACITY= 20 KL
FLUSH WATER TANK CAPACITY= 13 KL
DRINKING WATER TANK

03 TERRACE FLOOR PLAN (WING-07)
SCALE 1:100

UserDefinedMetric (900.00 x 1401.00MM)

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECOND, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	KD	0.71	2.15	71
C (WING)	AP2	0.75	2.15	36
C (WING)	D2	0.83	2.15	356
C (WING)	AP1	0.90	2.15	36
C (WING)	D1	0.94	2.15	213
C (WING)	OP	1.10	2.15	71
C (WING)	D	1.14	2.15	72
C (WING)	FD	1.15	2.15	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	V2	0.61	0.91	03
C (WING)	V1	0.76	0.91	212
C (WING)	V2	0.76	0.91	01
C (WING)	KW	0.81	1.31	71
C (WING)	W3	1.01	0.91	71
C (WING)	FD	1.15	2.15	02
C (WING)	W1	1.51	0.91	35
C (WING)	W1	1.80	2.00	73
C (WING)	W2	2.11	2.55	142
C (WING)	SD1	2.23	2.15	71
C (WING)	SD	2.58	2.15	72
C (WING)	W9	2.60	2.15	18
C (WING)	W8	3.15	2.15	18

UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total	8236.25		28555.99	

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10
Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BLOCK C - WING 7
GROUND FLOOR, 1ST FLOOR, 2ND FLOOR, TYPICAL 3RD,4TH,5TH,6TH,8TH,9TH,10TH,11TH, 13TH,14TH,15TH,16TH & 17TH FLOOR PLAN (WING-07),
TYPICAL 7TH&12THFLOOR PLAN & TERRACE FLOOR PLAN.

SHEET NO : 9

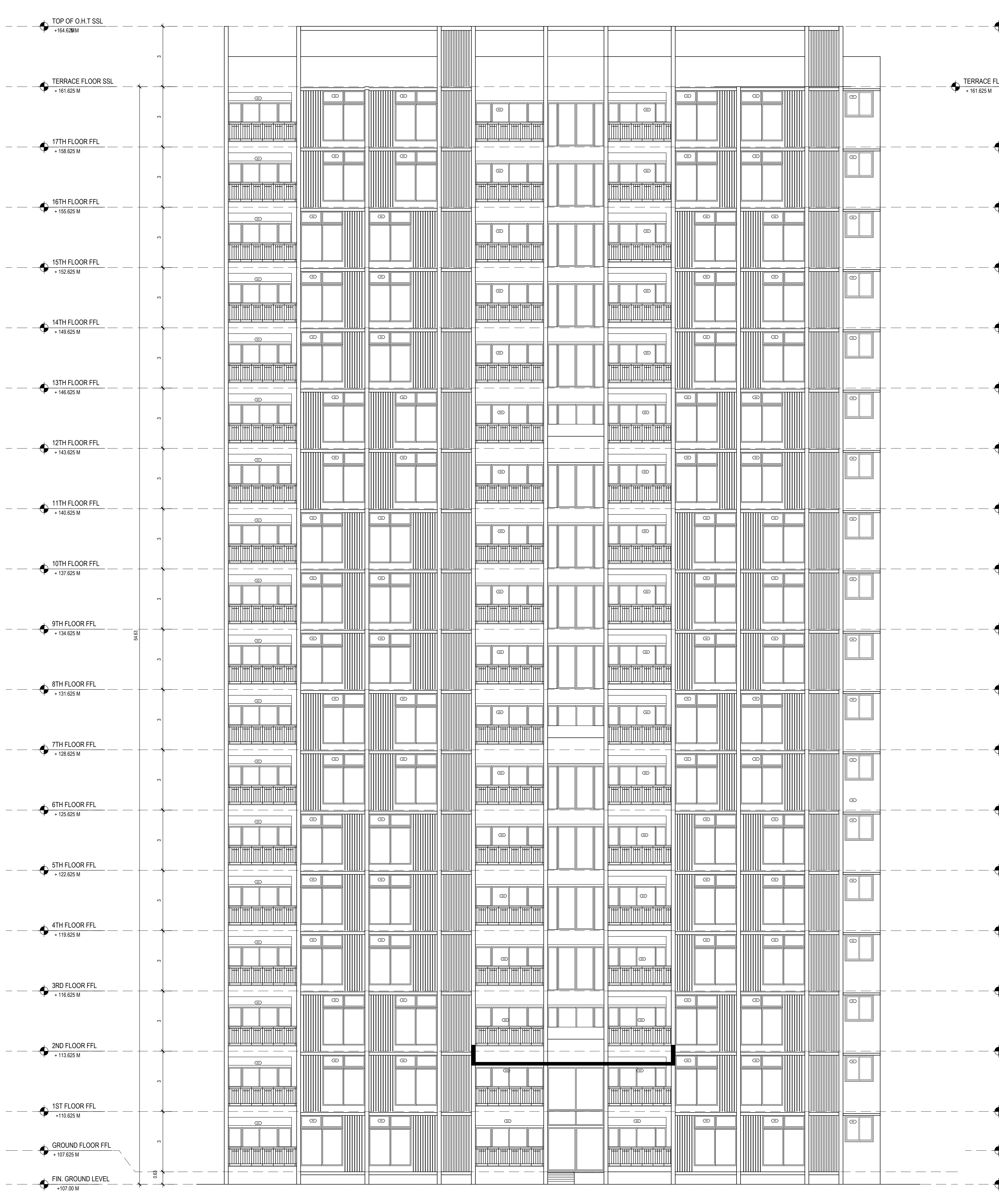
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

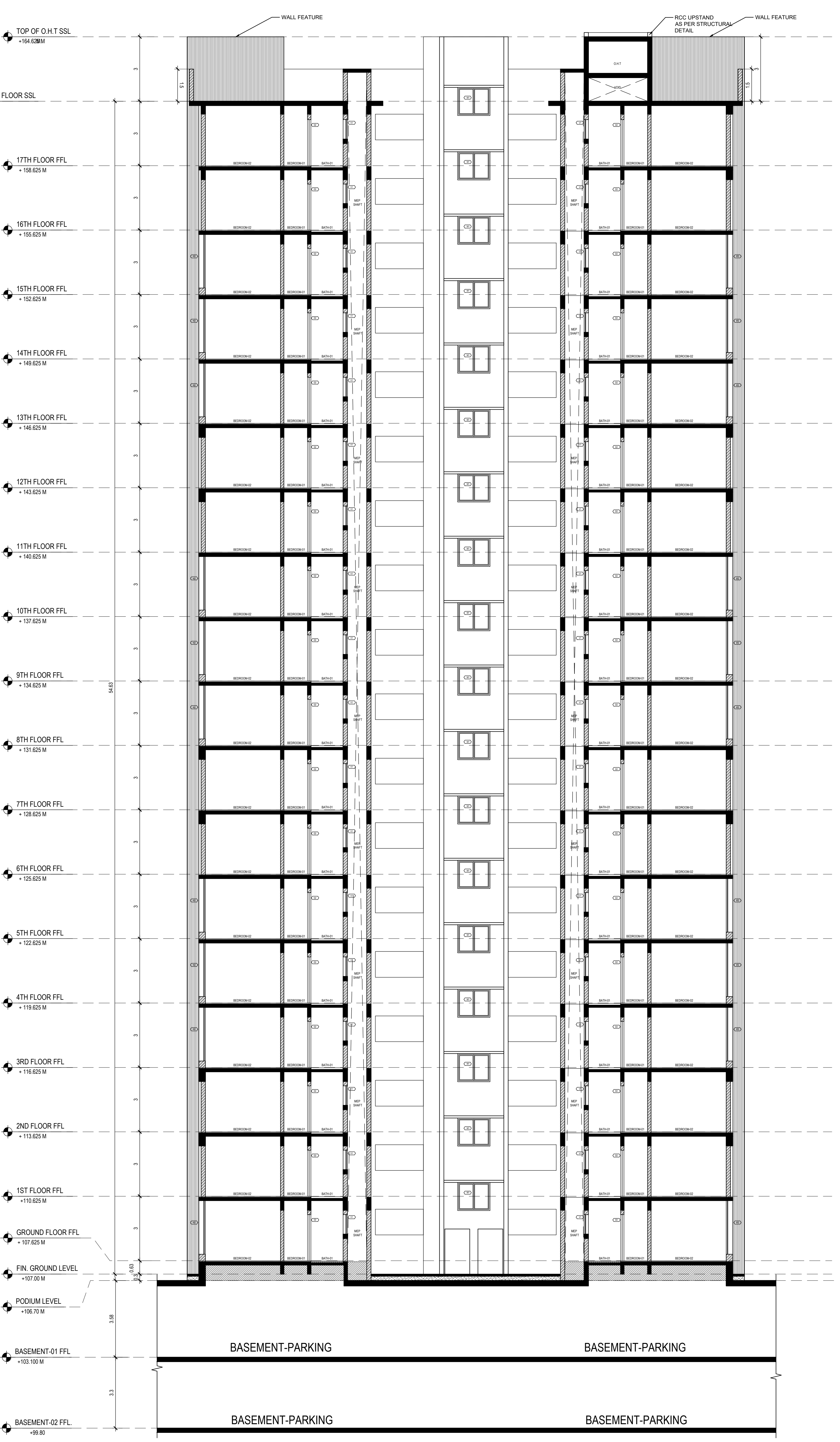
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22



BLOCK C - WING 7
SECTION



BLOCK C - WING 7
ELEVATION

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of 'Block - A (WING) Wing - A-1 (WING) Consisting of GF, BASEMENT SECON D, BASEMENT FIRST+17UF and Block - B (WING) Wing - B-1 (WING) Consisting of GF+4UF and Block - C (WING) Wing - C-1 (WING) Consisting of GF+17UF'.
2.The sanction is accorded for Apartment A (WING) and Apartment B (WING) and Apartment C (WING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.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.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.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-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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).
30.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the 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.

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/5362/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Nature of Sanction: NEW	City Survey No.: M.No. 30, Sl. No. 375 Sy No. 50/2, 49/4, 49/7, 50/3, 50/4, 51/1, 51/2B1, 51/2B2	
Location: RING-III	Khata No. (As per Khata Extract): 375	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Balagere	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	30369.66
NET AREA OF PLOT	(A-Deductions)	30369.66
Deduction for Balance Plot Area		
Amenity Area		1522.33
Total		1522.33
BALANCE AREA OF PLOT	(A-Deductions)	28847.33
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15866.03
Proposed Coverage Area (14.94 %)		4309.86
Achieved Net coverage area (14.94 %)		4309.86
Balance coverage area left (40.06 %)		11556.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		64906.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		64906.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		64906.50
Residential FAR (100.00%)		64677.80
Proposed FAR Area		64677.80
Achieved Net FAR Area (2.24)		64677.79
Balance FAR Area (0.01)		228.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		102696.72
Substructure Area Add in BUA (Layout Lvl)		1271.36
Achieved BuiltUp Area		103968.07

Approval Date :

Block :B (WING)

Floor Name	Gross Builtup 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	Resi.		
Terrace Floor	44.90	0.00	44.90	40.50	0.00	4.40	0.00	0.00	0.00
Fourth Floor	248.55	10.36	238.19	72.71	12.80	0.00	152.68	152.68	225.39
Third Floor	417.07	23.01	394.06	72.71	12.80	0.00	308.55	308.55	381.26
Second Floor	403.50	10.36	393.14	70.84	12.80	0.00	309.50	309.50	380.34
First Floor	369.20	52.79	316.41	70.84	12.80	0.00	232.77	232.77	303.61
Ground Floor	406.32	9.59	396.73	65.23	12.80	0.00	318.70	318.70	383.93
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1674.53
Total Number of Same Blocks :	1								
Total:	1889.54	106.11	1783.43	392.83	64.00	4.40	1322.20	1322.20	1675

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (WING)	1	94380.64	4447.86	89932.78	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
B (WING)	1	1889.54	106.11	1783.43	392.83	64.00	4.40	0.00	0.00	0.00	0.00	1322.20	1322.20	00	1674.53
C (WING)	1	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	0.00	0.00	10043.47	10043.47	71	1308.10
Grand Total:	3	107915.07	5218.36	102696.71	5125.12	1523.20	46.09	407.76	1407.24	1524.84	27793.80	64677.81	64677.81	533.00	12785.04

Block :A (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	253.15	0.00	253.15	190.89	26.45	35.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Thirteenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Twelfth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eleventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Tenth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Ninth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Eighth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Seventh Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Sixth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fifth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Fourth Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Third Floor	3421.66	213.29	3208.37	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2943.41	2943.41	26	495.24
Second Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
First Floor	3636.54	421.44	3215.10	198.12	62.26	0.00	0.00	4.58	0.00	0.00	2950.14	2950.14	26	501.97
Ground Floor	3517.76	195.09	3322.67	213.32	62.26	0.00	267.84	5.02	0.00	0.00	2774.23	2774.23	20	889.55
Basement First Floor	15986.23	105.62	15880.61	168.26	62.26	0.00	0.00	773.33	762.42	13771.85	252.15	252.15	00	249.95
Basement Second Floor	16025.52	104.92	15920.60	201.06	62.26	0.00	0.00	538.07	762.42	14021.95	234.33	234.33	00	230.37
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802.41
Total Number of Same Blocks :	1													
Total:	94380.65	4447.86	89932.79	4141.57	1271.65	35.81	267.84	1394.28	1524.84	27793.80	53312.14	53312.14	462	9802

Block :C (WING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	75.63	0.00	75.63	65.44	4.31	5.88	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Sixteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Thirteenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Twelfth Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Eleventh Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Tenth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ninth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Eighth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Seventh Floor	643.97	37.24	606.73	0.00	10.18	0.00	32.83	0.72	563.00	563.00	04	41.68
Sixth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fifth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Fourth Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Third Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Second Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
First Floor	643.97	37.24	606.73	32.83	10.18	0.00	0.00	0.72	563.00	563.00	04	74.51
Ground Floor	621.77	31.31	590.46	32.83	10.18	0.00	74.26	0.72	472.47	472.47	03	107.09
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308.10
Total Number of Same Blocks :	1											
Total:	11644.89	664.39	10980.50	590.72	187.55	5.88	139.92	12.96	10043.47	10043.47	71	1308

UnitBUA Table for Block :C (WING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	7002	FLAT	130.46	217.85	12	3
	7003	FLAT	130.46	115.02	12	
	7004	FLAT	130.46	217.85	12	
FIRST FLOOR PLAN	7011	FLAT	130.56	115.02	12	4
	7012	FLAT	130.56	115.02	12	
	7013	FLAT	130.46	115.02	12	
	7014	FLAT	130.46	115.02	12	
SECOND FLOOR PLAN	7021	FLAT	130.56	115.02	12	4
	7022	FLAT	130.56	115.02	12	
	7023	FLAT	130.46	115.02	12	
	7024	FLAT	130.46	115.02	12	
TYPICAL - 3,4,5,6,8,9,10,11,13,14,15,16 &17 FLOOR PLAN	7031	FLAT	130.56	115.02	12	52
	7032	FLAT	130.56	115.02	12	
	7033	FLAT	130.46	115.02	12	
	7034	FLAT	130.46	115.02	12	
TYPICAL - 7 & 12 FLOOR PLAN	7071	FLAT	130.56	115.02	12	8
	7072	FLAT	130.56	115.02	12	
	7073	FLAT	130.46	115.02	12	
	7074	FLAT	130.46	115.02	12	
Total:	-	-	9265.95	8371.79	852	71

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	KD	0.71	2.15	71
C (WING)	AP2	0.75	2.15	36
C (WING)	D2	0.83	2.15	356
C (WING)	AP1	0.90	2.15	36
C (WING)	D1	0.94	2.15	213
C (WING)	OP	1.10	2.15	71
C (WING)	D	1.14	2.15	72
C (WING)	FD	1.15	2.15	54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (WING)	V2	0.61	0.91	03
C (WING)	V1	0.76	0.91	212
C (WING)	V2	0.76	0.91	01
C (WING)	KW	0.81	1.31	71
C (WING)	W3	1.01	0.91	71
C (WING)	FD	1.15	2.15	02
C (WING)	W1	1.51	0.91	35
C (WING)	W1	1.80	2.00	73
C (WING)	W2	2.11	2.55	142
C (WING)	SD1	2.23	2.15	71
C (WING)	SD	2.58	2.15	72
C (WING)	W9	2.60	2.15	18
C (WING)	W8	3.15	2.15	18

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (WING)	Residential	Apartment	Highrise	R
B (WING)	Residential	Apartment	Highrise	R
C (WING)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

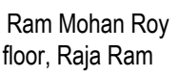
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	497	6833.75	636	8745.00
Visitor's Car Parking	51	701.25	54	742.50
Total Car	548	7535.00	690	9487.50
TwoWheeler	-	701.25	0	0.00
Other Parking	-	-	-	19068.49
Total		8236.25		28555.99

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (WING)	Residential	Apartment	0 - 50	2	-	1	36	-
			50 - 225	1	-	1	390	-
C (WING)	Residential	Apartment	50 - 225	1	-	1	71	-
	Total :		-	-	-	-	497	690

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sobha Ltd GPA holder for bhagath homes balagere sarjapura, marathahalli ORR, devarabisanahalli, bellandur (p)Sobha building



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Arun Kumar No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle BCC/BL-3.6/A-1936:09-10

Arun Kumar

PROJECT TITLE :
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY NOS. 49/4 , 49/7, 50/2 (P) , 50/3 (P) , 50/4 (P) , 51/1 (P) , 51/2 B1(P) & 51/2B2 (P) AT BALAGERE, VARTHUR HOBLI, BANGALORE EAST, KARNATAKA

DRAWING TITLE : BLOCK C - WING 7

SECTION & ELEVATION.

SHEET NO : 10

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / 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

Digitally signed by AGASANAPURA BASAVALINGEGOWDA MANJESH
Date: 04 Mar 2022 16:59:36
Project No.:PRJ/5362/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0047/21-22

UserDefinedMetric (900.00 x 1401.00MM)