Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A ,41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/5, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Alalasandra Village , Alalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a) Consist of for 2Basement + 1Ground + 16 only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.320516.31 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained d for
the site above 3/11 Spn.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforseen incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated
equipment as per K.E.R.C.(Es&D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance. warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18.The building shall be
constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Building have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the
building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural
stability and safety to ensure for
soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases if any under the act of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodadagi Hoodike) Letter No. LD/SSLET/2013, dated. 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

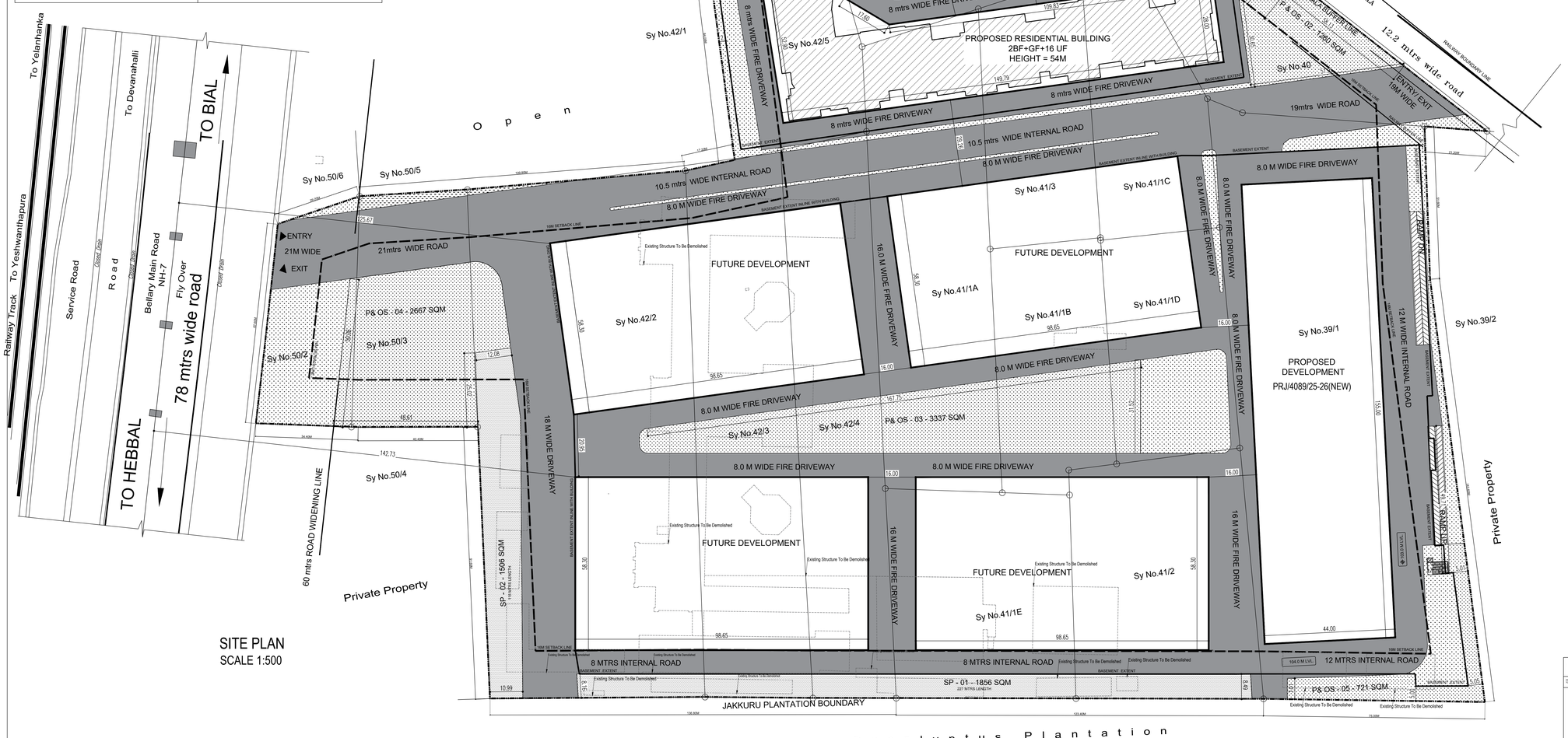
4.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

PARK AND OPEN SPACE		
PARK-01	1200	Sqm
PARK-02	1260	Sqm
PARK-03	3337	Sqm
PARK-04	2667	Sqm
PARK-05	721	Sqm
TOTAL	**9185**	**Sqm**

SURFACE PARKING		
SP-01	1856	Sqm
SP-02	1506	Sqm
TOTAL	**3362**	**Sqm**
CIVIC AMENITY		
CA 1	213	Sqm
CA 2	1017	Sqm
TOTAL	**1230**	**Sqm**

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE	
		WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20



AREA STATEMENT			
SITE AREA	22 Acres 27.5 G	91,811.78	Sqm
KHARAB AREA		-	Sqm
ROAD WIDENING AREA		-	Sqm
SITE AREA AFTER DEDUCTIONS		91,811.78	Sqm
APPROACH ROAD WIDTH		Above 30	Mts
AREA CONSIDERED FOR COMMERCIAL DEVELOPMENT	**16 acres 24.5 G**	**67,227.08**	**Sqm**
AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT	**6 acres - 3 Guntas**	**24,584.70**	**Sqm**

COMMERCIAL DEVELOPMENT				
COMMERCIAL SITE AREA			67,227.08	Sqm
SURFACE PARKING @ 5%	Required	3,361.35	5.00%	Sqm
	Provided	3,362.00	5.00%	Sqm
PARKS AND OPEN SPACES @ 10%	Required	6,722.71	10.00%	Sqm
	Provided	6,725.00	10.01%	Sqm
NET SITE AREA FOR FAR			**67,227.08**	Sqm
FAR	Allowed	3.25		
		3.25	2,18,488.01	Sqm
	Achieved	3,48,511.45	= **5.184**	> 3.25
		67,227.08		
		TDR AREA	**1,30,023.440**	
GROUND COVERAGE	Allowed	45%	30,252.19	Sqm
	Achieved	30,000.00	**44.62%**	< 45 %
		67,227.08		
BUILDING HEIGHT		3B+G+12 FLOORS	55.00	Mts
SETBACK PROVIDED			16.00	Mts
PARKING		Required	6,970	Nos
		Provided	**6,970**	Nos

RESIDENTIAL DEVELOPMENT				
RESIDENTIAL SITE AREA			24,584.70	Sqm
CIVIC AMENITIES @ 5%	Required	1,229.24	5.00%	Sqm
	Provided	1,230.00	5.00%	Sqm
PARKS AND OPEN SPACES @ 10%	Required	2,458.47	10.00%	Sqm
	Provided	2,460.00	10.01%	Sqm
NET SITE AREA FOR FAR			**23,355.47**	Sqm
FAR	Allowed	3.25		
		3.25	75,905.26	Sqm
	Achieved	75,857.08	= **3.247**	< 3.25
		23,355.47		
GROUND COVERAGE	Allowed	50%	11,677.73	Sqm
	Achieved	5,715.37	24.47%	< 50 %
		23,355.47		
BUILDING HEIGHT		2B+G+16 FLOORS	54.50	Mts
SETBACK PROVIDED			16.00	Mts
UNITS			416.00	Nos
		EWS	42.00	Nos
		TOTAL	458.00	Nos

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20 VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/4089/25-26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru
Ward: Ward-001	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total :		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-	
			225.001 - 375	1	-	2	56	-	
Total :			-	-	-	-	386	615	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
Twowheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

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.			
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

Block :RESI (BUILDING)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.36	99.85	0.00	0.00	0.00	0.00	0.82	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.36	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

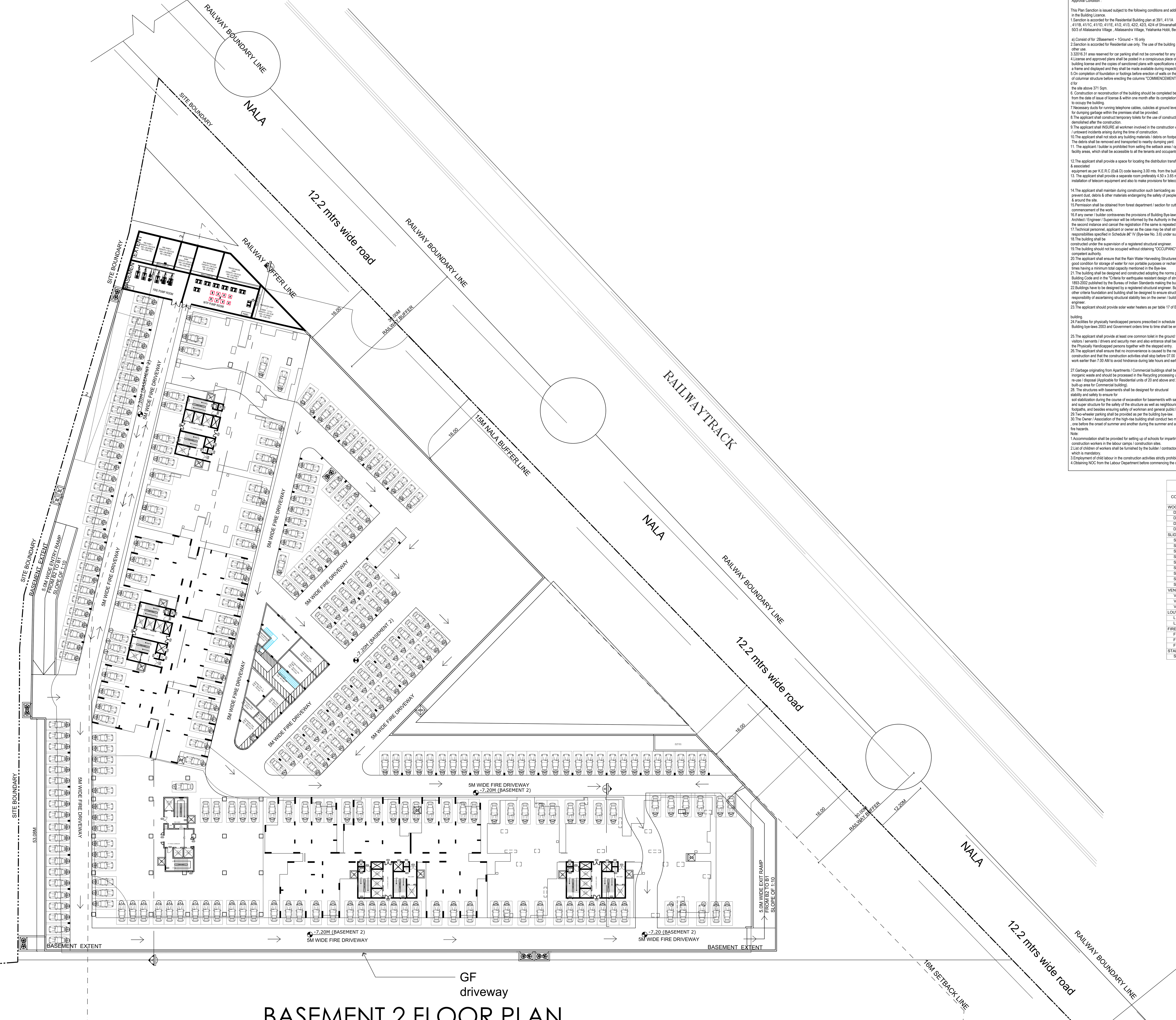
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

HO – NORTH

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

UserDefinedMetric (900.00 x 1350.00MM)



BASEMENT 2 FLOOR PLAN

311 CAR PARKS
SCALE 1:300

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.32016.31 area reserved for car parking shall not be converted for any other purpose.
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5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
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25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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.t 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"

N
SCALE : 1:300

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

(Columns StairCase to Parking: Deductions (Area in Sq.mt.))

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

(Columns StairCase to Parking: Deductions (Area in Sq.mt.))

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : BASEMENT 2 FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

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

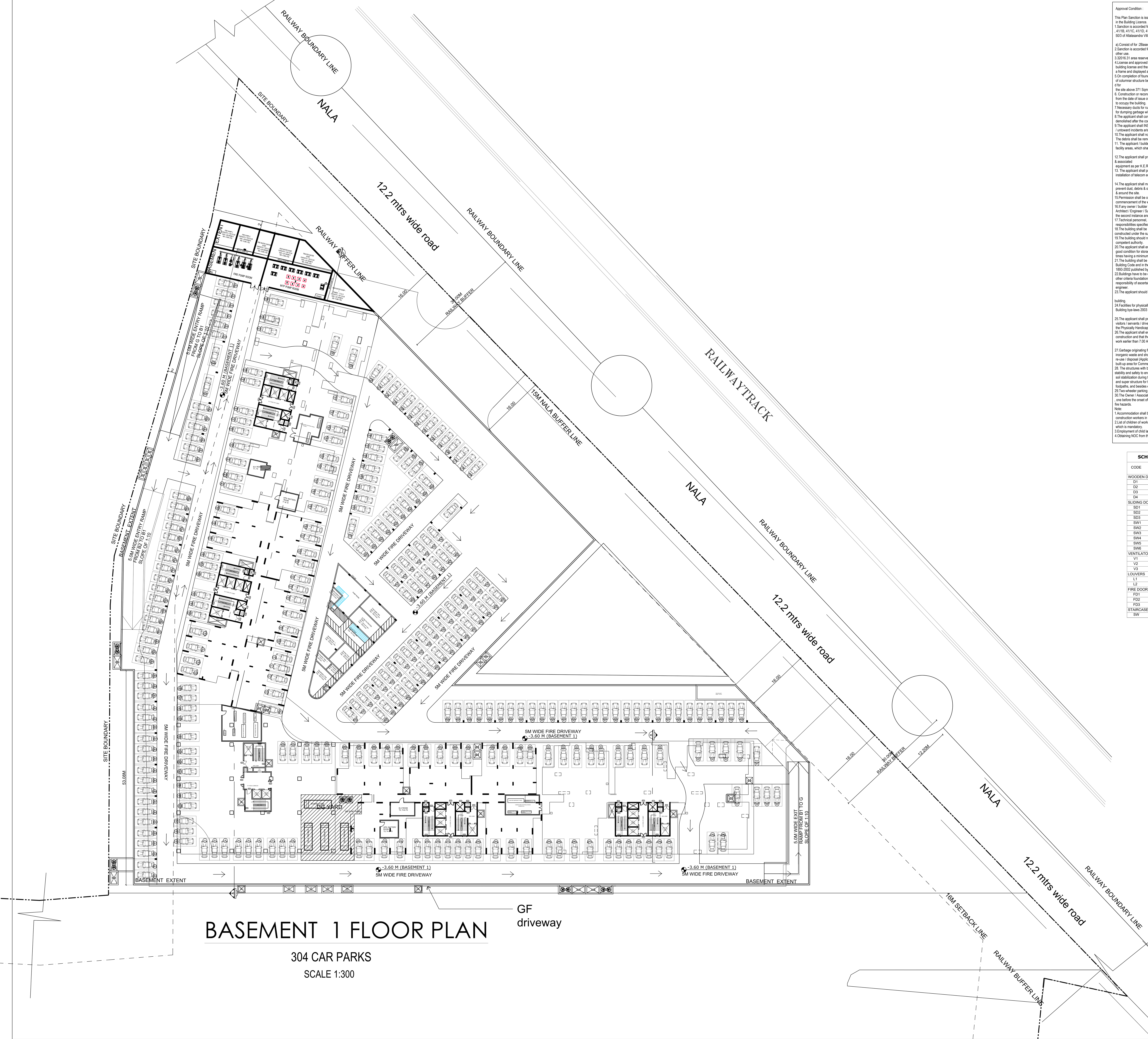
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally Signed by NAGARAJAPPA H
Project No. PRJ/4221/25-26
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo: BBMP/Addl.Dir/JDNORTH/0052/25-26
Bengaluru North City Corporation

UserDefinedMetric (900.00 x 1350.00MM)

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



BASEMENT 1 FLOOR PLAN

304 CAR PARKS

SCALE 1:300

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only

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

3.32016.31 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

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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.

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43.The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

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

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

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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.t 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"

N

SCALE : 1:300

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

SCHEDULE OF OPENINGS			
CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, SubStructure, Ramp, Parking)

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, Substructure, Ramp, Parking)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : BASEMENT 1 FLOOR PLAN

SHEET NO : 3

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.

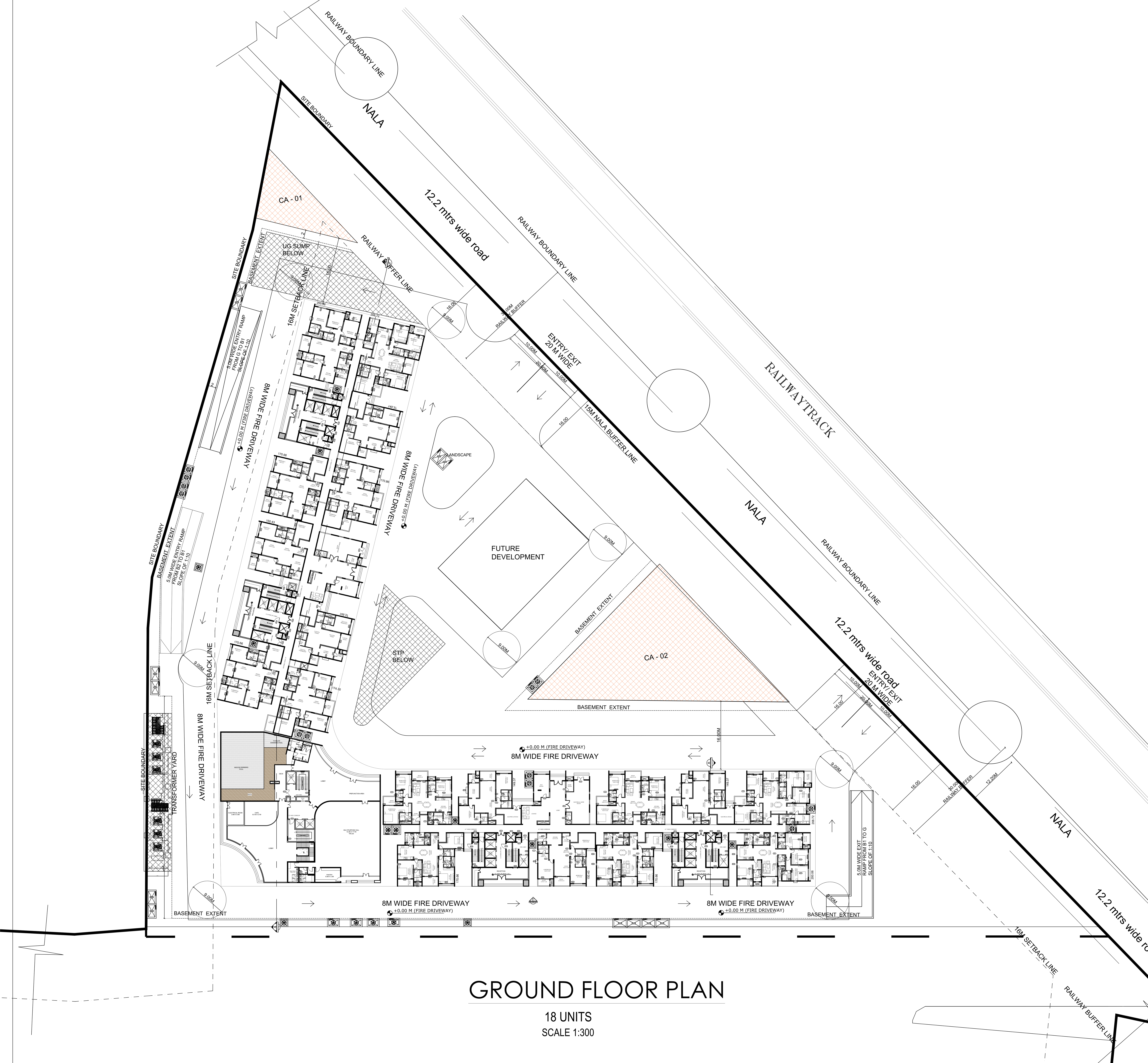
HO – NORTH

Digitally Signed by NAGARAJAPPA H
Project No: PRJ/4221/25-26IN
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo: BBMP/Addl.Dir/JDNORTH/0052/25-26

Bengaluru North City Corporation

UserDefinedMetric (900.00 x 1350.00MM)

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



GROUND FLOOR PLAN

18 UNITS

SCALE 1:300

UserDefinedMetric (900.00 x 1350.00MM)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only

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

3.32016.31 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

28. The structures with 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

Note:

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

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

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

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

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

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

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

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

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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.t 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"

N

SCALE : 1:300

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
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Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
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Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

(StairCase to Parking: Deductions (Area in Sq.mt.))

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

(StairCase to Parking: Deductions (Area in Sq.mt.))

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

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.

HO – NORTH

Digitally Signed by NAGARAJAPPA H
Project No. PRJ/4221/25-26
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo: BBMP/Addl.Dir/JDNORTH/0052/25-26

Bengaluru North City Corporation

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

UserDefinedMetric (900.00 x 1350.00MM)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only

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

3.32016.31 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

28. The structures with 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

Note:

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

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

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

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

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

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

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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.t 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"

N

SCALE : 1:200

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

(StairCase to Parking: Deductions (Area in Sq.mt.))

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

(StairCase to Parking: Deductions (Area in Sq.mt.))

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : FIRST FLOOR & TYPICAL SECOND TO 13TH FLOOR PLAN

SHEET NO : 5

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.

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 31-Dec-2025 15:48:50
Project No: PRJ/4221/25-26IN
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo: BBMP/Addl.Dir/JDNORTH/0052/25-26

Bengaluru North City Corporation

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

15TH FLOOR PLAN

22 UNITS
SCALE 1:200

14TH FLOOR PLAN

22 UNITS SCALE 1:200

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.32016.31 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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.t 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"

N
SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/4221/25-26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru
Ward: Ward-001	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

(StairCase through Parking: Deductions (Area in Sq.mt.))

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
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Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
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(StairCase through Parking: Deductions (Area in Sq.mt.))

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : 14TH & 15TH FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

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

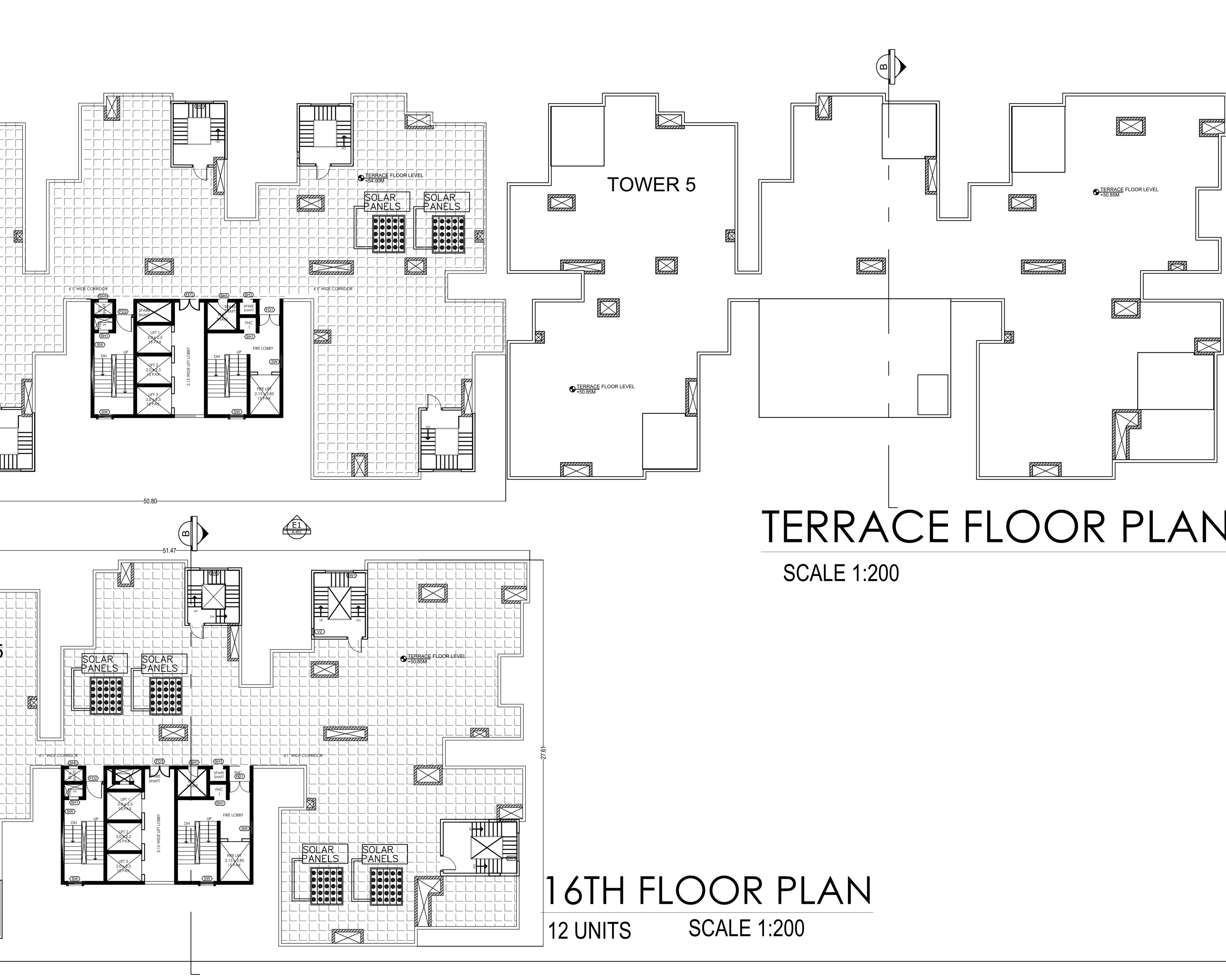
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Bengaluru North City Corporation

UserDefinedMetric (900.00 x 1350.00MM)

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



TERRACE FLOOR PLAN

SCALE 1:200

16TH FLOOR PLAN

12 UNITS SCALE 1:200

UserDefinedMetric (900.00 x 1350.00MM)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only

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

3.32016.31 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

28. The structures with 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

Note:

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

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

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

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

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

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

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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.t 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"

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

(StairCase to Parking: Deductions (Area in Sq.mt.))

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

(StairCase to Parking: Deductions (Area in Sq.mt.))

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : 16TH & TERRACE FLOOR PLAN

SHEET NO : 7

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.

HO – NORTH

Digitally signed by NAGARAJAPPA H
Project No. PRJ/4221/25-26
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo: BBMP/Addl.Dir/JDNORTH/0052/25-26
Bengaluru North City Corporation

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

SECTION - A

SCALE 1:125

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only

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

3.32016.31 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

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

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

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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.

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43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

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

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

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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.t 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"

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : SECTION A

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.

HO – NORTH

Bengaluru North City Corporation

UserDefinedMetric (900.00 x 1350.00MM)

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

ELEVATION - A

SCALE 1:125

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only

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

3.32016.31 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

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

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

28. The structures with 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

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

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

Note:

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

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

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

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

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

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

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

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

4.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"

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D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
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Required Parking(Table 7a)

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			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

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Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
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Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : ELEVATION

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.

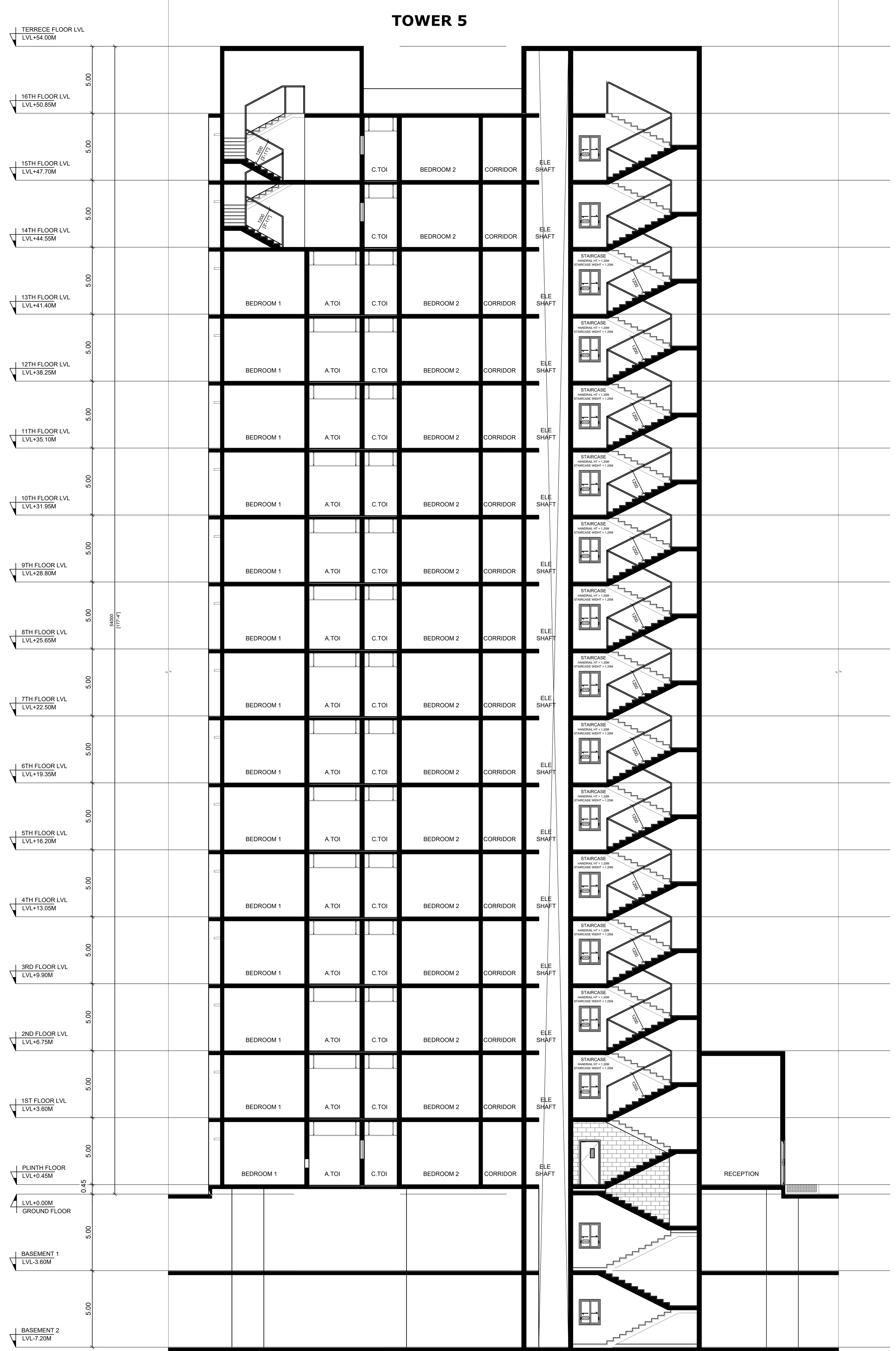
HO – NORTH

Digitally signed by NAGARAJAPPA H
Project No. PRJ/4221/25-26IN
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0052/25-26
Bengaluru North City Corporation

UserDefinedMetric (900.00 x 1350.00MM)

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

TOWER 5



SECTION - B

SCALE : 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 39/1, 41/1A , 41/1B, 41/1C, 41/1D, 41/1E, 41/2, 41/3, 42/2, 42/3, 42/4 of Shivanahalli Village and Sy. No. 50/2, 50/3 of Allalasandra Village , Allalasandra Village, Yelahanka Hobli, Bengaluru., Bangalore.

a).Consist of for :2Basement + 1Ground + 16 only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.32016.31 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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.t 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"

SCHEDULE OF OPENINGS

CODE	TYPE	DOOR & WINDOW SIZE WIDTH	HEIGHT
WOODEN DOOR			
D1	WOODEN DOOR	1.10	2.10
D2	WOODEN DOOR	0.90	2.10
D3	WOODEN DOOR	0.80	2.10
D4	WOODEN DOOR	0.70	2.10
SLIDING DOOR / WINDOWS			
SD1	SLIDING DOOR	2.75	2.10
SD2	SLIDING DOOR	2.50	2.10
SD3	SLIDING DOOR	2.20	2.10
SW1	WINDOW	2.00	1.50
SW2	WINDOW	1.20	1.05
SW3	WINDOW	0.60	1.50
SW4	WINDOW	1.80	1.50
SW5	WINDOW	1.00	1.20
SW6	WINDOW	1.65	1.50
VENTILATORS			
V1	UPVC	0.60	0.90
V2	UPVC	0.45	0.90
V3	UPVC	0.75	0.90
LOUVERS			
L1	UPVC	1.85	2.50
L2	UPVC	0.80	2.50
FIRE DOOR			
FD1	UPVC	1.50	2.10
FD2	UPVC	1.20	2.10
FD3	UPVC	0.90	2.10
STAIRCASE WINDOW			
SW	UPVC	1.00	1.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	330	-
			225.001 - 375	1	-	2	56	-
	Total :		-	-	-	-	386	615

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	386	5307.50	615	8456.25
Visitor's Car Parking	39	536.25	0	0.00
Total Car	425	5843.75	615	8456.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	23560.06
Total		6380.00		32016.31

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
RESI (BUILDING)	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Grand Total:	1	118494.16	3545.75	114948.41	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358.00	1727.03

(StairCase to Parking: Deductions (Area in Sq.mt.))

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	542.60	24.82	517.78	417.93	0.00	99.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	2770.67	444.57	2326.10	254.71	57.59	0.00	0.00	0.00	0.00	0.00	2013.80	2013.80	12	0.00
Fifteenth Floor	5034.55	474.34	4560.21	392.54	99.79	0.00	0.00	0.00	0.00	0.00	4067.88	4067.88	22	0.00
Fourteenth Floor	5034.61	234.89	4799.72	240.39	99.79	0.00	0.00	0.00	0.00	0.00	4459.54	4459.54	22	0.00
Thirteenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Twelfth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eleventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Tenth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Ninth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Eighth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Seventh Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Sixth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fifth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Fourth Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Third Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
Second Floor	5034.61	171.76	4862.85	178.03	99.79	0.00	0.00	0.00	0.00	0.00	4585.03	4585.03	22	0.00
First Floor	5331.34	153.29	5178.05	191.35	99.85	0.00	0.92	0.00	0.00	0.00	4885.93	4885.93	20	917.48
Ground Floor	5565.23	152.72	5412.51	191.35	99.85	0.00	226.98	227.01	0.00	0.00	4667.32	4667.32	18	809.55
Upper Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Lower Basement Floor	16899.92	0.00	16899.92	253.73	105.98	0.00	0.00	331.33	200.72	16008.15	0.00	0.00	00	0.00
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727.03
Total Number of Same Blocks :	1													
Total:	118494.15	3545.75	114948.40	4332.09	1866.31	99.85	227.90	889.67	401.44	32016.31	75114.83	75114.83	358	1727

(StairCase to Parking: Deductions (Area in Sq.mt.))

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4221/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RING-III	Khata No. (As per Khata Extract): Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract):	
Zone: Yelahanka	Locality / Street of the property: Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru	
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24584.70
NET AREA OF PLOT	(A-Deductions)	24584.70
Deduction for Balance Plot Area		
Amenity Area		1230.03
Total		1230.03
BALANCE AREA OF PLOT	(A-Deductions)	23354.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11677.33
Proposed Coverage Area (23.18 %)		5412.51
Achieved Net coverage area (23.18 %)		5412.51
Balance coverage area left (26.82 %)		6264.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		75902.67
Total Perm. FAR area (3.25)		75902.67
Residential FAR (100.00%)		75114.83
Proposed FAR Area		75114.83
Achieved Net FAR Area (3.22)		75114.84
Balance FAR Area (0.03)		787.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114948.40
Substructure Area Add in BUA (Layout Lvl)		1.22
Achieved BuiltUp Area		114949.63

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Vidyashilp India Pvt Ltd & Real Kraft Ventures LLP Rep By Authorized Signatory J P Techno Park , 4th Floor ,3/1 Millers Road , Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LIKITH D No. 76, 5th Cross, Annapoorneshwari Layout, Opposite Sambharm College, Amba Bhavani Temple Road, MS Palya, Vidyaranyapura Post, Bangalore North, Bangalore-560097
BCC/BL-3.6/E-4473/2019-20

PROJECT TITLE :
Proposed Residential Building at Sy. No. 42/5, 43/2, 43/3, 43/4, 40, 44/1, 41/1A, 41/1C & 41/3 at Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk Bengaluru

DRAWING TITLE : RESIDENTIAL
SECTION B

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.

HO – NORTH

Bengaluru North City Corporation

UserDefinedMetric (900.00 x 1350.00MM)

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