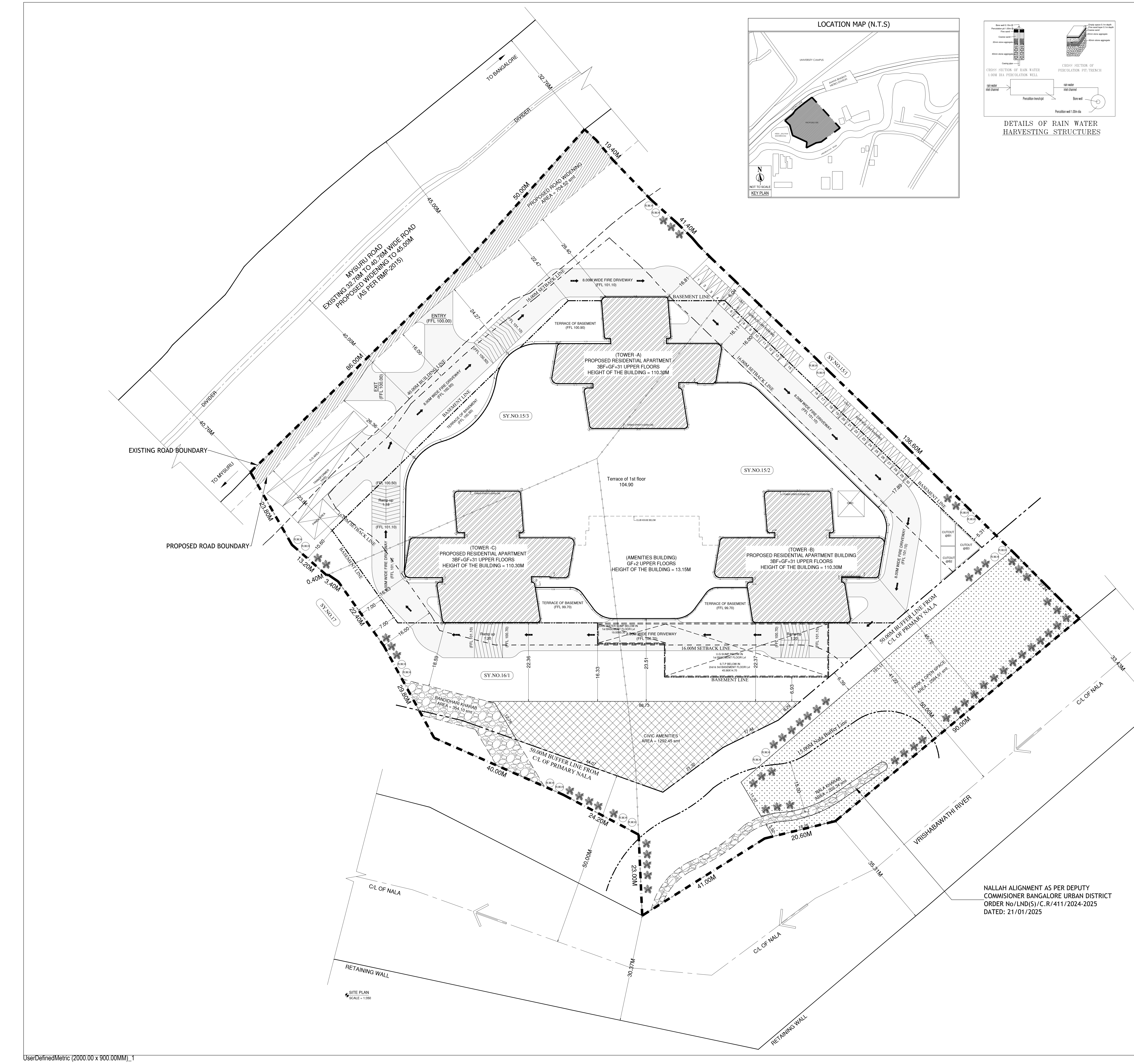


DETAILS OF RAIN WATER HARVESTING STRUCTURES

NALLAH ALIGNMENT AS PER DEPUTY
COMMISIONER BANGALORE URBAN DISTRICT
ORDER No/LND(S)/C.R/411/2024-2025
DATED: 21/01/2025

	SCHEDULE OF OPENINGS (All dimensions are in mm)				
	Tag	**Description**	**Width**	**Height**	**Sill**	**Lintel**
		Door schedule				
door						
	D1	Flushed Door	1200	2100	-	2100
	D2	Disabled toilet Door	1200	2100	-	2100
	D3	Flushed Door	1500	2100	-	2100
	GD1	Glazed door	1500	2100	-	2100
	GD2	Glazed door	1500	2100	-	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	HD	Hydrant door	1000	1650	750	2100
	HD1	Hydrant door	900	1650	750	2100
Glazing		Glazing schedule				
	LG1	Lobby glazing				
	LG2	Lobby glazing				
	LG3	Lobby glazing				
	LG4	Lounge glazing				
	CG1	Clubhouse glazing				
	CG2	Clubhouse glazing				

	SCHEDULE OF OPENINGS (All dimensions are in mm)					
	Tag	**Description**	**Width**	**Height**	**Sill**	**Lintel**
		Door schedule				
Wooden doors	MD	Main Door	1200	2100	-	2100
	D1	Bedroom Door	1100	2100	-	2100
	D2	Toilet/Staff room Door	900	2100	-	2100
	D3	Staff toilet door	750	2100	-	2100
Glazed doors	SD1	Sliding door	3600	2100	-	2100
	SD2	Sliding door	2700	2100	-	2100
	SD3	Sliding door	2700	2100	-	2100
	SD4	Sliding door	2100	2100	-	2100
	SD5	Sliding Door	2100	2100	-	2100
	SD6	Sliding Door	1800	2100	-	2100
Windows		Window schedule				
	W1	Window	1800	2100	100	2100
	W2	Window	900	2100	100	2100
	W3	Window	900	1500	900	2100
	BW1	Baywindow	3670	1800	600	2100
	BW2	Baywindow	3345	1800	600	2100
	BW3	Baywindow	1500	1800	600	2100
	V1	Ventilator	900	1200	1200	2100
	V1a	Ventilator	1000	1200	1200	2100
	V2	Ventilator	600	900	1500	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	RD	Riserdoor	600	1500	2225	-
	RD1	Riserdoor	600	2100	100	2100
	HD	Hydrant door	1000	1650	750	2100

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total		6902.50		52291.33

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N
SCALE : 1:350

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

Mishra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

m. Srikumar

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :

TOWER- A, B, C & AMENITIES BUILDING
SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

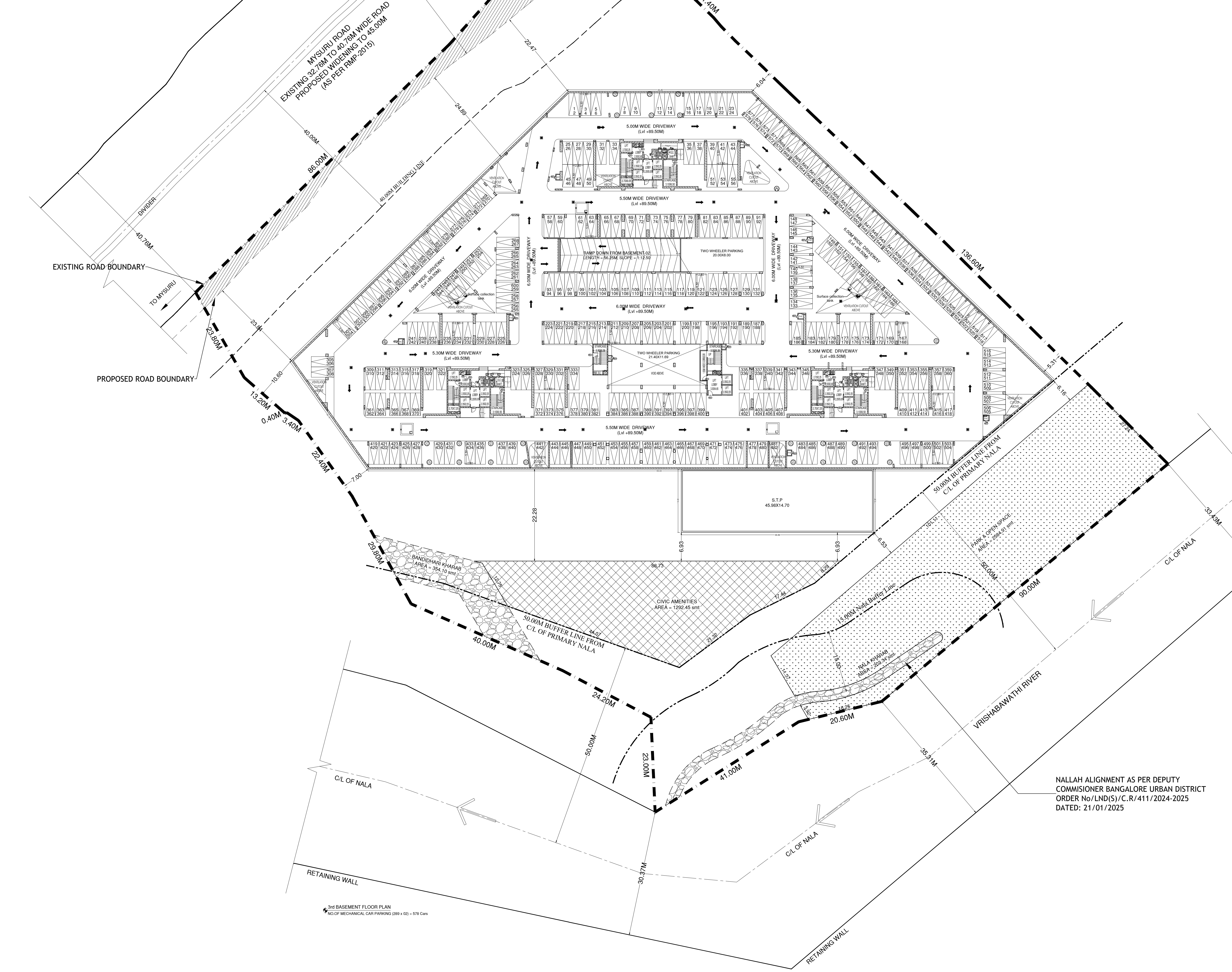
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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 — SOUTH

Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

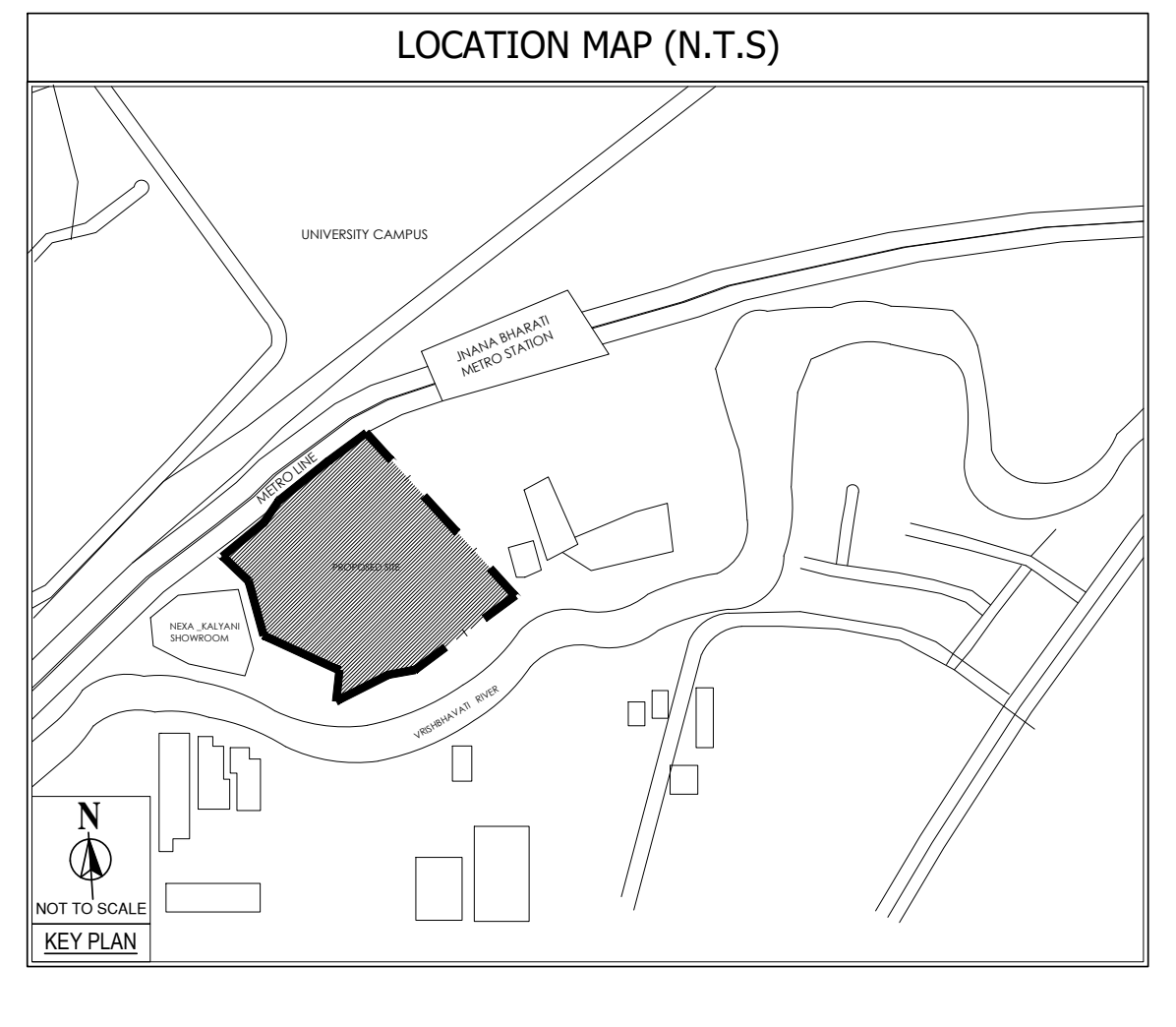
UserDefinedMetric (2000.00 x 900.00MM)_1

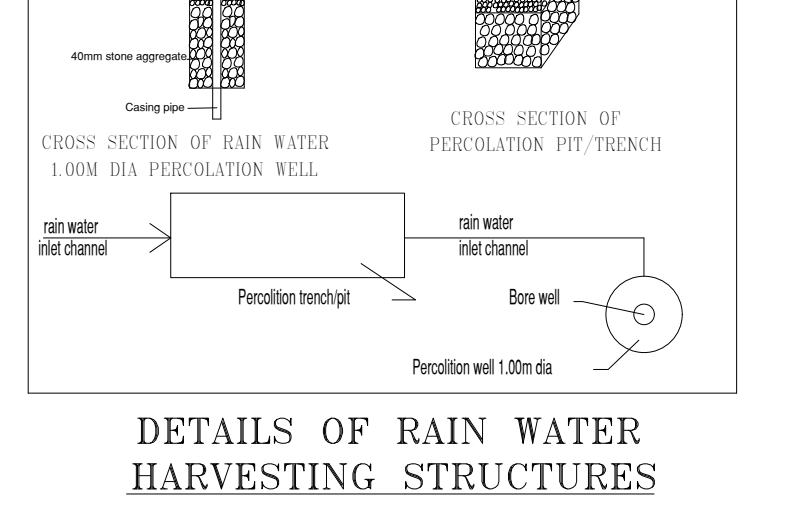


NALLAH ALIGNMENT AS PER DEPUTY
COMMISIONER BANGALORE URBAN DISTRICT
ORDER No/LND(S)/C.R/411/2024-2025
DATED: 21/01/2025

3rd BASEMENT FLOOR PLAN

LOCATION MAP (N.T.S)





DETAILS OF RAIN WATER HARVESTING STRUCTURES

	SCHEDULE OF OPENINGS (All dimensions are in mm)					
	Tag	Description	Width	Height	Sill	Lintel
		Door schedule				
door						
	D1	Flushed Door	1200	2100	-	2100
	D2	Disabled toilet Door	1200	2100	-	2100
	D3	Flushed Door	1500	2100	-	2100
	GD1	Glazed door	1500	2100	-	2100
	GD2	Glazed door	1500	2100	-	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	HD	Hydrant door	1000	1650	750	2100
	HD1	Hydrant door	900	1650	750	2100
Glazing		Glazing schedule				
	LG1	Lobby glazing				
	LG2	Lobby glazing				
	LG3	Lobby glazing				
	LG4	Lounge glazing				
	CG1	Clubhouse glazing				
	CG2	Clubhouse glazing				

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total	6902.50		52291.33	

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N

SCALE : 1:350

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

M. Srikumar

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :

TOWER- A, B, C & AMENITIES BUILDING
3rd BASEMENT FLOOR PLAN

SHEET NO : 2

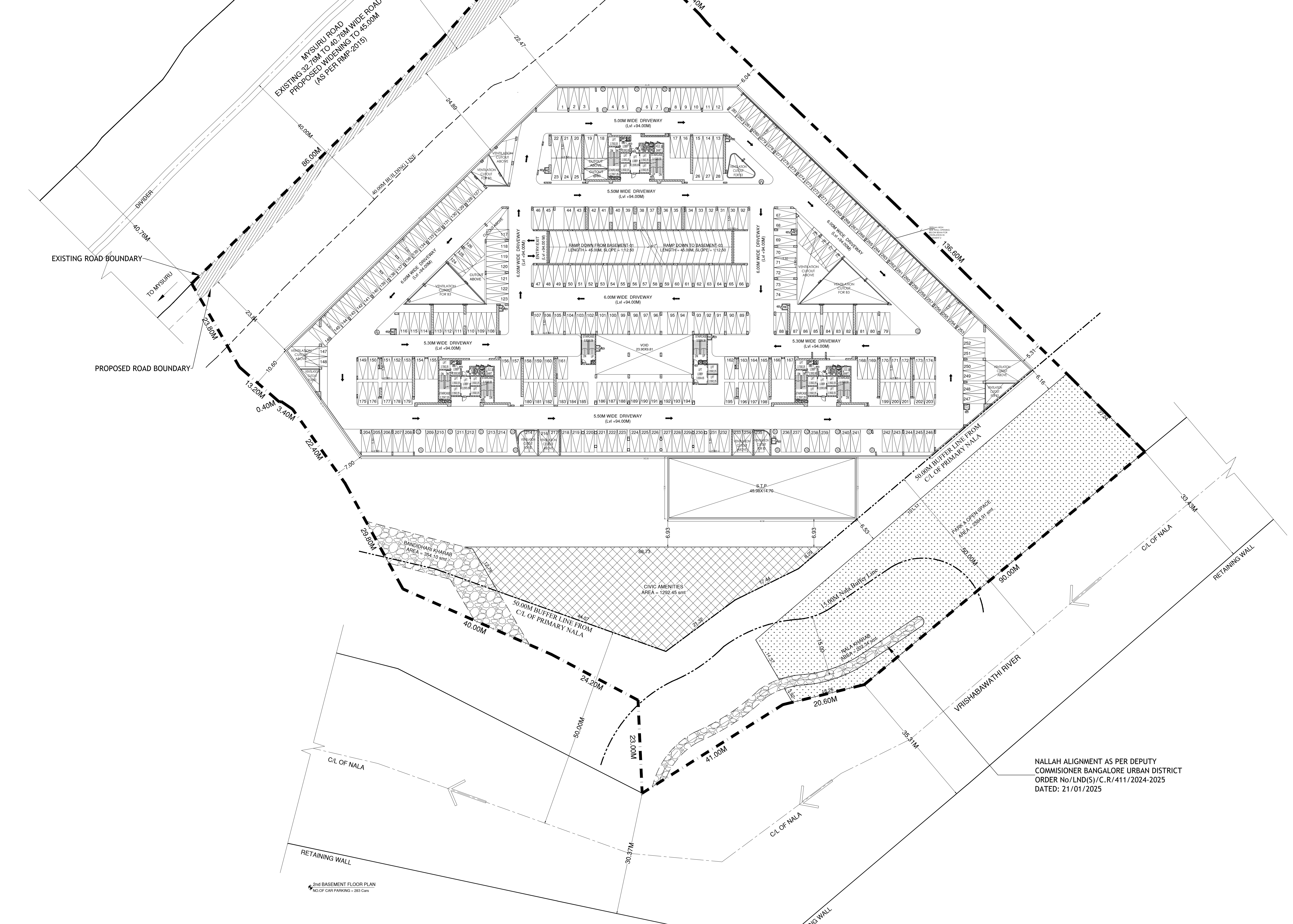
SANCTIONING AUTHORITY :

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 – SOUTH

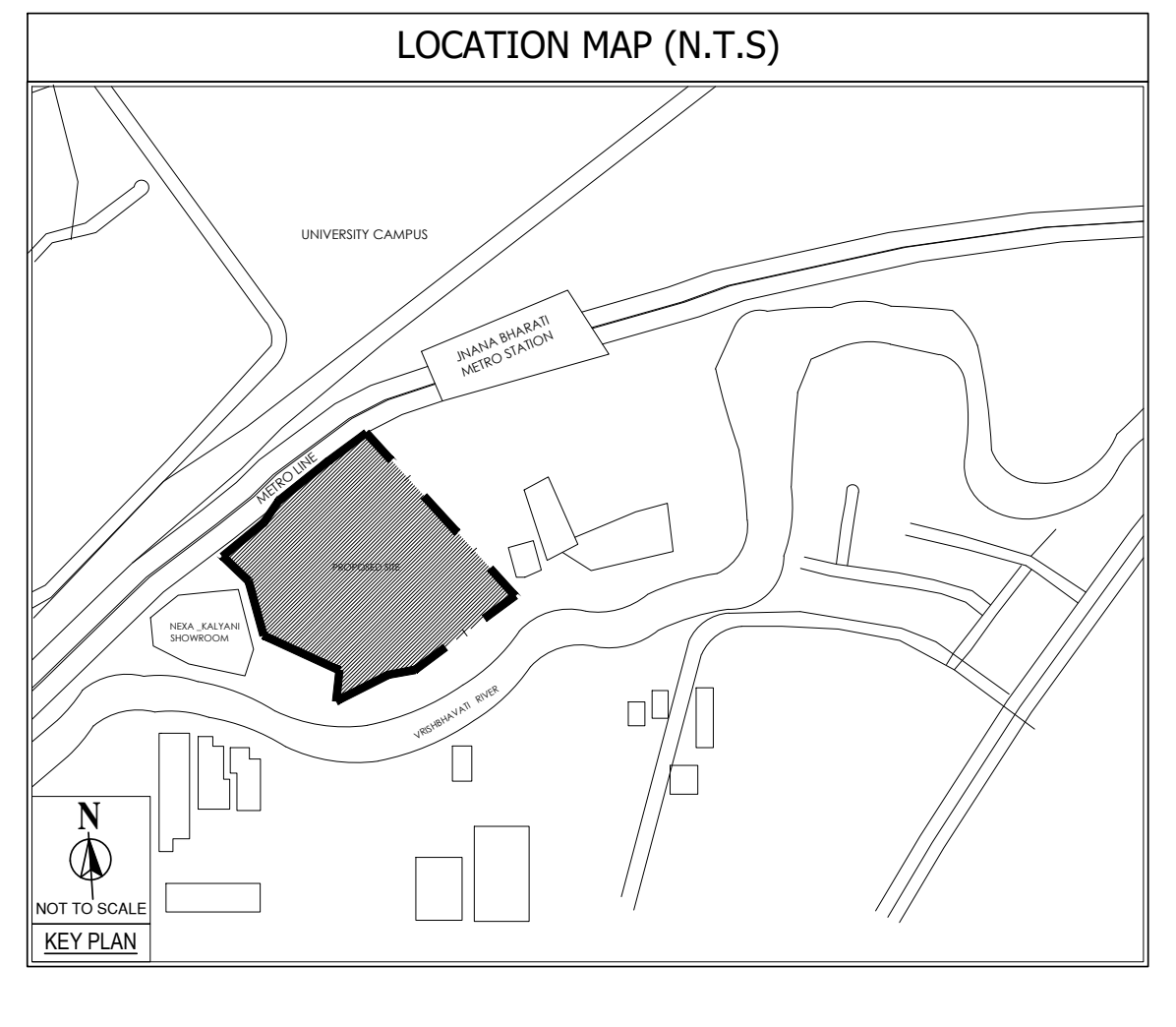
Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

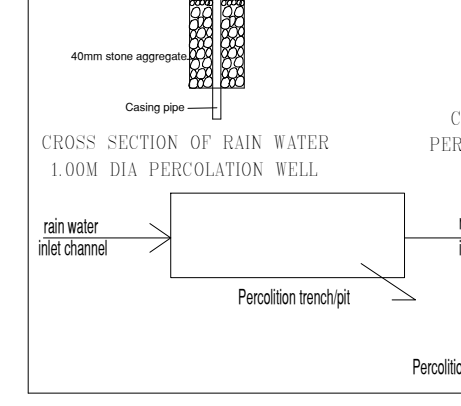


NALLAH ALIGNMENT AS PER DEPUTY
COMMISIONER BANGALORE URBAN DISTRICT
ORDER No/LND(S)/C.R/411/2024-2025
DATED: 21/01/2025

2nd BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 283 Cars

LOCATION MAP (N.T.S)





DETAILS OF RAIN WATER HARVESTING STRUCTURES

SCHEDULE OF OPENINGS (All dimensions are in mm)

	Tag	Description	Width	Height	Sill	Lintel
		Door schedule				
door						
	D1	Flushed Door	1200	2100	-	2100
	D2	Disabled toilet Door	1200	2100	-	2100
	D3	Flushed Door	1500	2100	-	2100
	GD1	Glazed door	1500	2100	-	2100
	GD2	Glazed door	1500	2100	-	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	HD	Hydrant door	1000	1650	750	2100
	HD1	Hydrant door	900	1650	750	2100
Glazing		Glazing schedule				
	LG1	Lobby glazing				
	LG2	Lobby glazing				
	LG3	Lobby glazing				
	LG4	Lounge glazing				
	CG1	Clubhouse glazing				
	CG2	Clubhouse glazing				

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total		6902.50		52291.33

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N
SCALE : 1:350

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :

TOWER- A, B, C & AMENITIES BUILDING
2nd BASEMENT FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

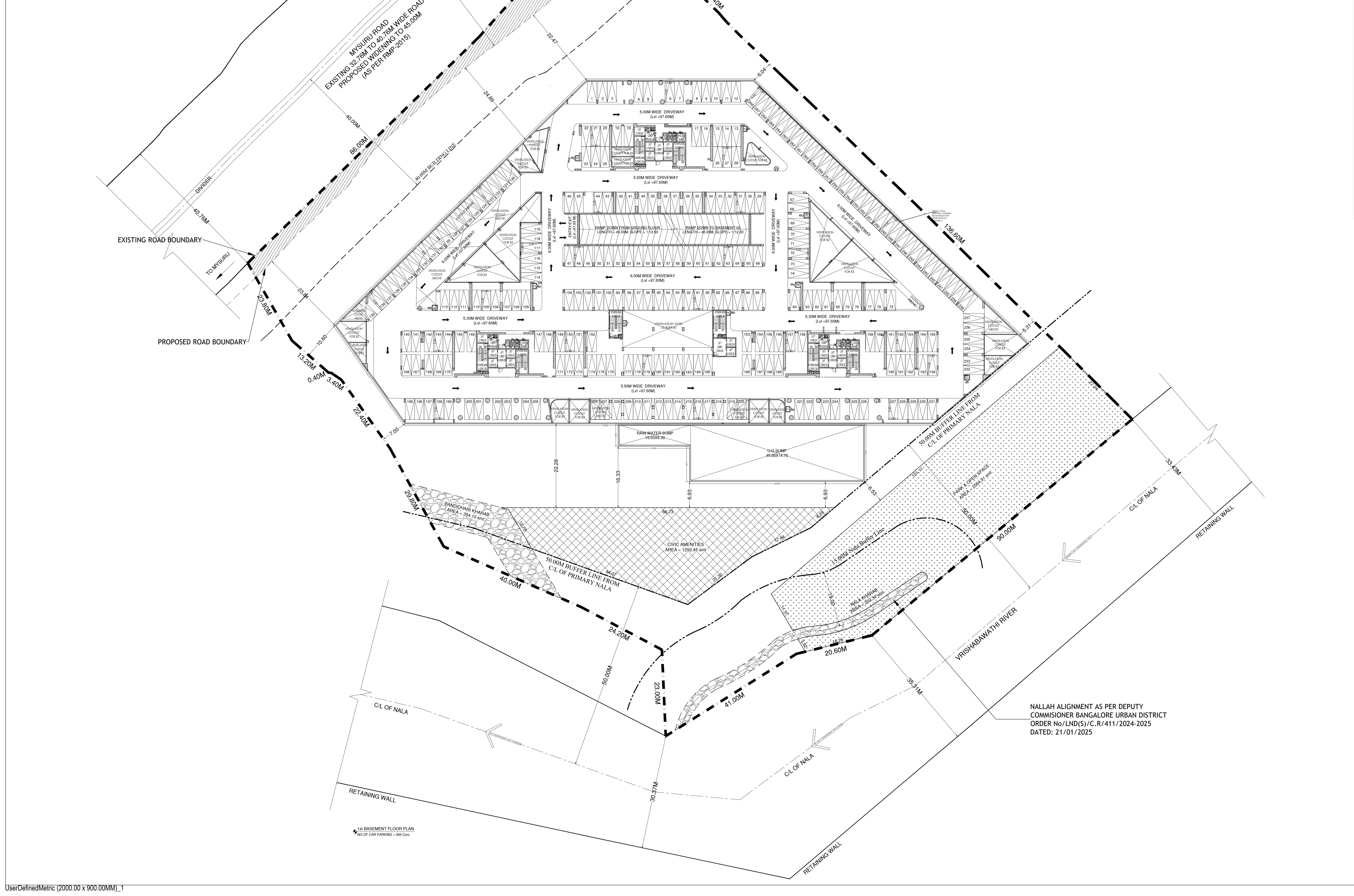
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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 – SOUTH

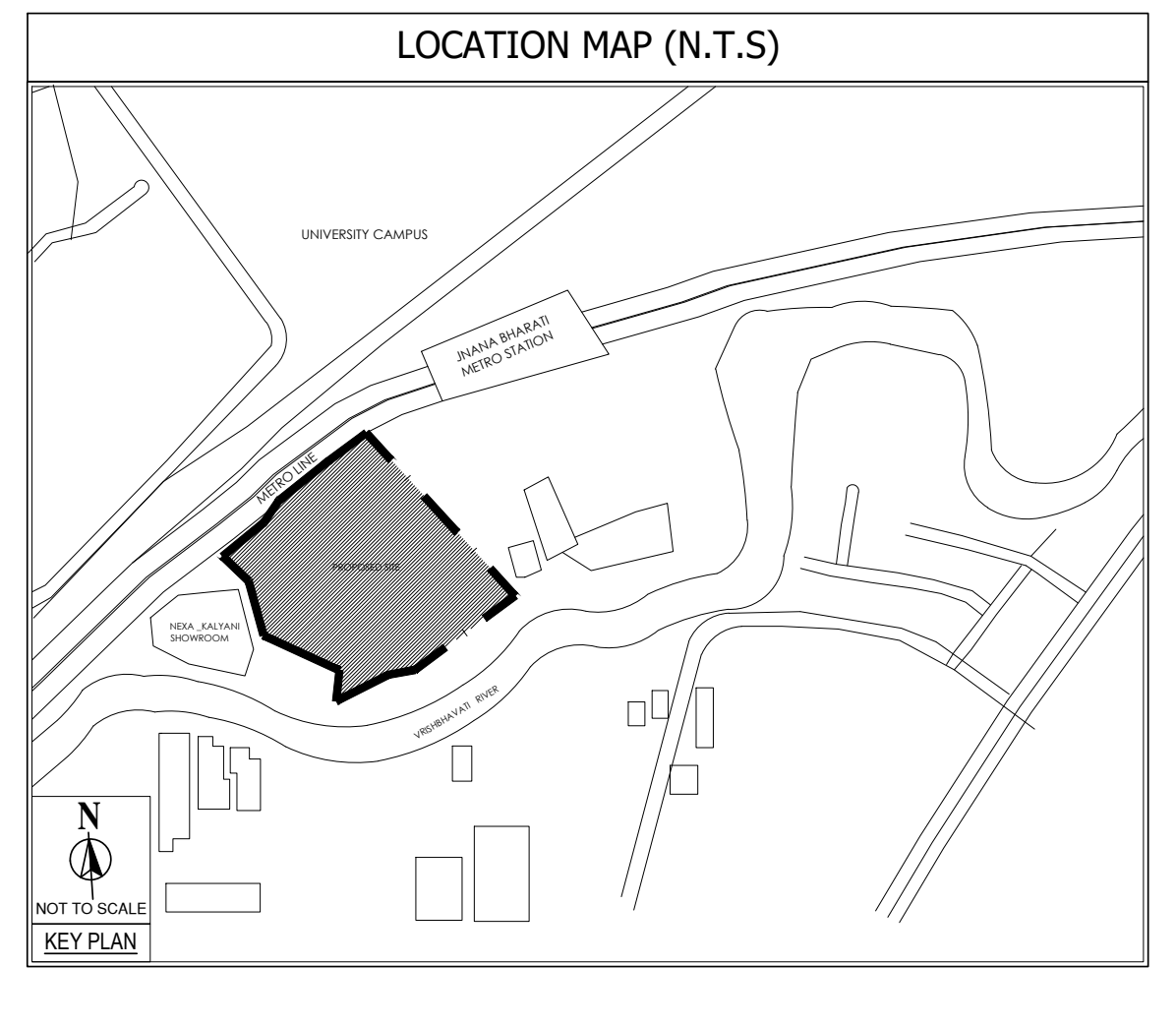
Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

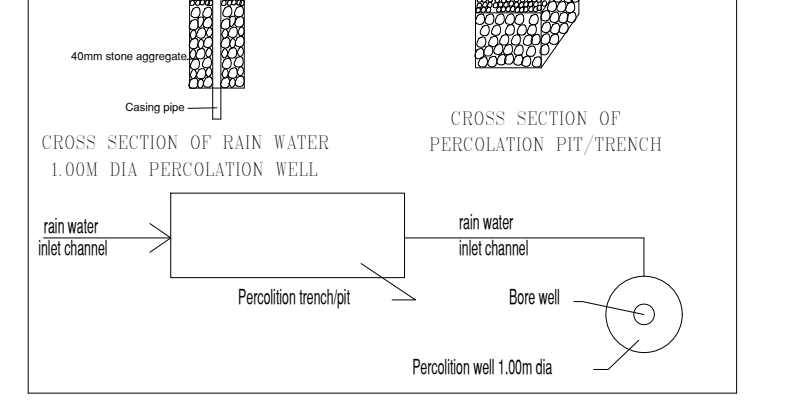
UserDefinedMetric (2000.00 x 900.00MM)_1



NALLAH ALIGNMENT AS PER DEPUTY
COMMISIONER BANGALORE URBAN DISTRICT
ORDER No/LND(S)/C.R/411/2024-2025
DATED: 21/01/2025

LOCATION MAP (N.T.S)




Empty space 0.1m depth
Fine sand layer 0.1m depth
Coarse sand
20mm stone aggregate
40mm stone aggregate
CROSS SECTION OF RAIN WATER HARVESTING WELL
CROSS SECTION OF PERCOLATION PIT/TRENCH
Percolation trench/pit
Bore well

DETAILS OF RAIN WATER HARVESTING STRUCTURES

	SCHEDULE OF OPENINGS (All dimensions are in mm)					
	Tag	Description	Width	Height	Sill	Lintel
		Door schedule				
door						
	D1	Flushed Door	1200	2100	-	2100
	D2	Disabled toilet Door	1200	2100	-	2100
	D3	Flushed Door	1500	2100	-	2100
	GD1	Glazed door	1500	2100	-	2100
	GD2	Glazed door	1500	2100	-	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	HD	Hydrant door	1000	1650	750	2100
	HD1	Hydrant door	900	1650	750	2100
Glazing		Glazing schedule				
	LG1	Lobby glazing				
	LG2	Lobby glazing				
	LG3	Lobby glazing				
	LG4	Lounge glazing				
	CG1	Clubhouse glazing				
	CG2	Clubhouse glazing				

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total		6902.50		52291.33

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N
SCALE : 1:350

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

M. Srikumar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :
TOWER- A, B, C & AMENITIES BUILDING
1st BASEMENT FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

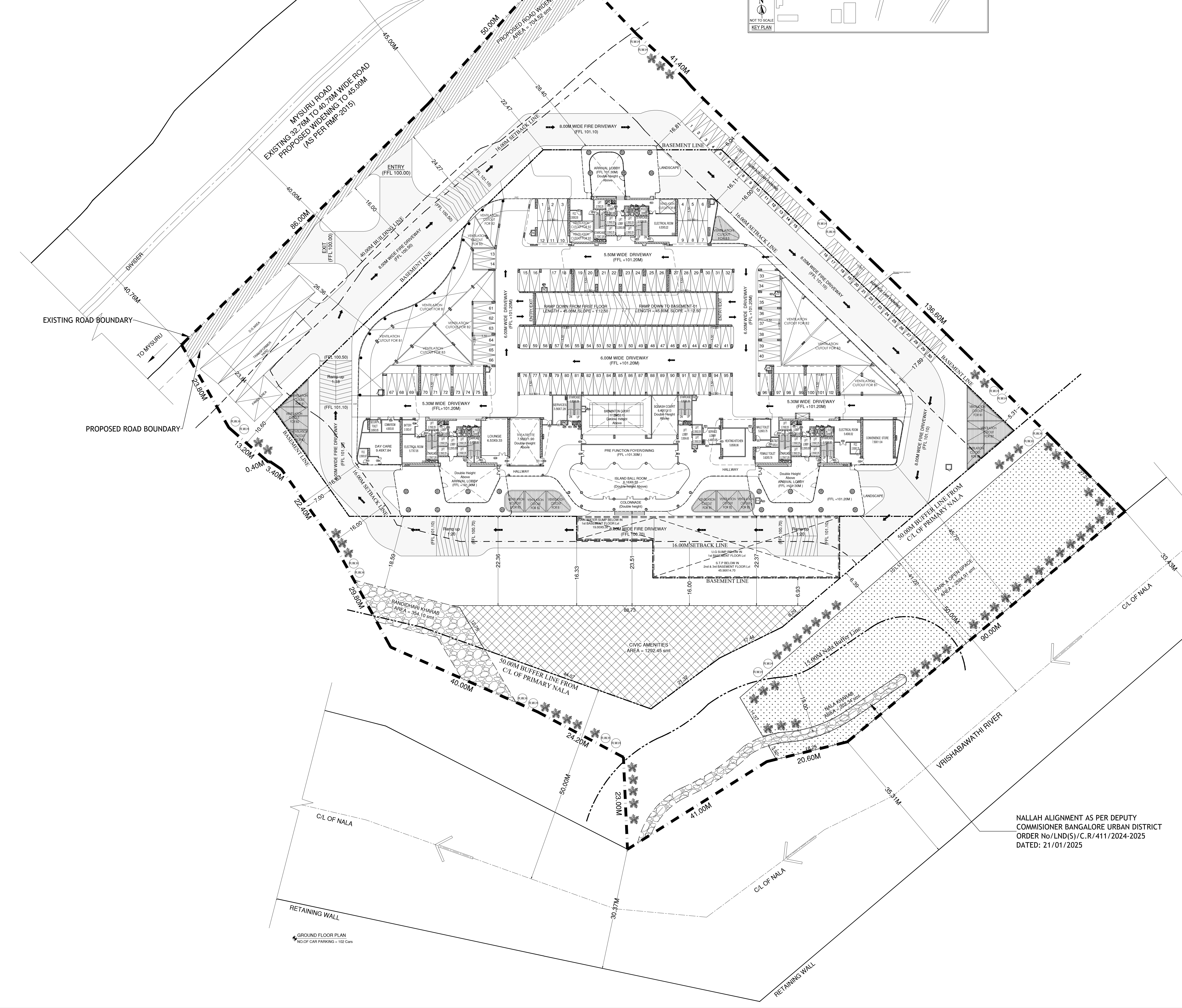
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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 – SOUTH

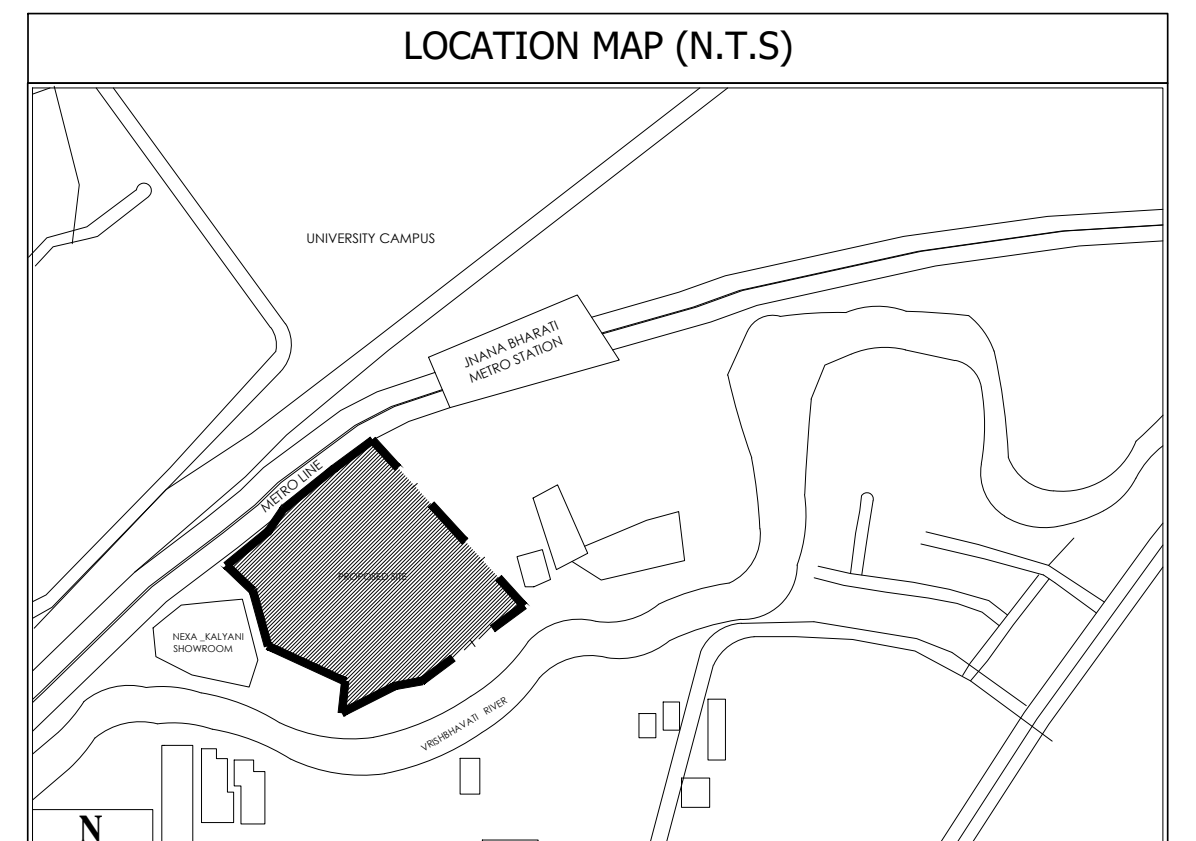
Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

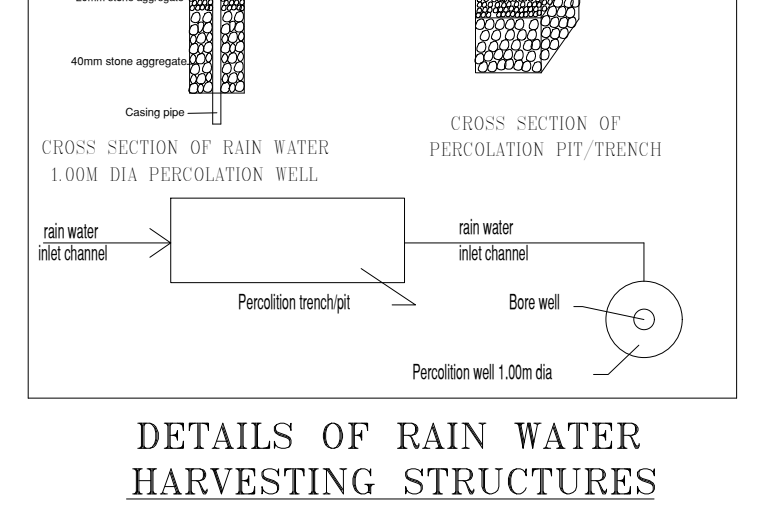
UserDefinedMetric (2000.00 x 900.00MM)_1



NALLAH ALIGNMENT AS PER DEPUTY
COMMISIONER BANGALORE URBAN DISTRICT
ORDER No/LND(S)/C.R/411/2024-2025
DATED: 21/01/2025

LOCATION MAP (N.T.S)





DETAILS OF RAIN WATER HARVESTING STRUCTURES

	SCHEDULE OF OPENINGS (All dimensions are in mm)				
Tag	Description	Width	Height	Sill	Lintel
	Door schedule				
D1	Flushed Door	1200	2100	-	2100
D2	Disabled toilet Door	1200	2100	-	2100
D3	Flushed Door	1500	2100	-	2100
GD1	Glazed door	1500	2100	-	2100
GD2	Glazed door	1500	2100	-	2100
	Firedoor schedule				
FD1	Firedoor	1200	2100	-	2100
FD2	Firedoor	1000	2100	-	2100
FD3	Firedoor	850	1650	750	2100
HD	Hydrant door	1000	1650	750	2100
HD1	Hydrant door	900	1650	750	2100
	Glazing schedule				
LG1	Lobby glazing				
LG2	Lobby glazing				
LG3	Lobby glazing				
LG4	Lounge glazing				
CG1	Clubhouse glazing				
CG2	Clubhouse glazing				

Side labels of the schedule: door; Firedoor; Glazing

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total	6902.50		52291.33	

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N
SCALE : 1:350

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15
M. Srikumar

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :

TOWER- A, B, C & AMENITIES BUILDING
GROUND FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

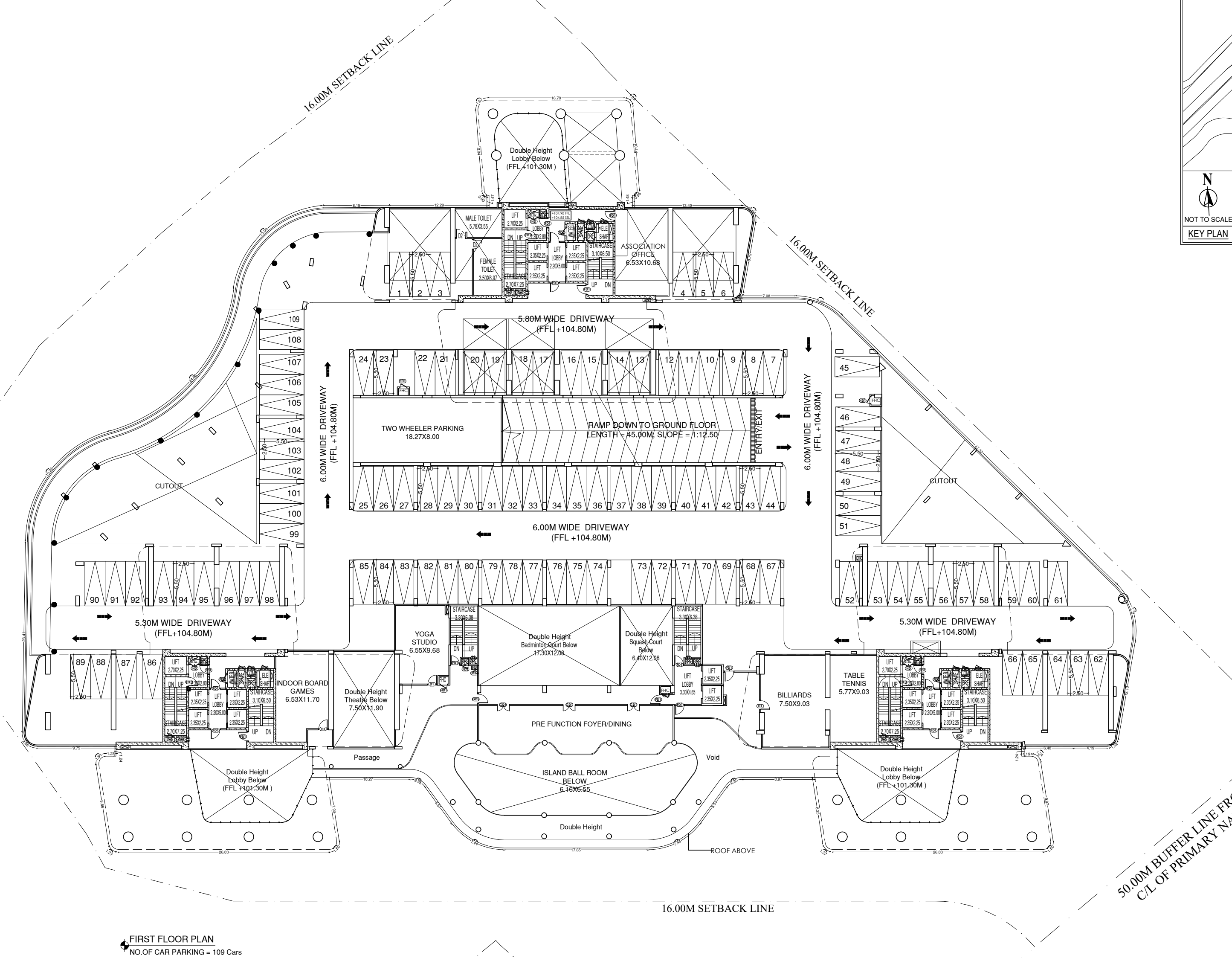
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

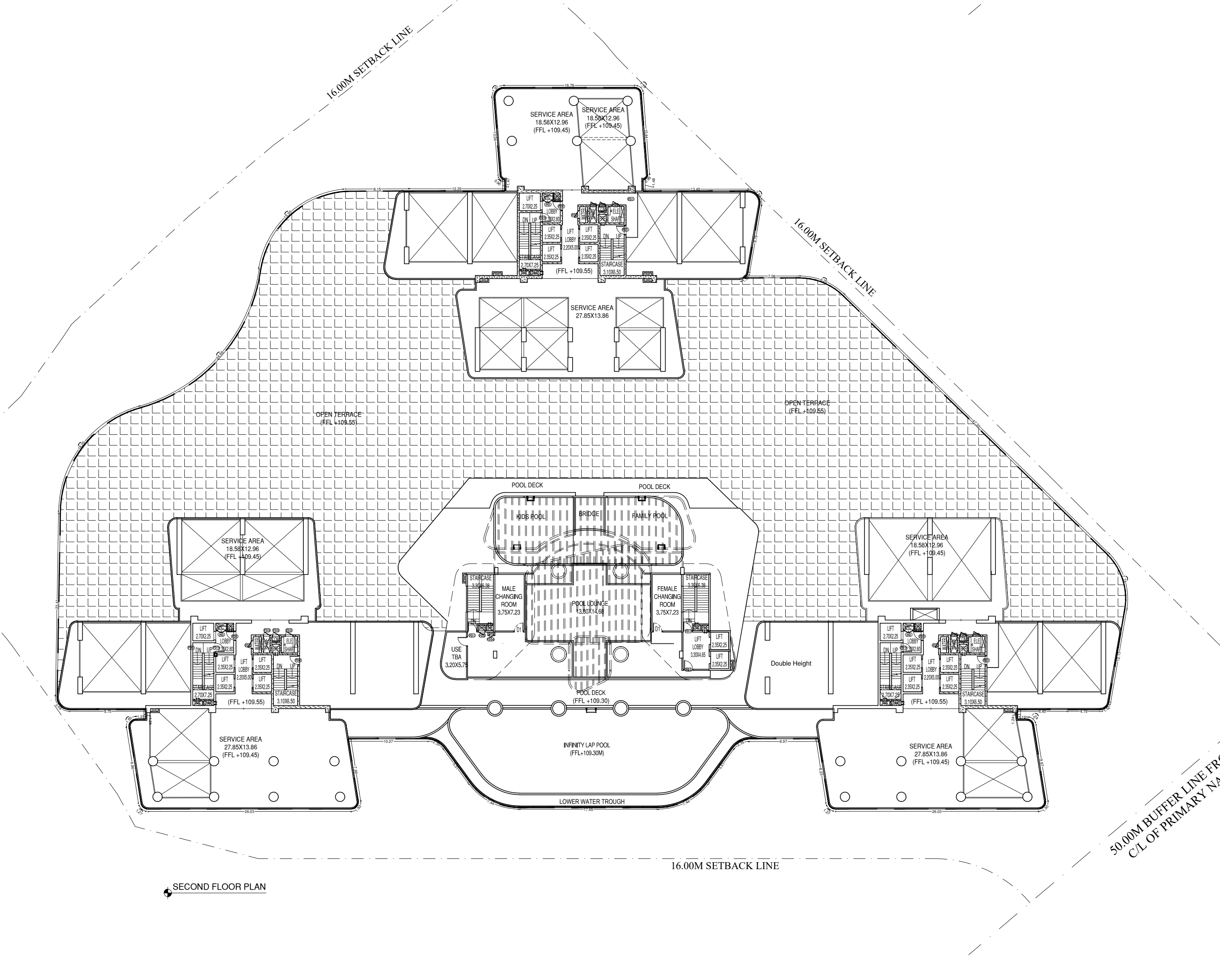
HO – SOUTH

Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

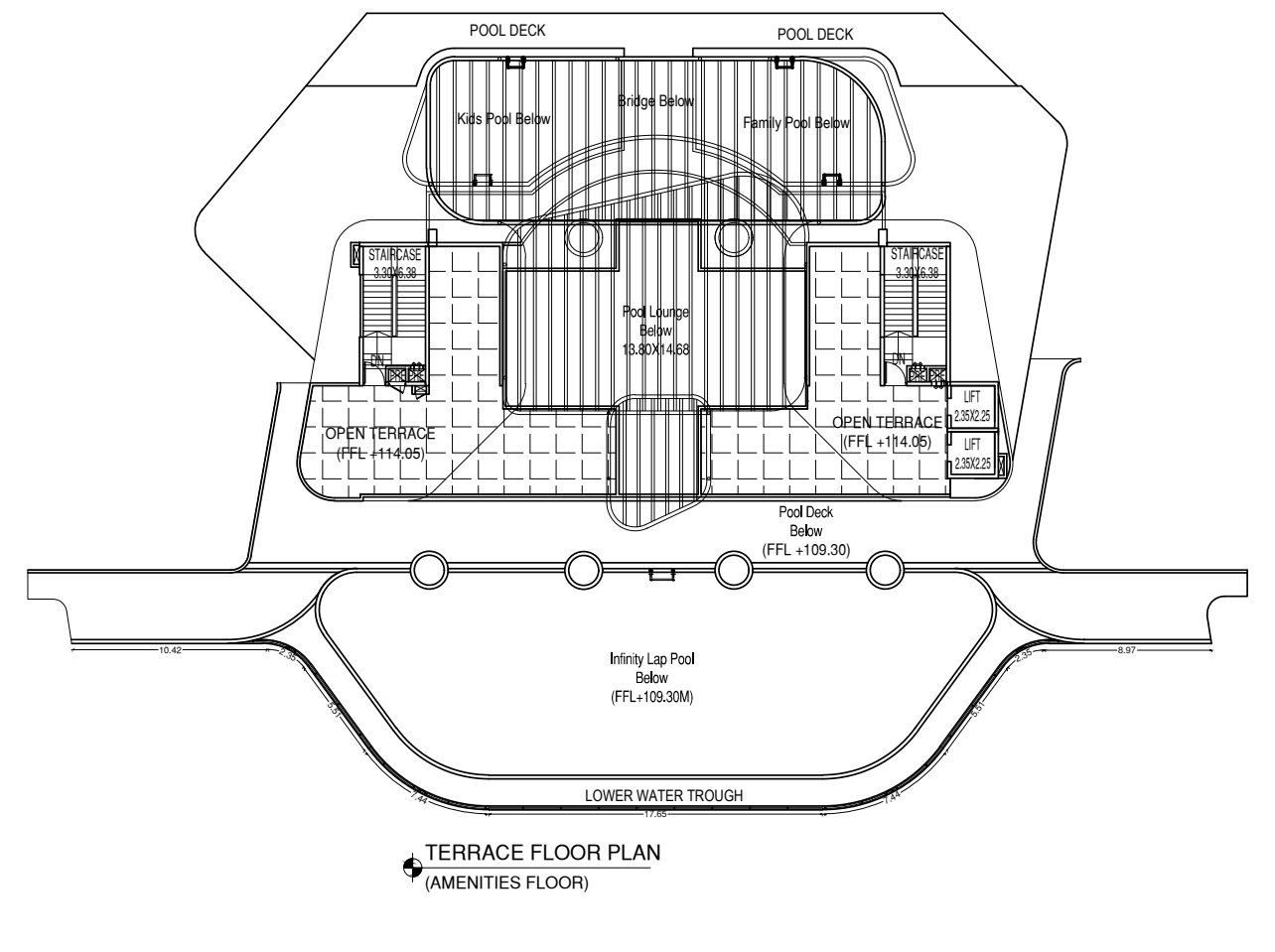
UserDefinedMetric (2000.00 x 900.00MM)_1



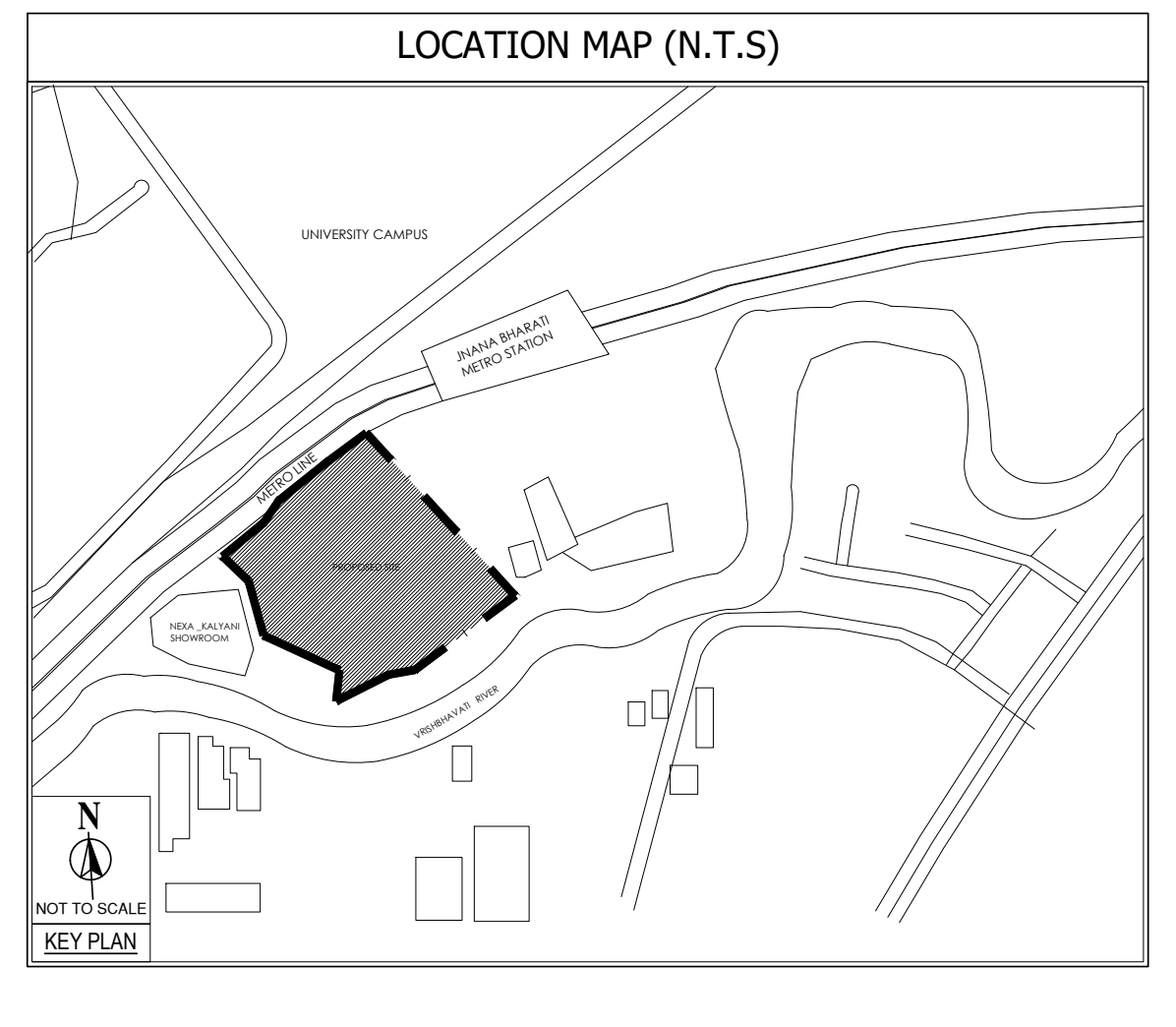
FIRST FLOOR PLAN

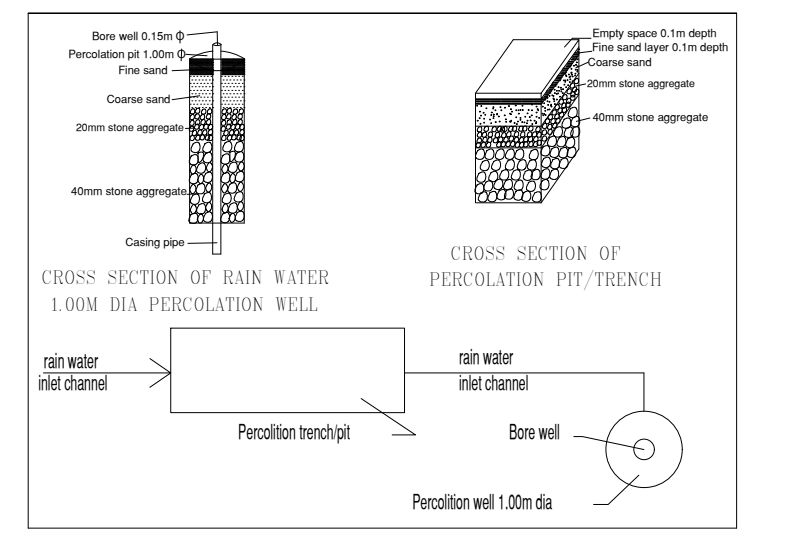


SECOND FLOOR PLAN



TERRACE FLOOR PLAN (AMENITIES FLOOR)




Empty space 0.1m depth
Fine sand layer 0.1m depth
Coarse sand
20mm stone aggregate
40mm stone aggregate
CROSS SECTION OF FOUNDATION PIT/TRENCH
CROSS SECTION OF RAIN WATER HARVESTING WELL

DETAILS OF RAIN WATER HARVESTING STRUCTURES

	SCHEDULE OF OPENINGS (All dimensions are in mm)					
	Tag	Description	Width	Height	Sill	Lintel
		Door schedule				
door						
	D1	Flushed Door	1200	2100	-	2100
	D2	Disabled toilet Door	1200	2100	-	2100
	D3	Flushed Door	1500	2100	-	2100
	GD1	Glazed door	1500	2100	-	2100
	GD2	Glazed door	1500	2100	-	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	HD	Hydrant door	1000	1650	750	2100
	HD1	Hydrant door	900	1650	750	2100
Glazing		Glazing schedule				
	LG1	Lobby glazing				
	LG2	Lobby glazing				
	LG3	Lobby glazing				
	LG4	Lounge glazing				
	CG1	Clubhouse glazing				
	CG2	Clubhouse glazing				

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total	6902.50		52291.33	

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 2439652721 , Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :

TOWER- A, B & C
FIRST & SECOND FLOOR PLAN
AMENITIES BUILDING
FIRST, SECOND & TERRACE FLOOR PLAN

SHEET NO : 6

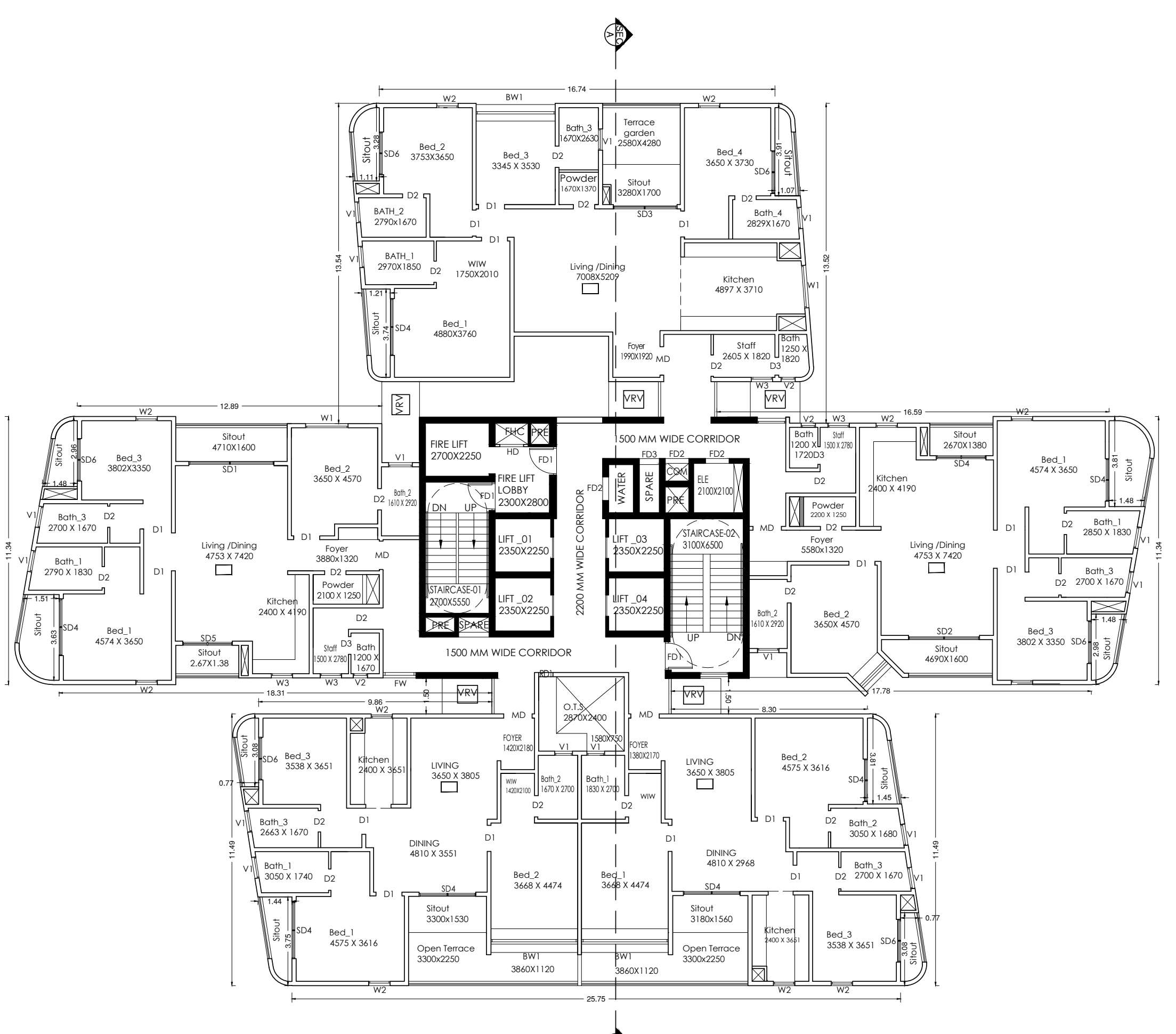
SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

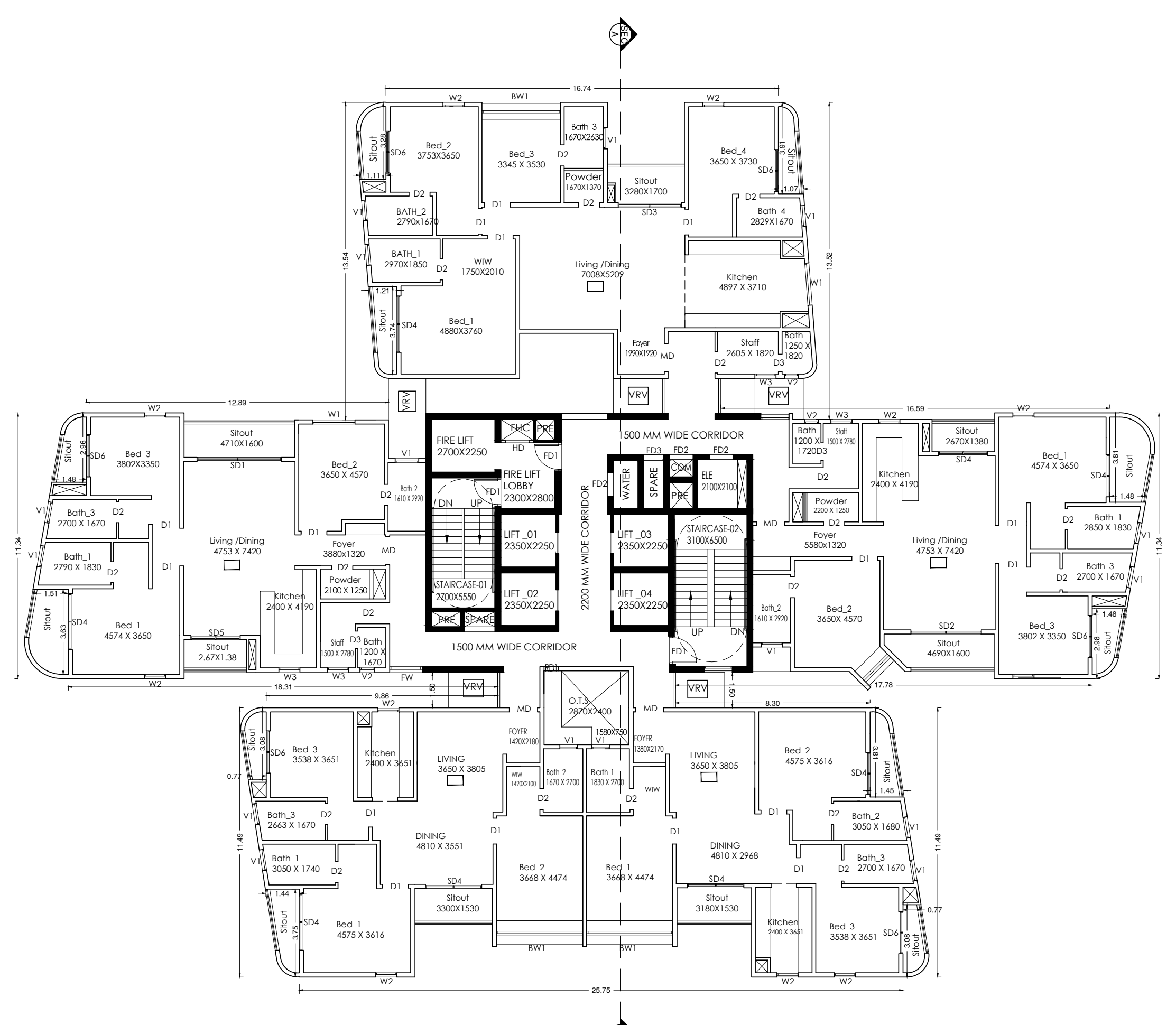
HO – SOUTH

Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

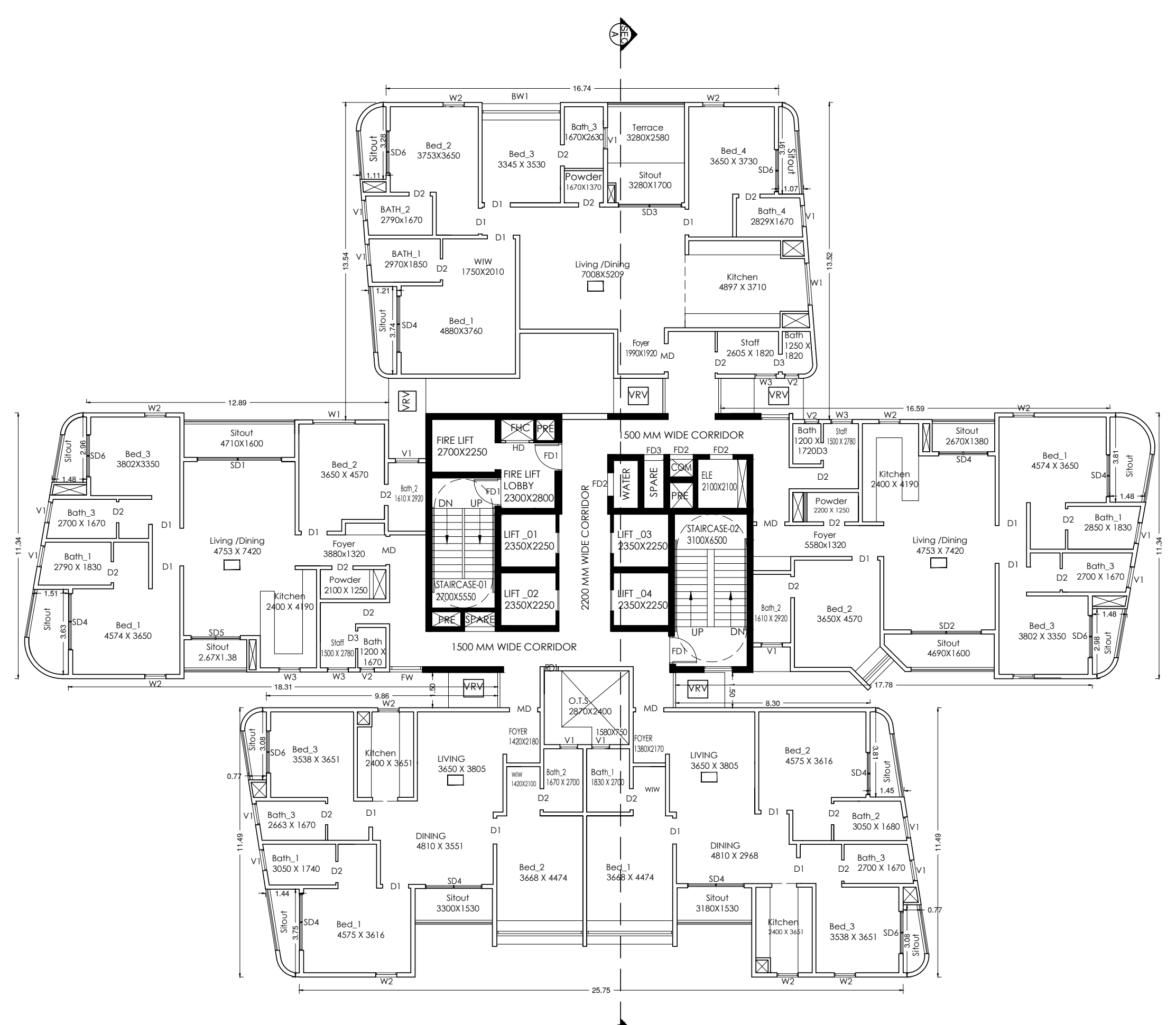
UserDefinedMetric (2000.00 x 900.00MM)_1



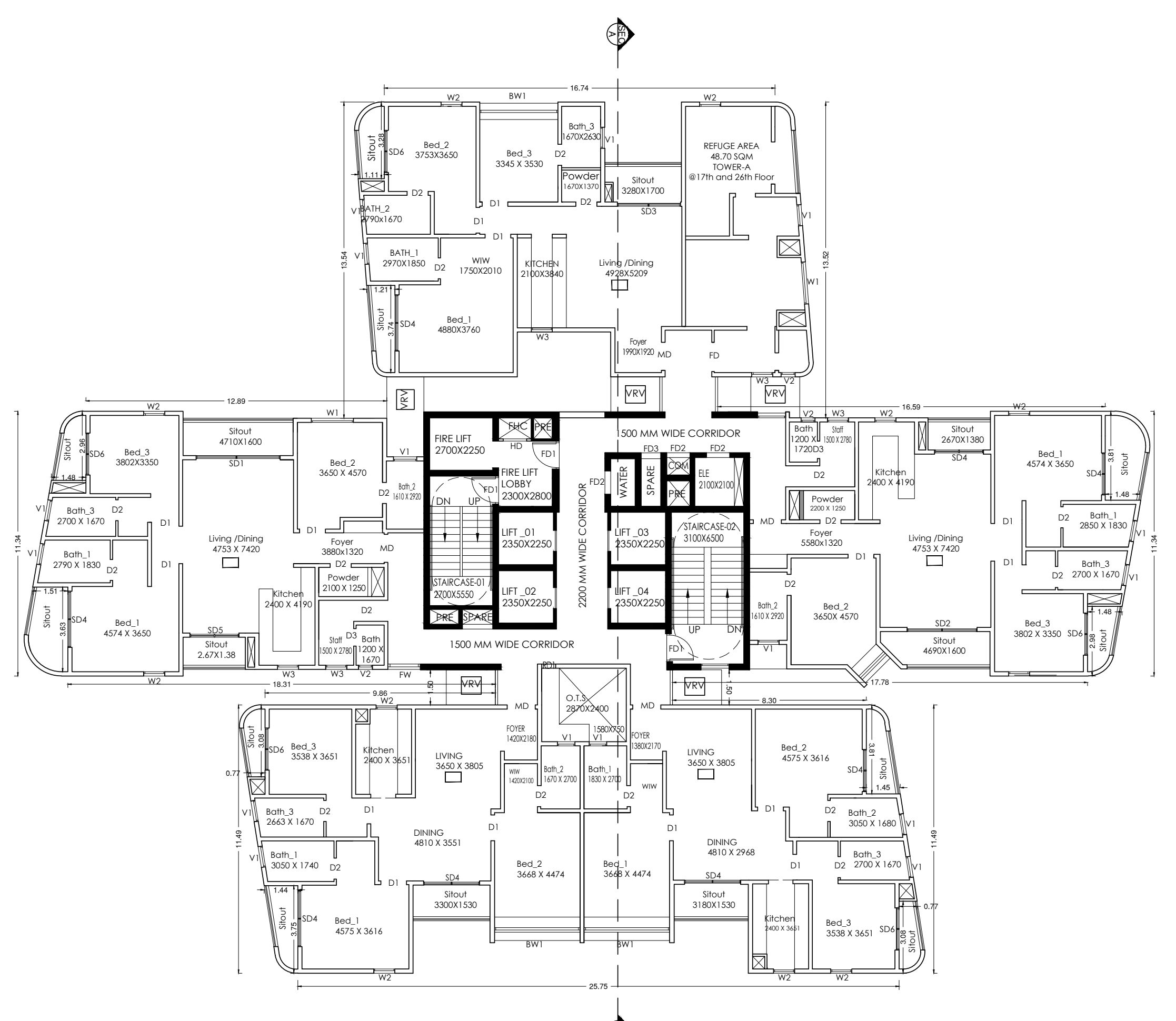
TOWER - A
3rd FLOOR PLAN
NO.OF UNITS = 05 Units
(LVL=+14.50M)



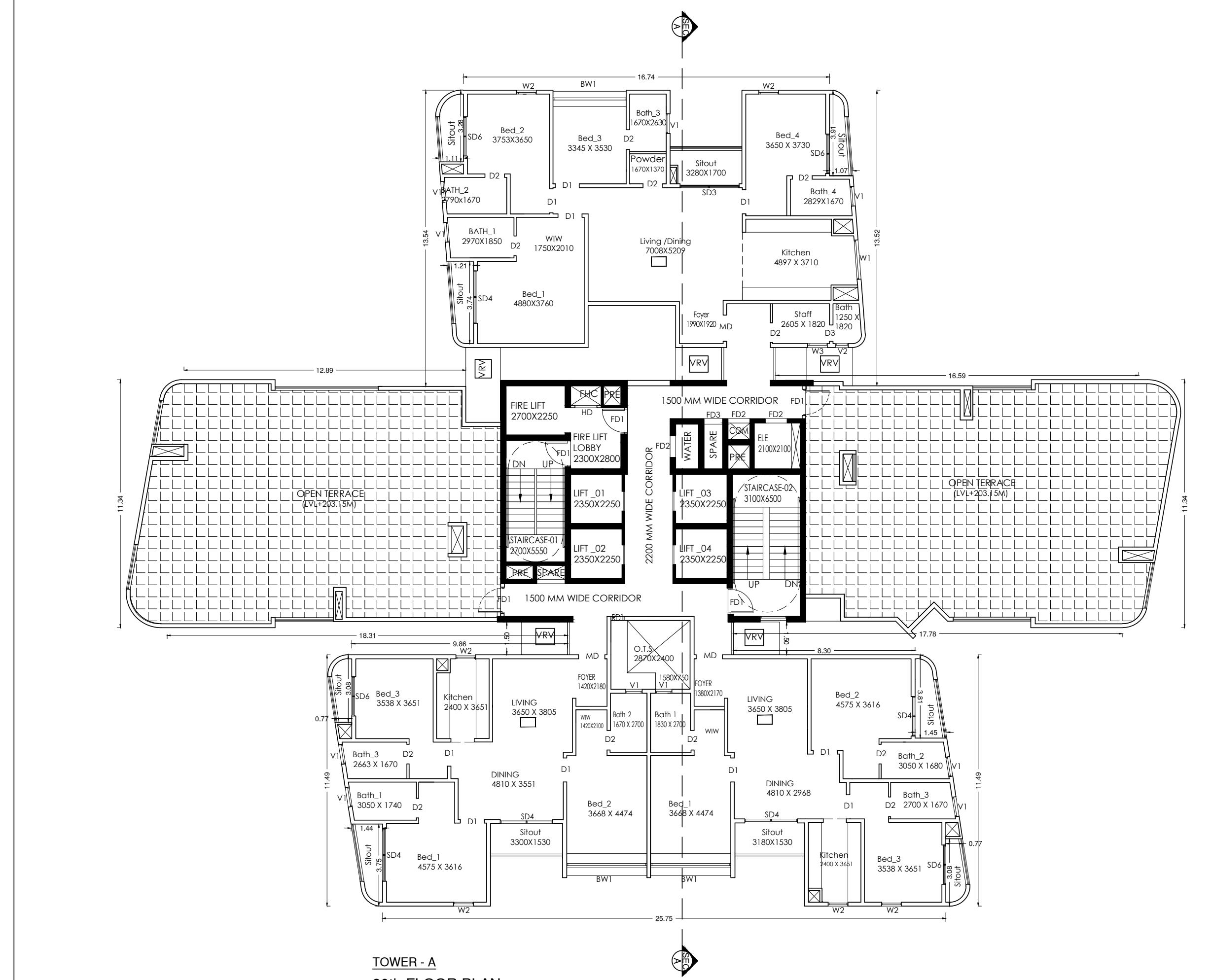
TOWER - A
TYPICAL 4th to 6th, 8th to 10th,12th to 14th, 16th, 18th, 20th to 22nd, 24th, 25th, 28th & 29th FLOOR PLAN
NO.OF UNITS (05 X 18) = 90 Units



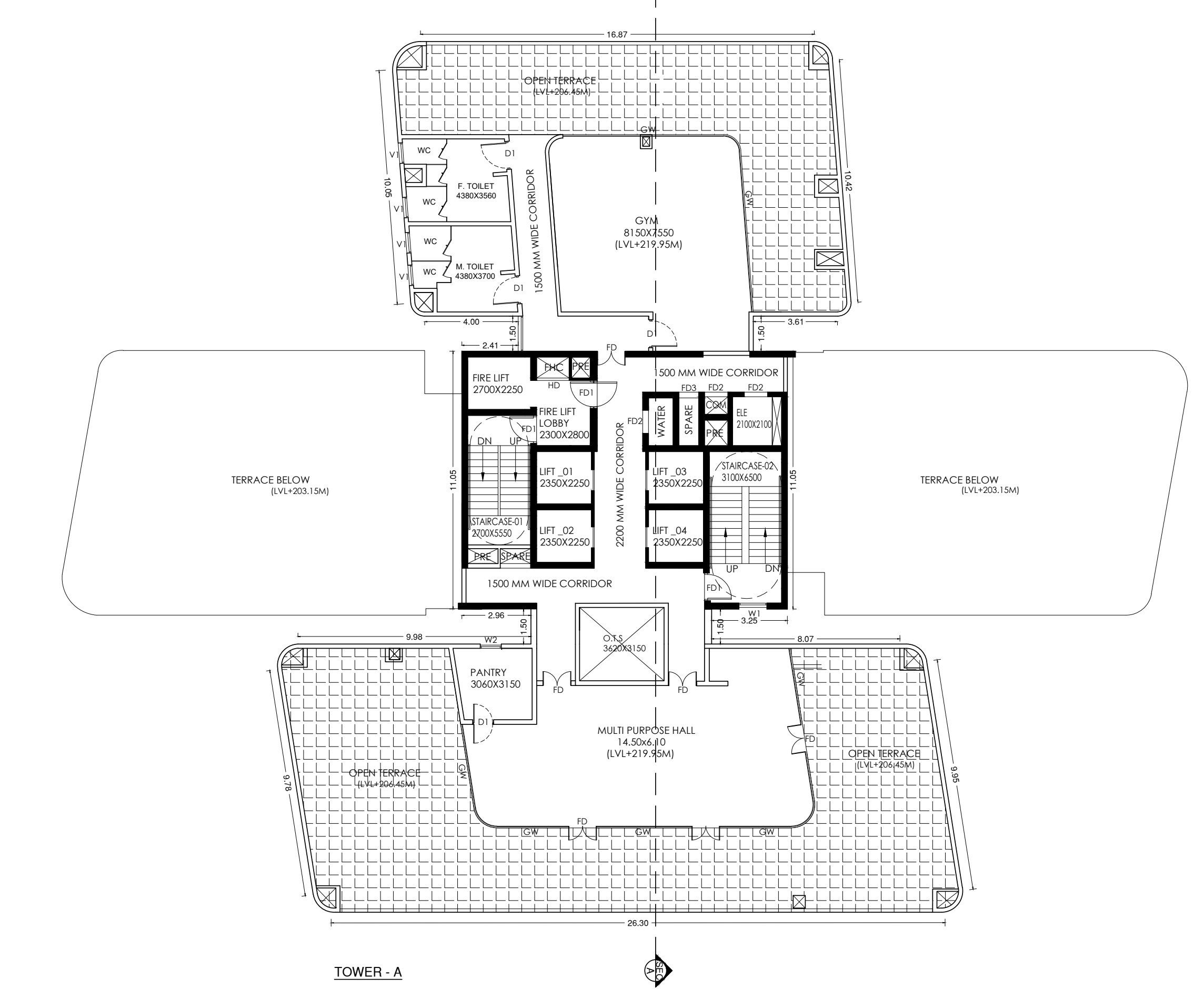
TOWER - A
TYPICAL 7th, 11th, 15th, 19th, 23rd & 27th FLOOR PLAN
NO.OF UNITS (05 X 06) = 30 Units



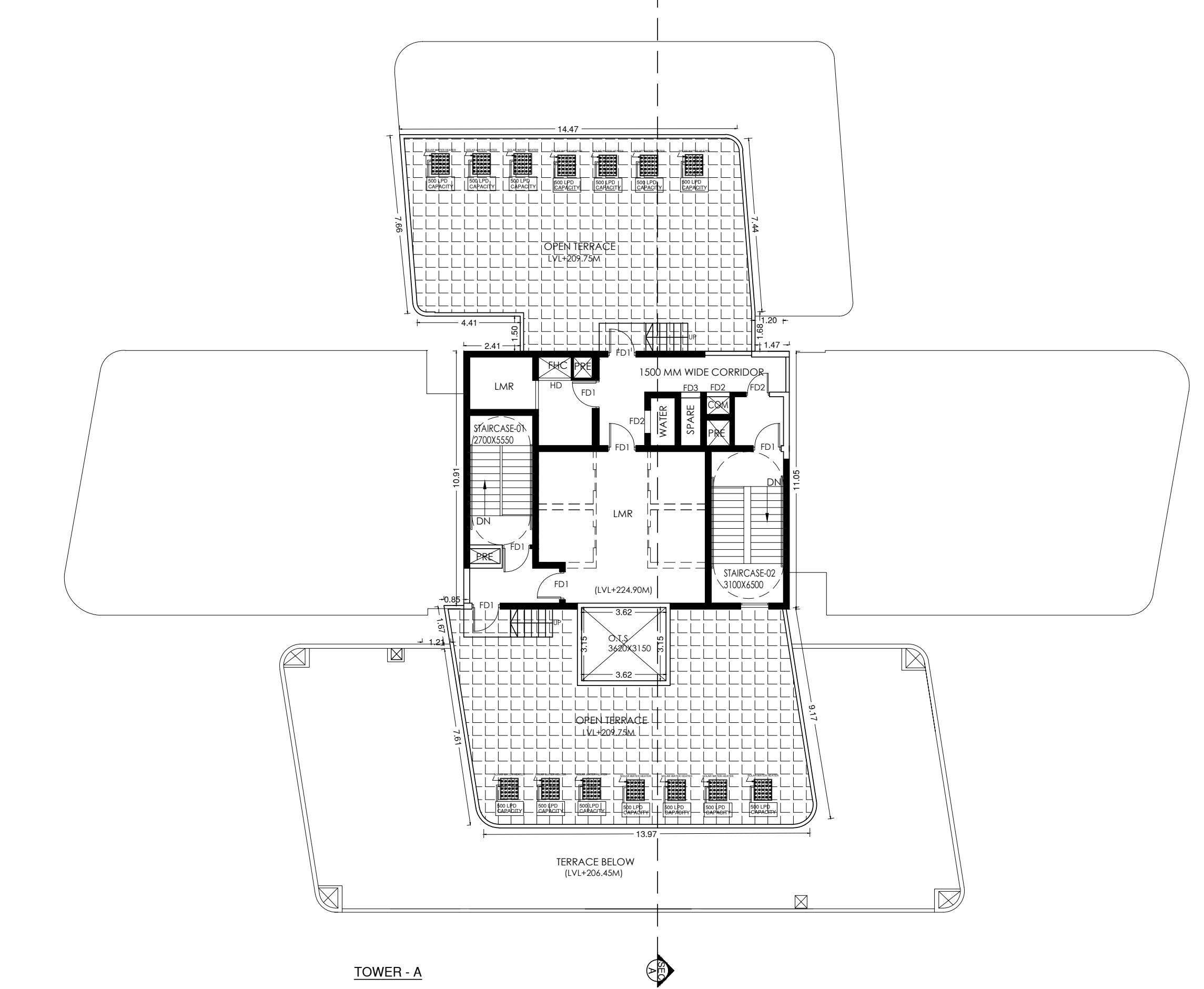
TOWER - A
TYPICAL 17th & 26th FLOOR PLAN
NO.OF UNITS (05 X 02) = 10 Units



TOWER - A
30th FLOOR PLAN
NO.OF UNITS = 03 Units

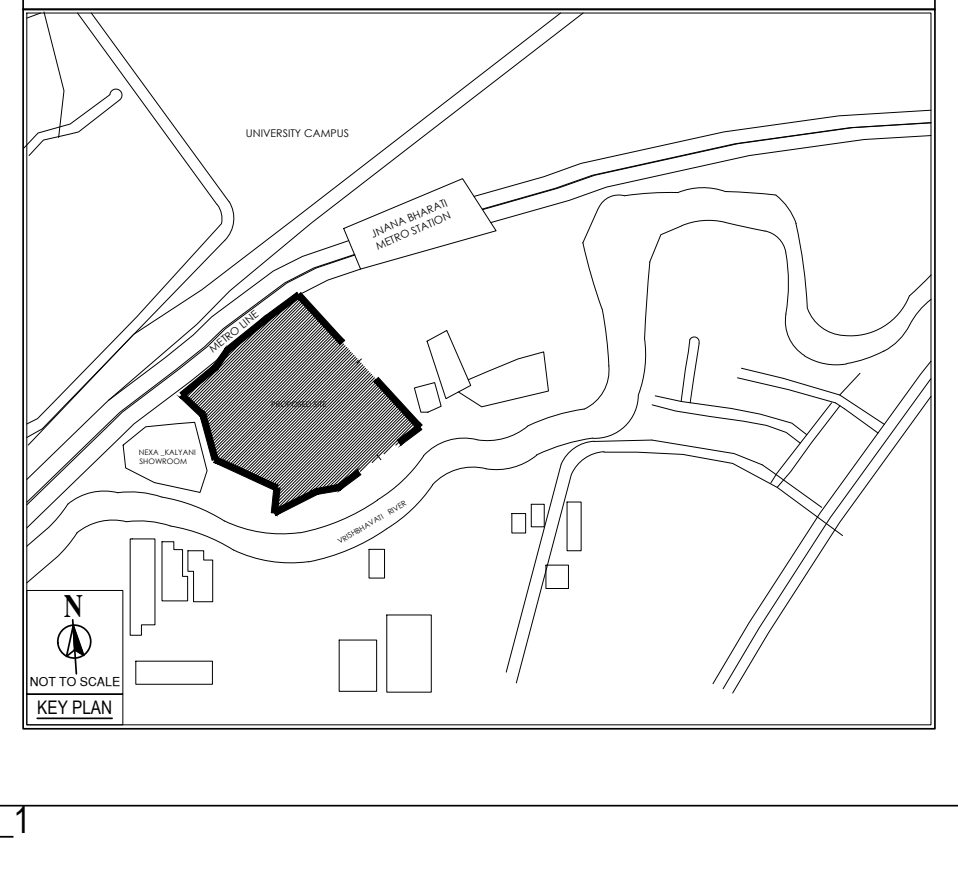


TOWER - A
31st FLOOR PLAN
(AMENITIES FLOOR)

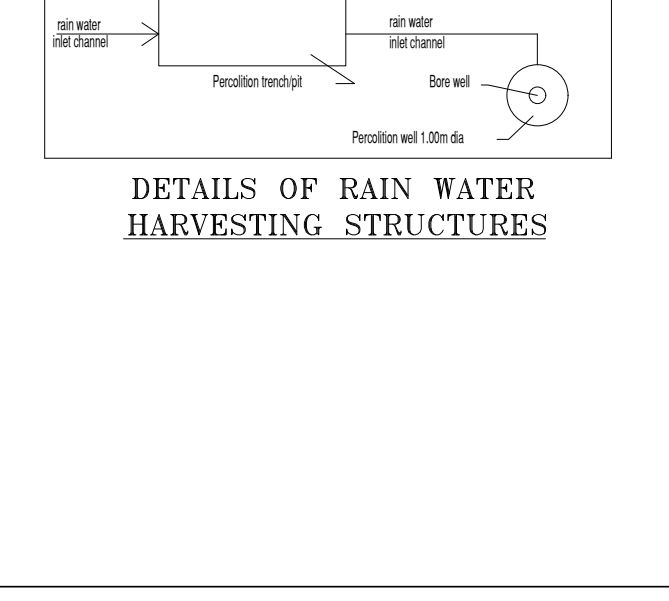


TOWER - A
TERRACE FLOOR PLAN

LOCATION MAP (N.T.S)



KEY PLAN



DETAILS OF RAIN WATER HARVESTING STRUCTURES

	SCHEDULE OF OPENINGS (All dimensions are in mm)					
	Tag	Description	Width	Height	Sill	Lintel
		Door schedule				
door						
	D1	Flushed Door	1200	2100	-	2100
	D2	Disabled toilet Door	1200	2100	-	2100
	D3	Flushed Door	1500	2100	-	2100
	GD1	Glazed door	1500	2100	-	2100
	GD2	Glazed door	1500	2100	-	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	HD	Hydrant door	1000	1650	750	2100
	HD1	Hydrant door	900	1650	750	2100
Glazing		Glazing schedule				
	LG1	Lobby glazing				
	LG2	Lobby glazing				
	LG3	Lobby glazing				
	LG4	Lounge glazing				
	CG1	Clubhouse glazing				
	CG2	Clubhouse glazing				

UserDefinedMetric (2000.00 x 900.00MM)_1

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total		6902.50		52291.33

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.52291.33 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"

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N
SCALE : 1:150

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :
TOWER- A
3rd, TYPICAL 4th to 6th, 8th to 10th,12th to 14th, 16th, 18th, 20th to 22nd, 24th, 25th, 28th & 29th, TYPICAL 7th, 11th, 15th, 19th, 23rd & 27th, 30th, 31st (AMENITIES FLOOR) & TERRACE FLOOR PLAN

SHEET NO : 7

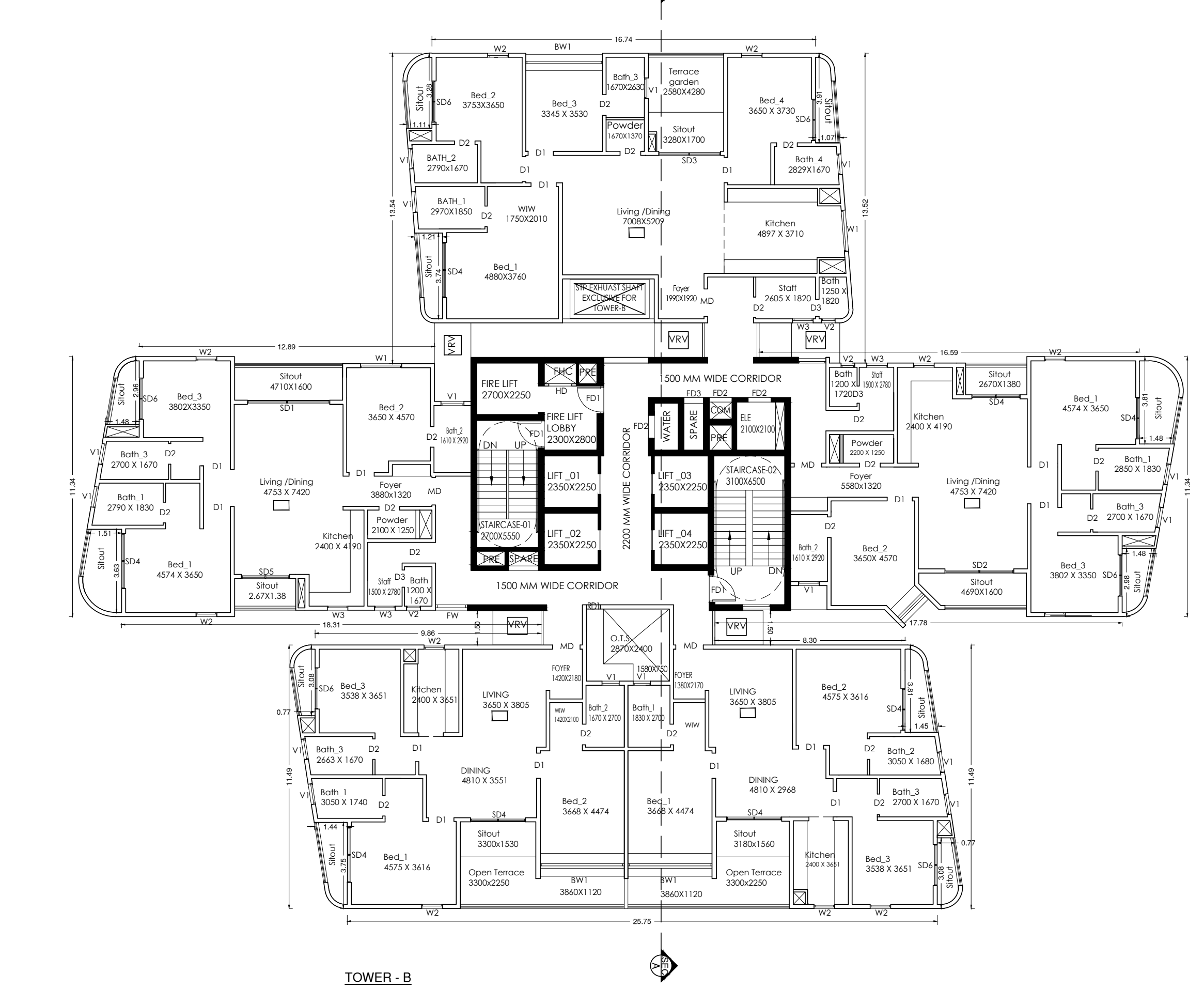
SANCTIONING AUTHORITY :

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

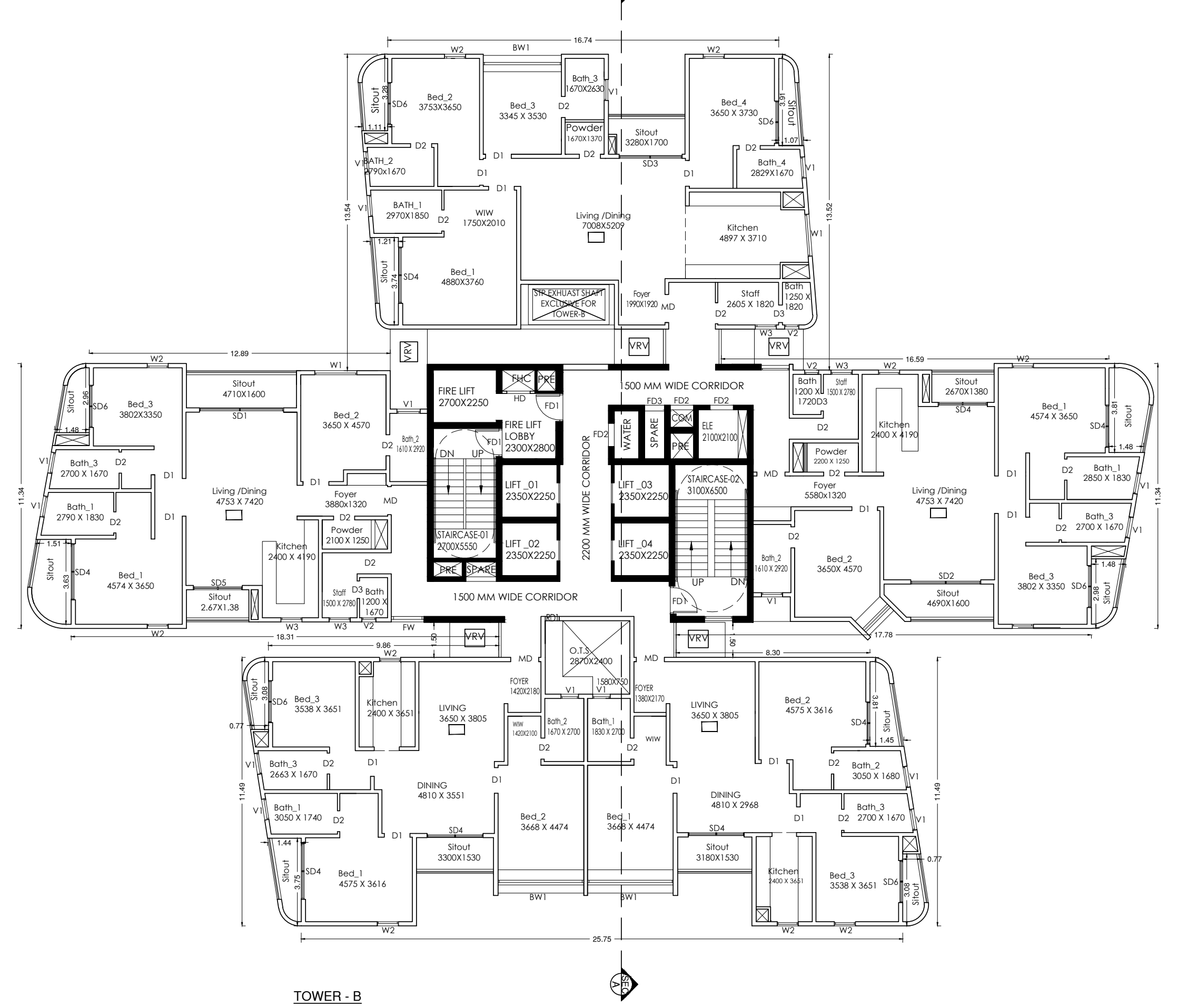
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – SOUTH

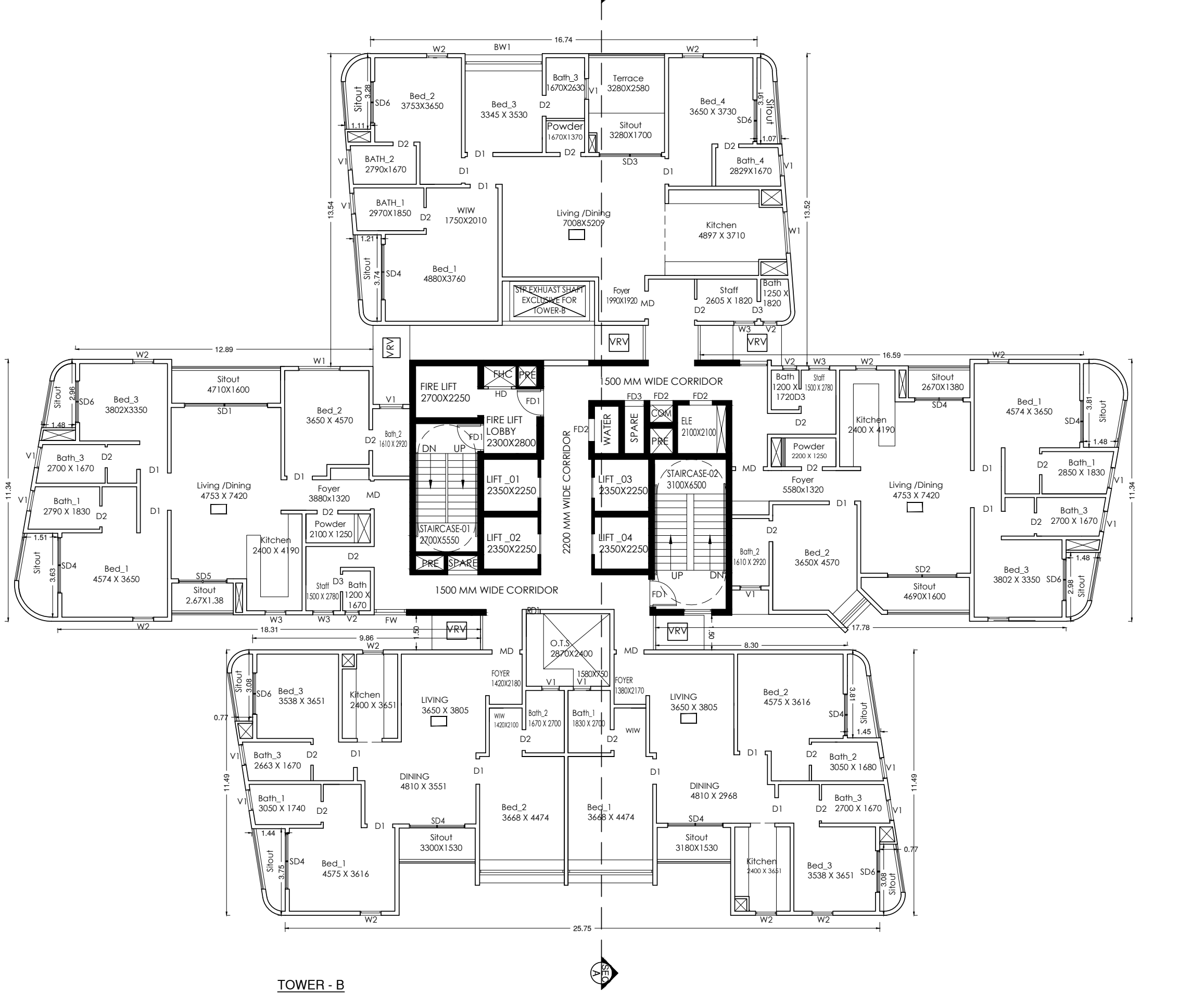
Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26



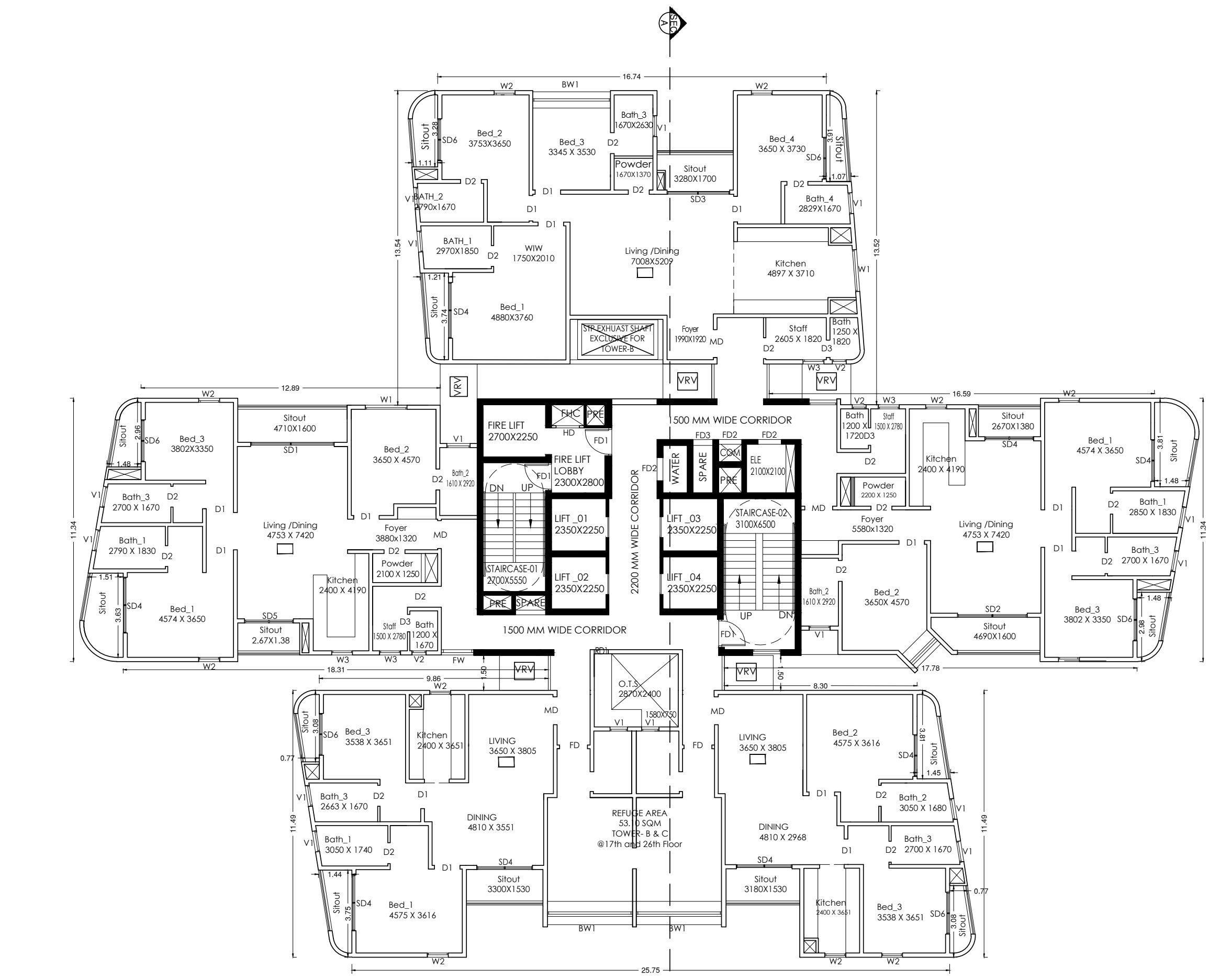
TOWER - B
3rd FLOOR PLAN
NO.OF UNITS = 05 Units
(LVL=114.50M)



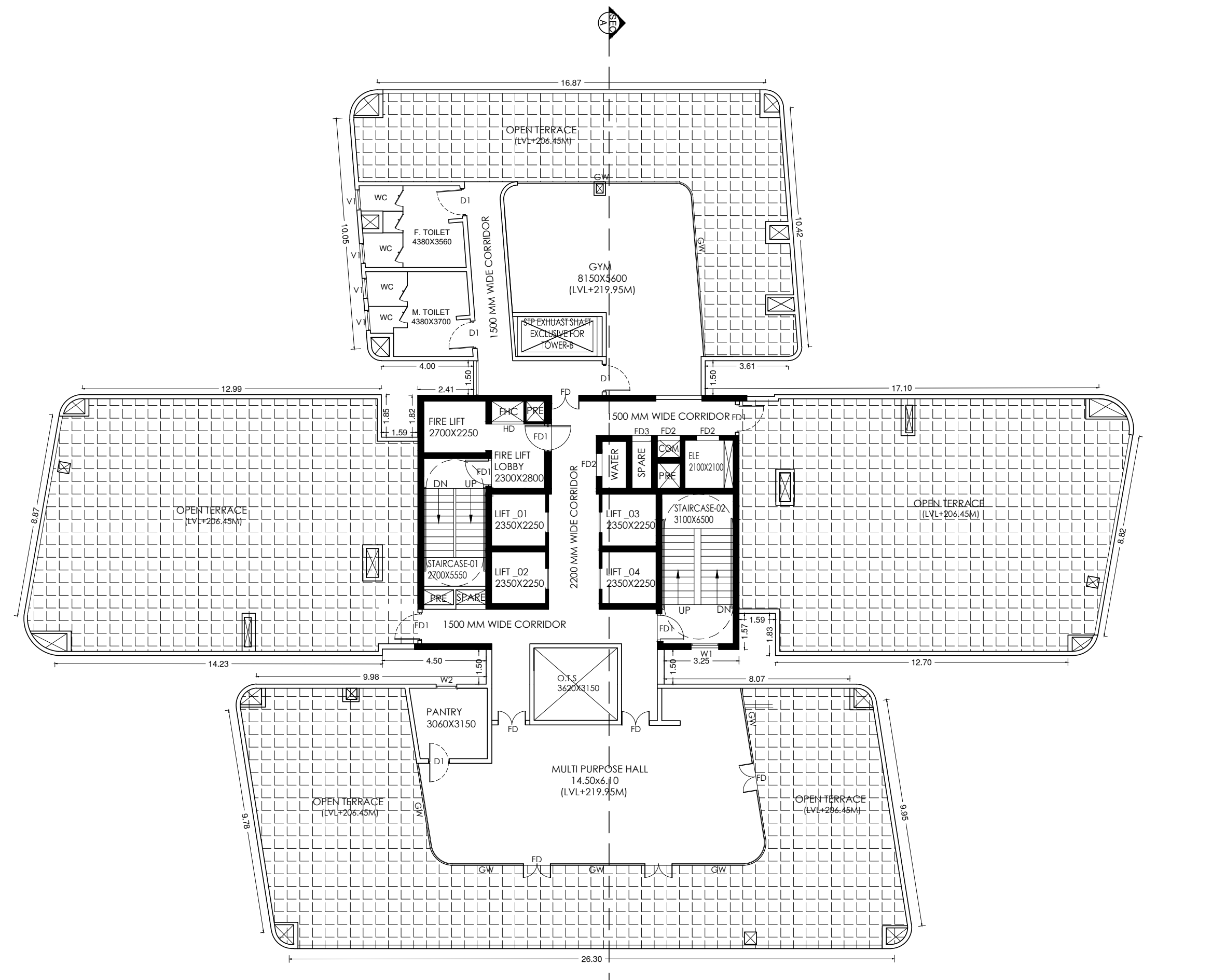
TOWER - B
TYPICAL 4th to 6th, 8th to 10th,12th to 14th, 16th, 18th, 20th to 22nd, 24th, 25th, 28th, 29th & 30th FLOOR PLAN
NO.OF UNITS (05 X 19) = 95 Units



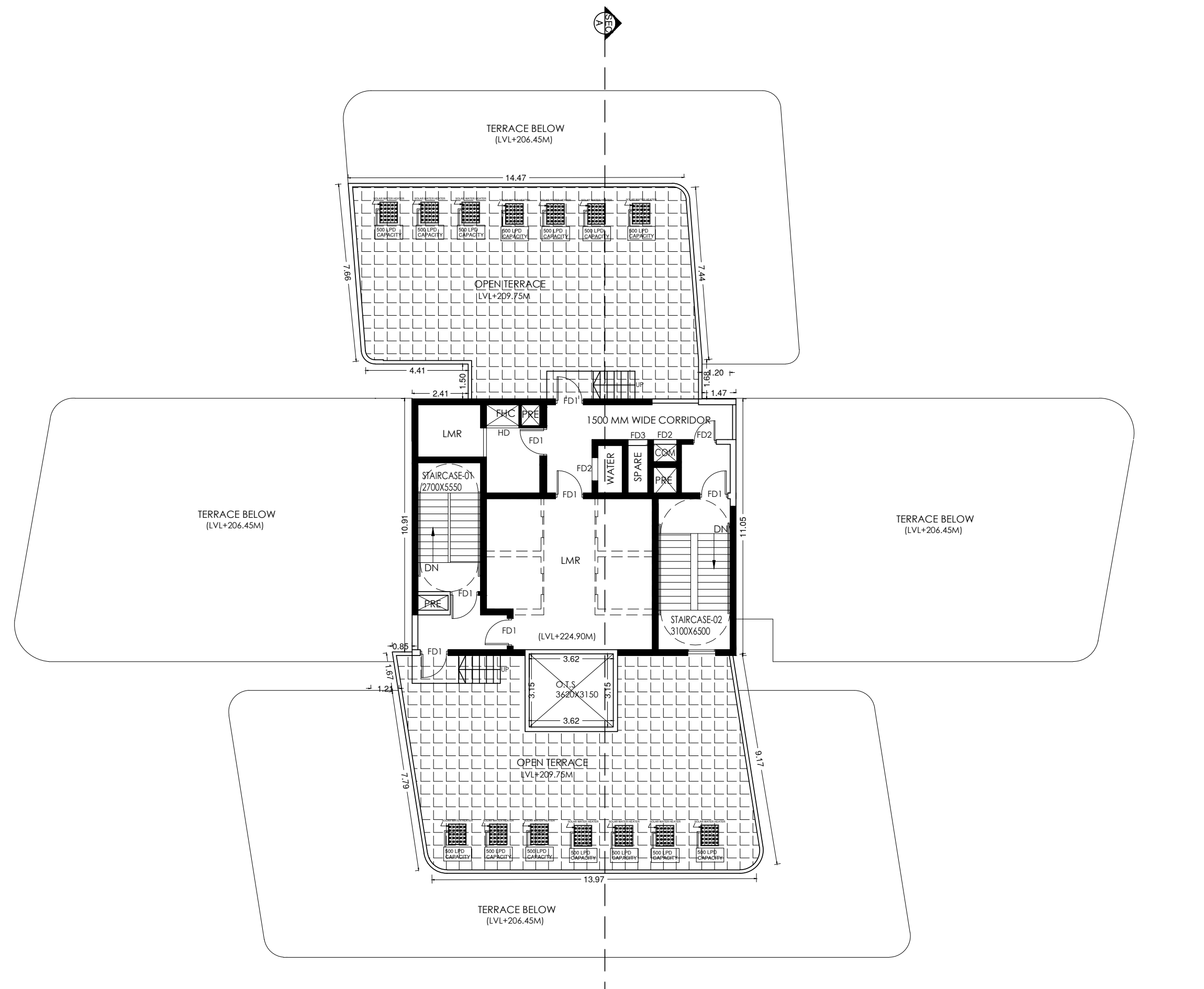
TOWER - B
TYPICAL 7th, 11th, 15th, 19th, 23rd & 27th FLOOR PLAN
NO.OF UNITS (05 X 06) = 30 Units



TOWER - B
TYPICAL 17th & 26th FLOOR PLAN
NO.OF UNITS (05 X 02) = 10 Units

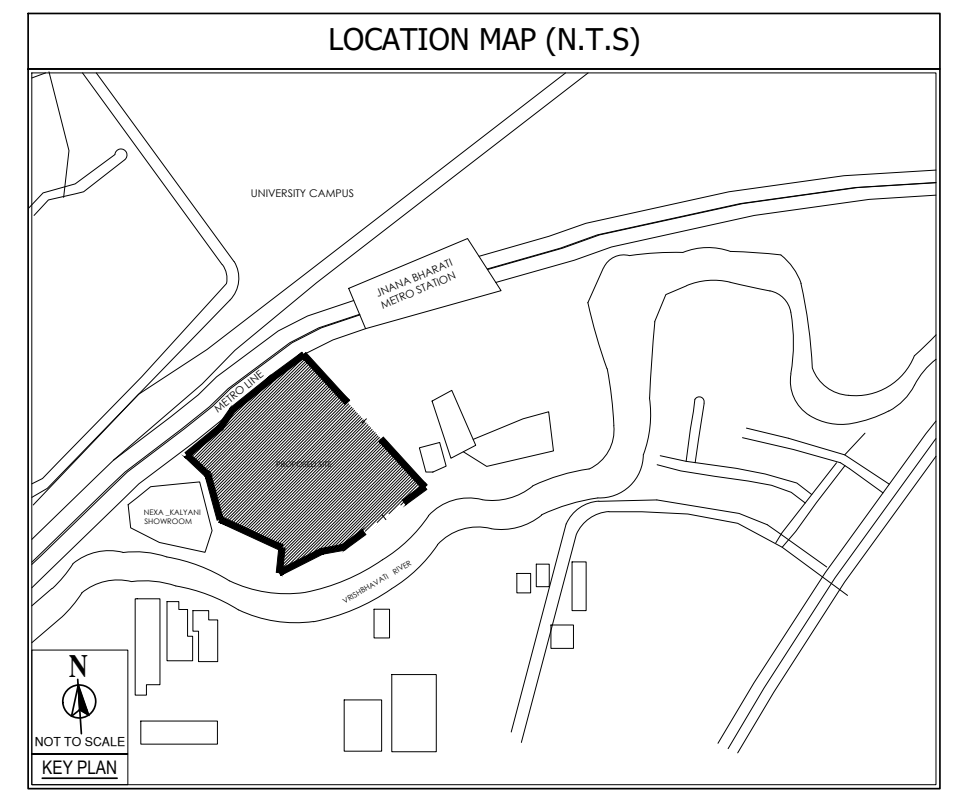


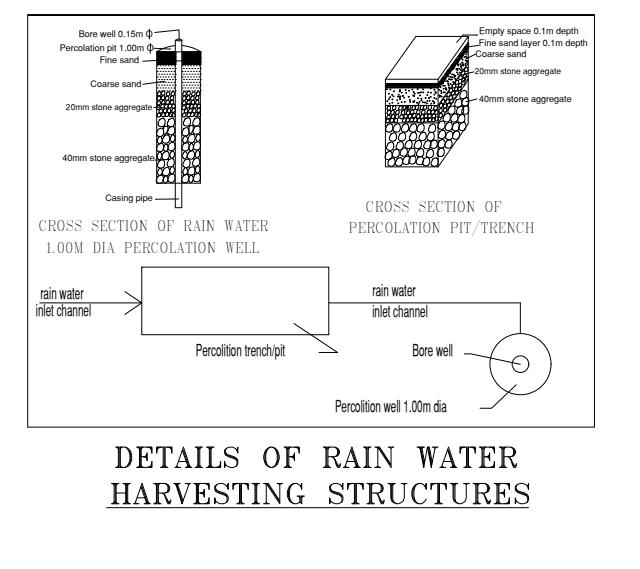
TOWER - C
31st FLOOR PLAN
(AMENITIES FLOOR)



TOWER - B
TERRACE FLOOR PLAN

LOCATION MAP (N.T.S)





DETAILS OF RAIN WATER HARVESTING STRUCTURES

	SCHEDULE OF OPENINGS (All dimensions are in mm)					
	Tag	Description	Width	Height	Sill	Lintel
		Door schedule				
door						
	D1	Flushed Door	1200	2100	-	2100
	D2	Disabled toilet Door	1200	2100	-	2100
	D3	Flushed Door	1500	2100	-	2100
	GD1	Glazed door	1500	2100	-	2100
	GD2	Glazed door	1500	2100	-	2100
Firedoor		Firedoor schedule				
	FD1	Firedoor	1200	2100	-	2100
	FD2	Firedoor	1000	2100	-	2100
	FD3	Firedoor	850	1650	750	2100
	HD	Hydrant door	1000	1650	750	2100
	HD1	Hydrant door	900	1650	750	2100
Glazing		Glazing schedule				
	LG1	Lobby glazing				
	LG2	Lobby glazing				
	LG3	Lobby glazing				
	LG4	Lounge glazing				
	CG1	Clubhouse glazing				
	CG2	Clubhouse glazing				

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total		6902.50		52291.33

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N
SCALE : 1:150

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

Mishra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

M. Srikumar

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :
TOWER- B
3rd, TYPICAL 4th to 6th, 8th to 10th,12th to 14th, 16th, 18th, 20th to 22nd, 24th, 25th, 28th, 29th & 30th, TYPICAL 7th, 11th, 15th, 19th, 23rd & 27th, TYPICAL 17th & 26th, 31st (AMENITIES FLOOR) &
TERRACE FLOOR PLAN

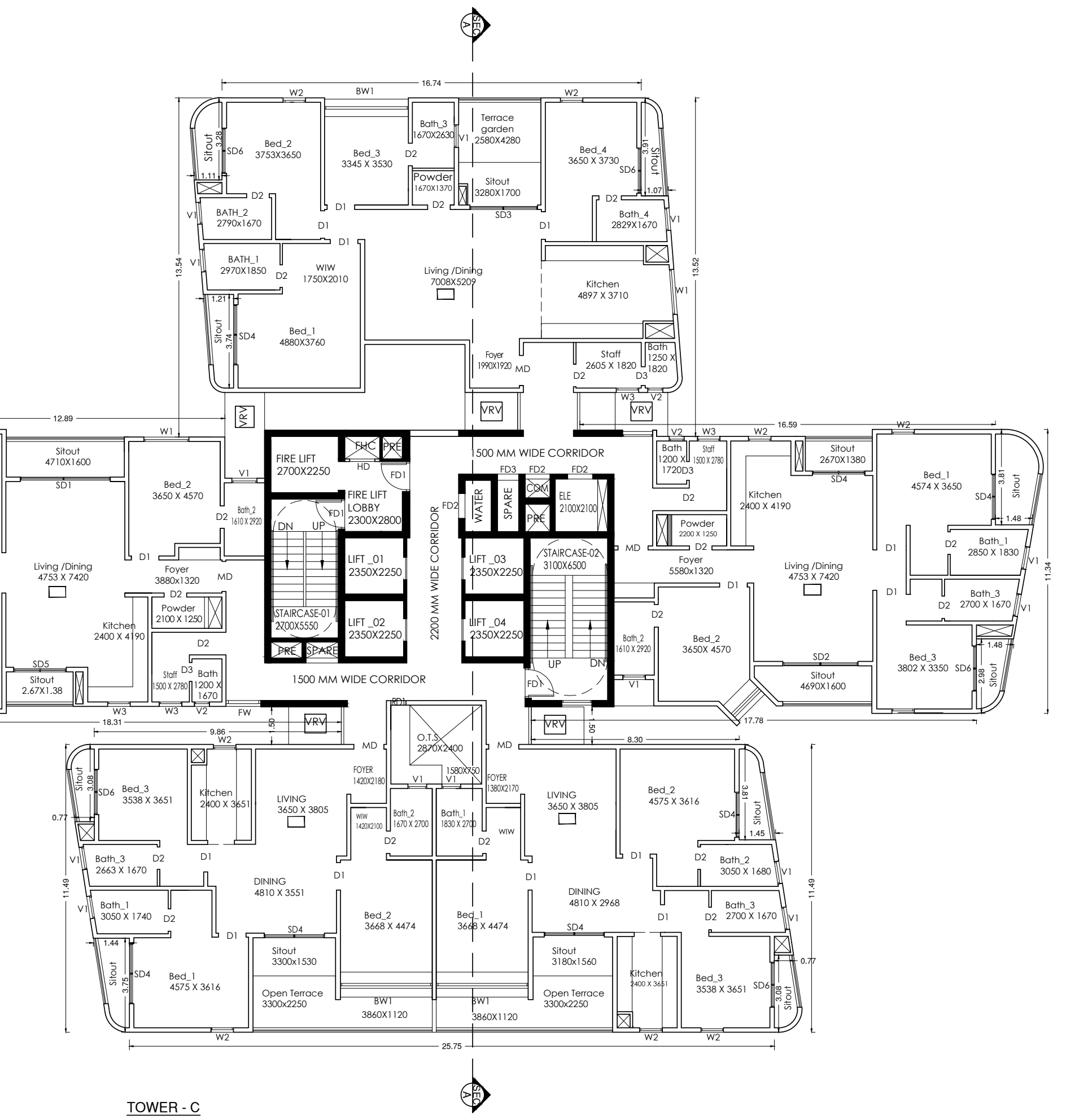
SHEET NO : 8

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 – SOUTH

Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

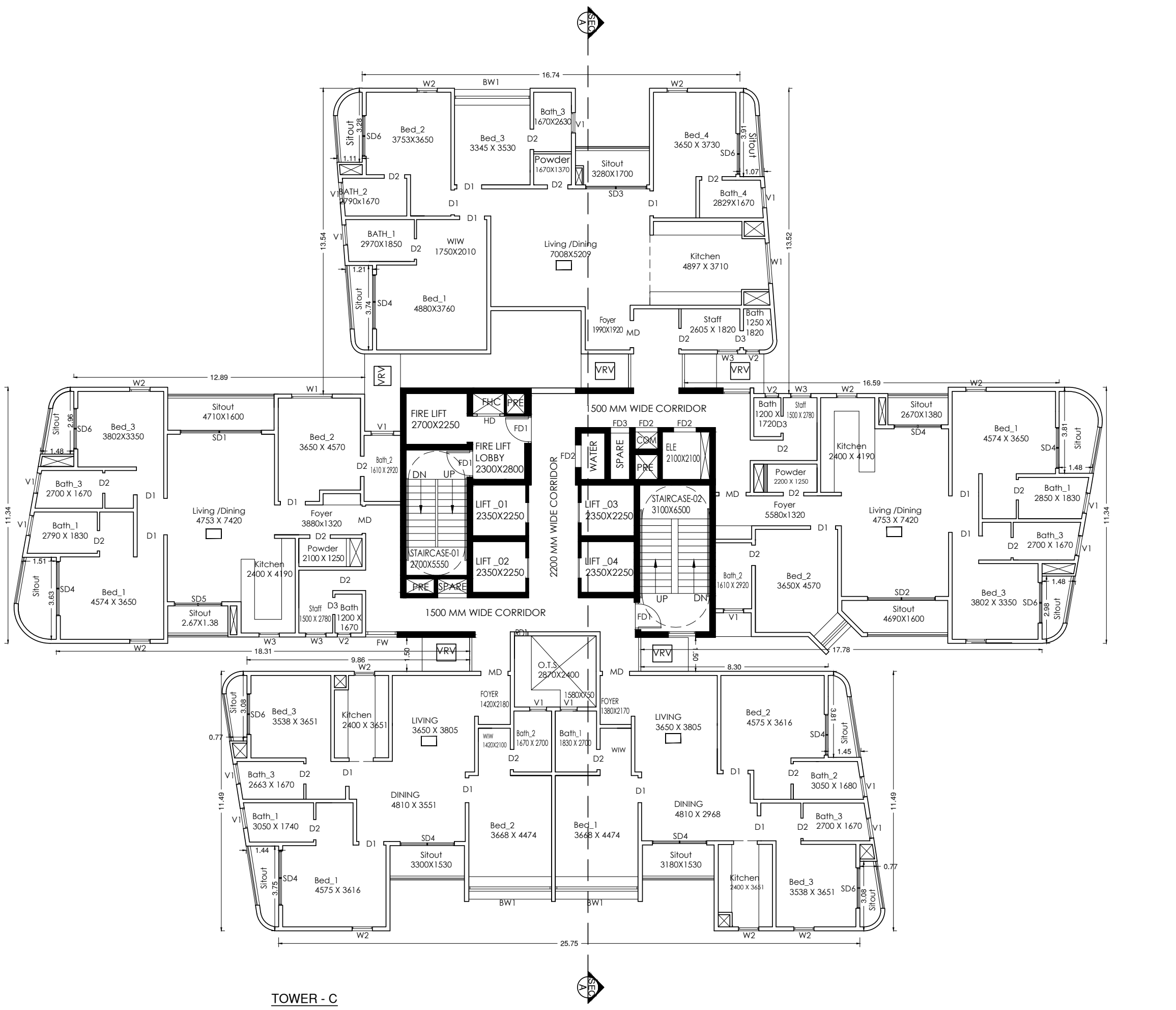


TOWER - C

3rd FLOOR PLAN

NO.OF UNITS = 05 Units

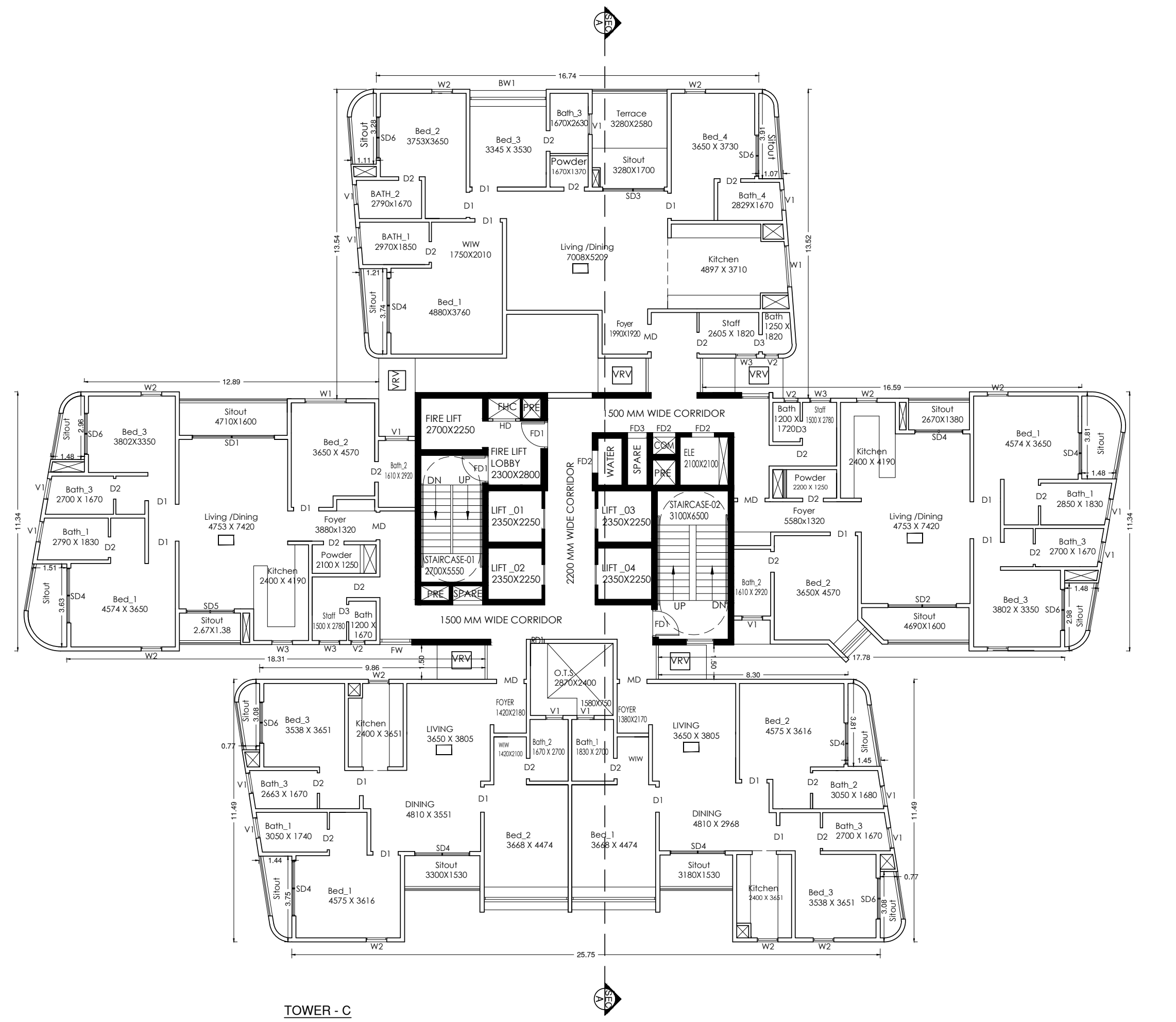
(LVL+[illegible])



TOWER - C

TYPICAL 4th to 6th, 8th to 10th,12th to 14th, 16th, 18th, 20th to 22nd, 24th, 25th, 28th, 29th & 30th FLOOR PLAN

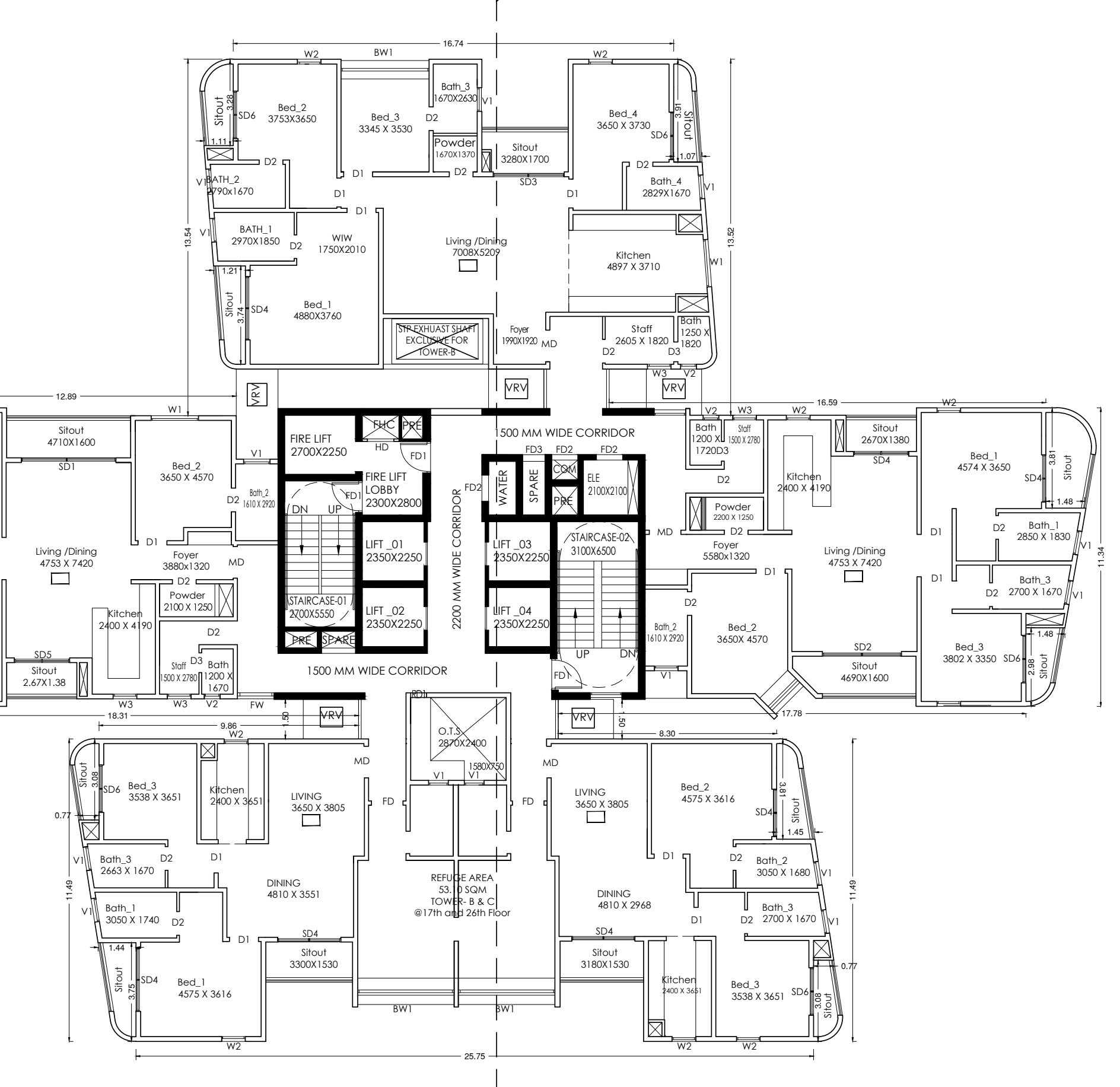
NO.OF UNITS (05 X 19) = 95 Units



TOWER - C

TYPICAL 7th, 11th, 15th, 19th, 23rd & 27th FLOOR PLAN

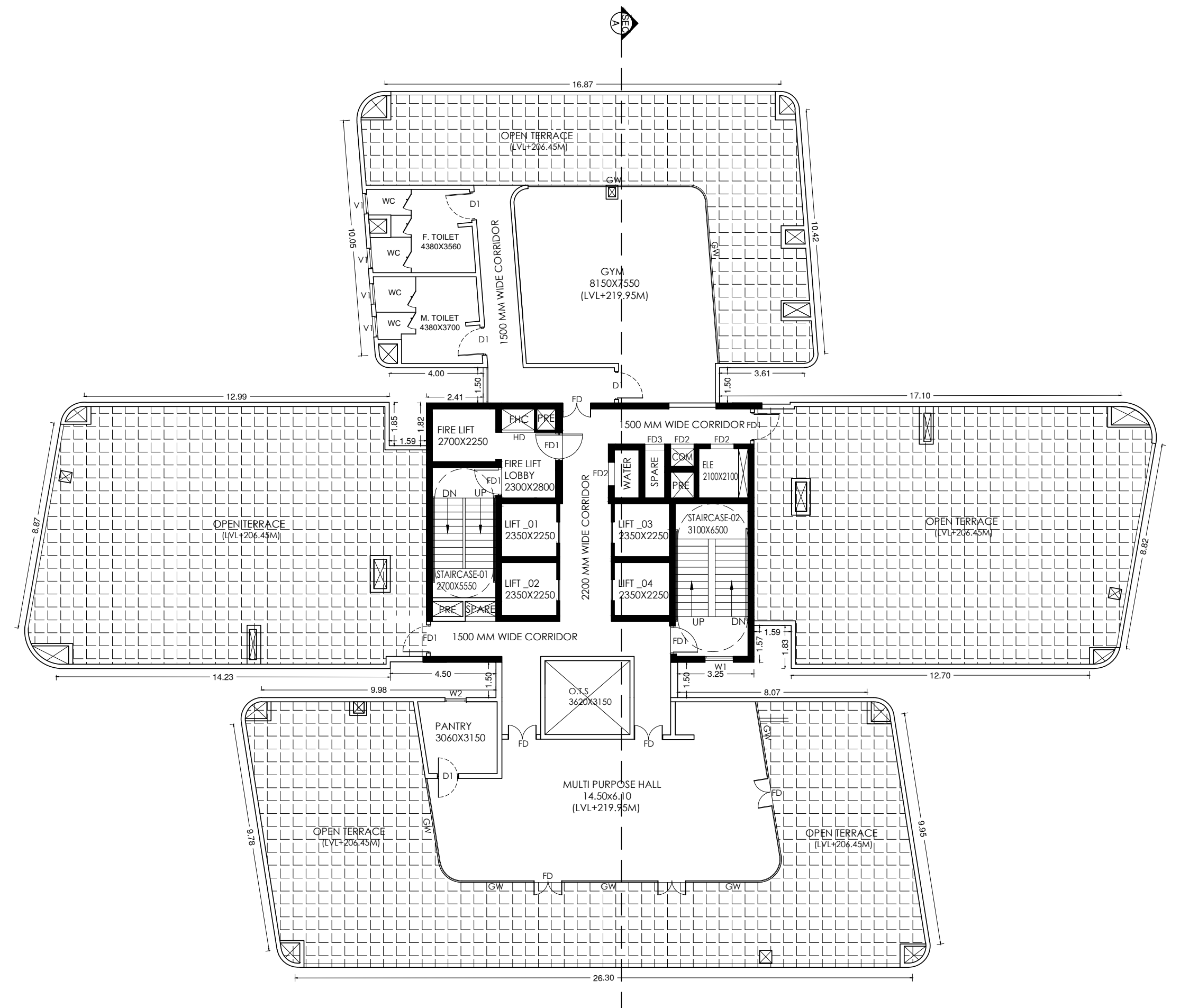
NO.OF UNITS (05 X 06) = 30 Units



TOWER - C

TYPICAL 17th & 26th FLOOR PLAN

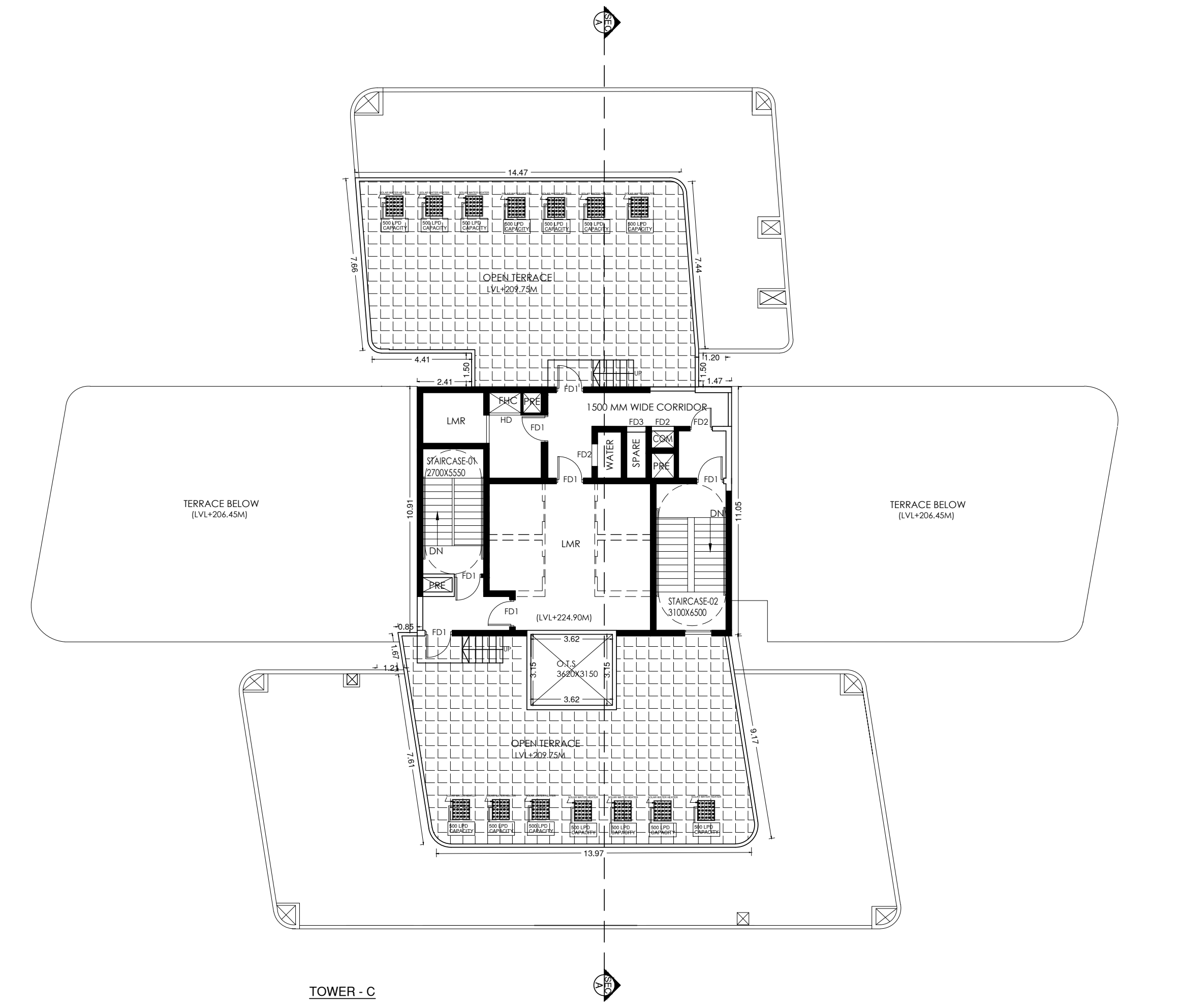
NO.OF UNITS (05 X 02) = 10 Units



TOWER - C

31st FLOOR PLAN

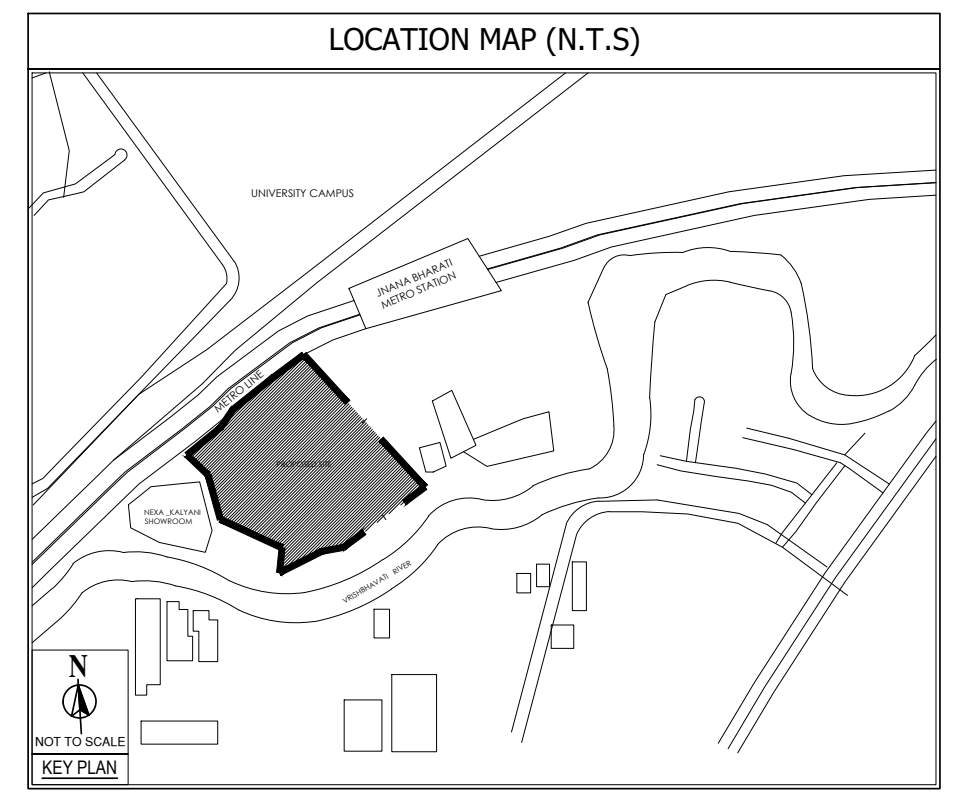
(AMENITIES FLOOR)



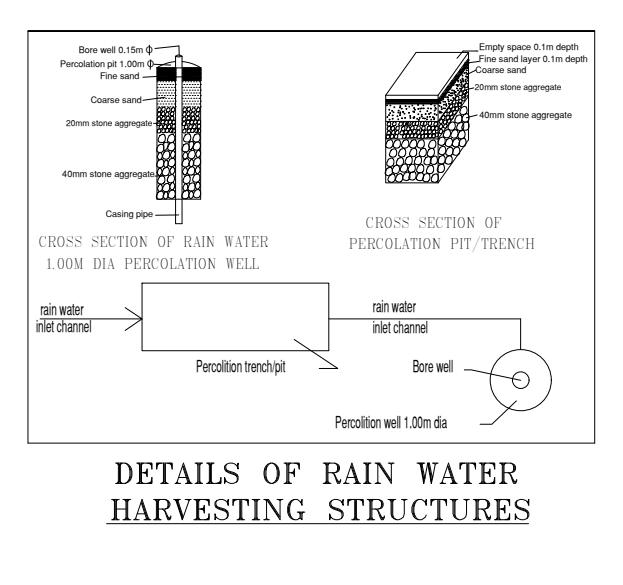
TOWER - C

TERRACE FLOOR PLAN

LOCATION MAP (N.T.S)



KEY PLAN



DETAILS OF RAIN WATER HARVESTING STRUCTURES

SCHEDULE OF OPENINGS (All dimensions are in mm)

Tag	Description	Width	Height	Sill	Lintel
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total		6902.50		52291.33

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

N

SCALE : 1:150

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :
TOWER- C
3rd, TYPICAL 4th to 6th, 8th to 10th,12th to 14th, 16th, 18th, 20th to 22nd, 24th, 25th, 28th, 29th & 30th, TYPICAL 7th, 11th, 15th, 19th, 23rd & 27th, TYPICAL 17th & 26th, 31st (AMENITIES FLOOR) & TERRACE FLOOR PLAN

SHEET NO : 9

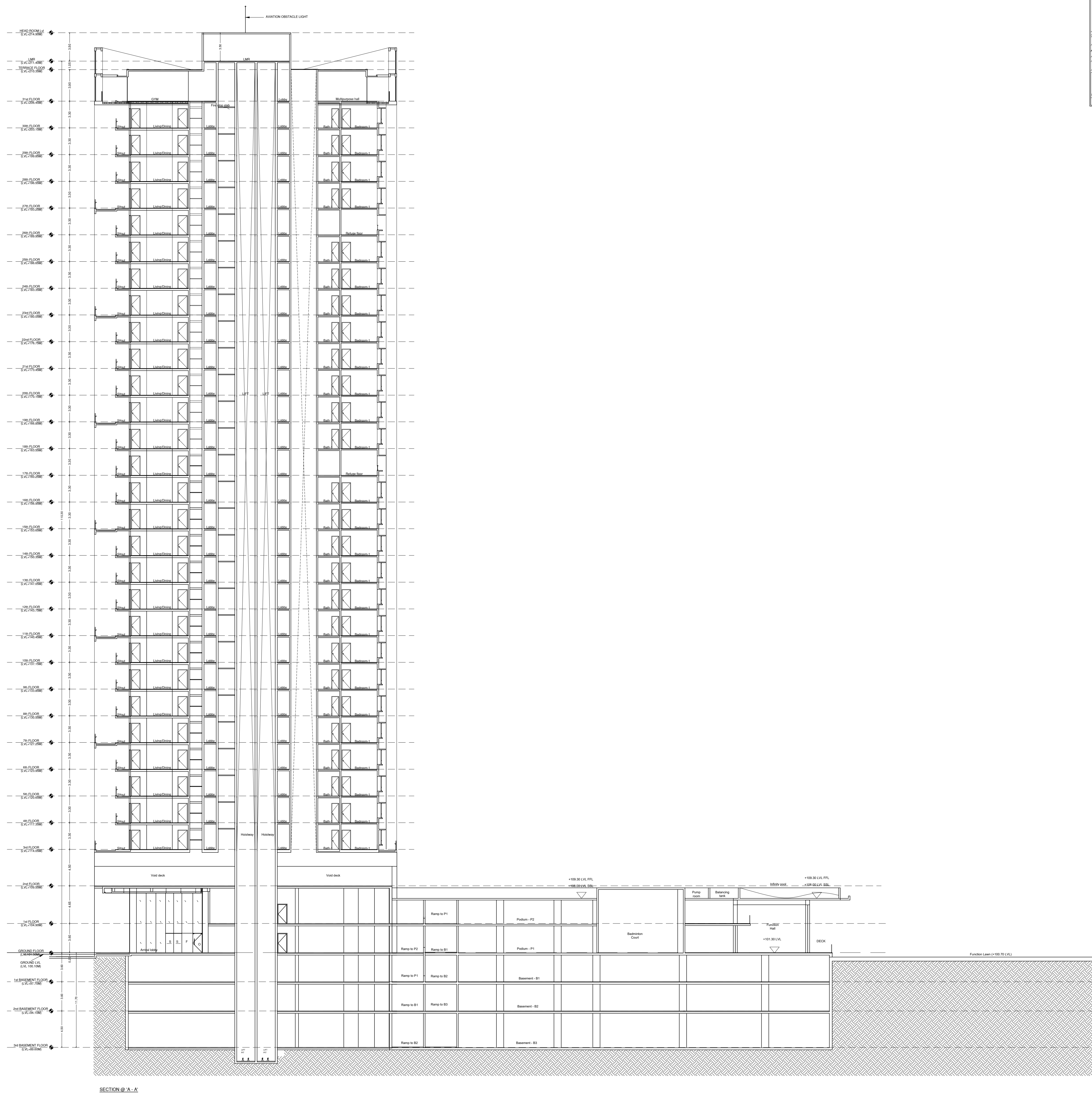
SANCTIONING AUTHORITY :

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

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

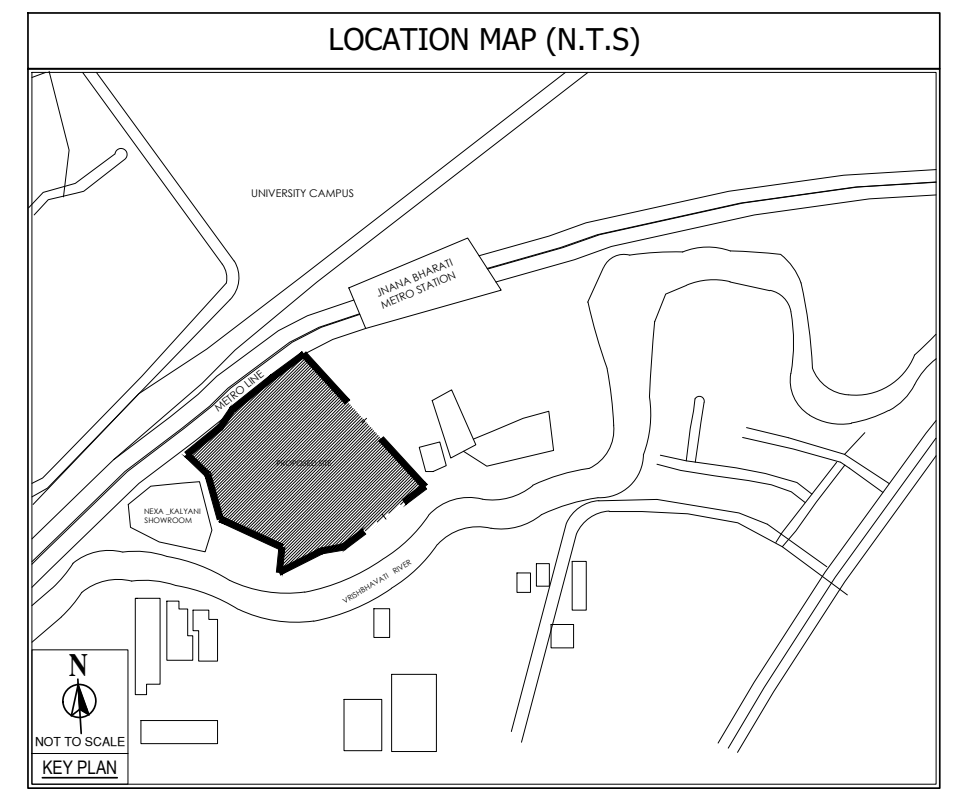
HO – SOUTH

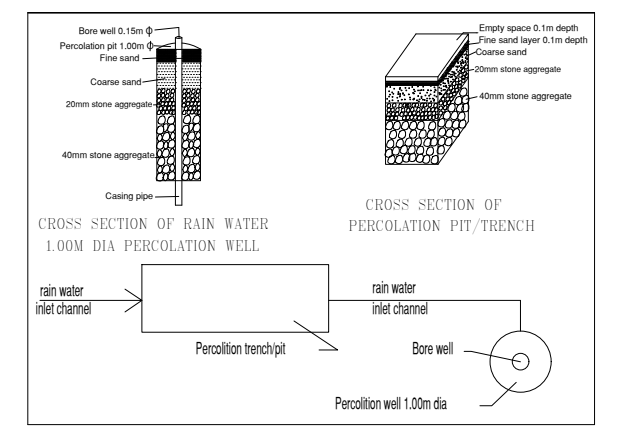
Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26



SECTION @ A - A

LOCATION MAP (N.T.S)





DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total	6902.50		52291.33	

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :

SECTION

SHEET NO : 10

SANCTIONING AUTHORITY :

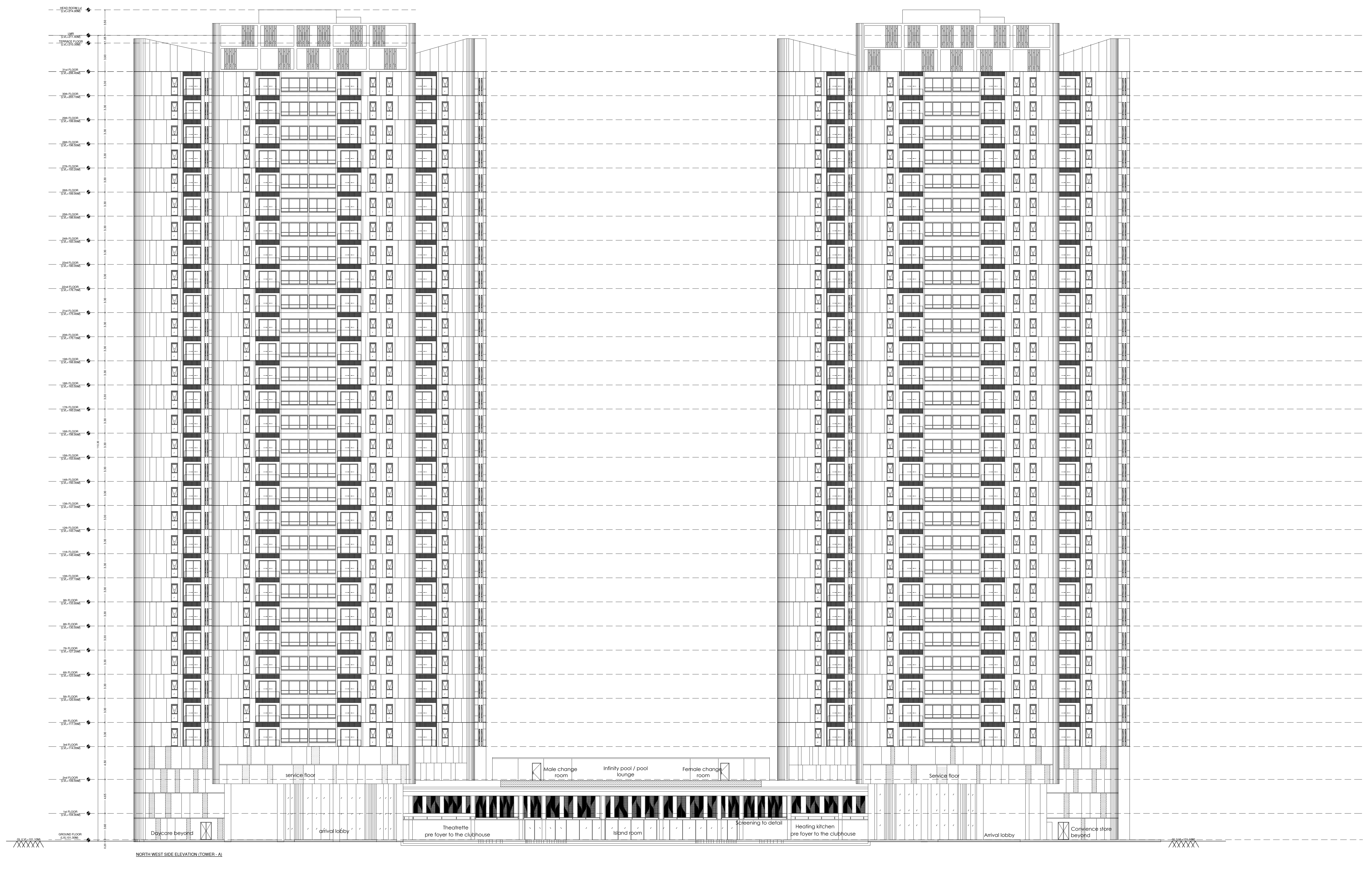
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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 – SOUTH

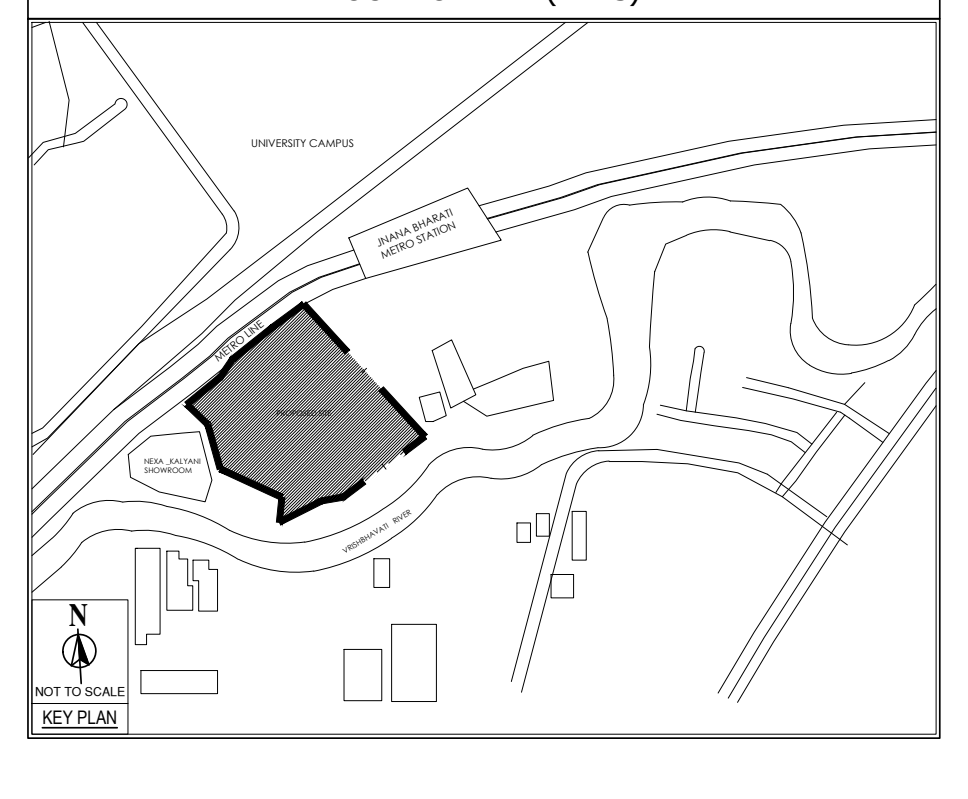
Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26

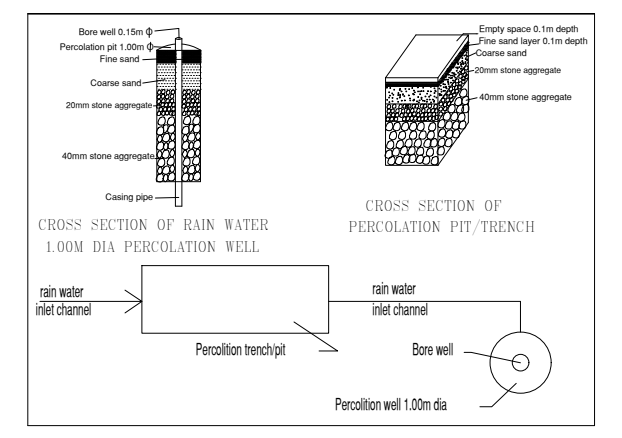
UserDefinedMetric (2000.00 x 900.00MM)_1



NORTH WEST SIDE ELEVATION (TOWER - A)

LOCATION MAP (N.T.S)





DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block :TOWER A (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	313.31	313.31	00	355.91
Thirtieth Floor	674.25	28.43	645.82	41.88	27.22	0.00	0.75	0.00	0.00	0.00	575.97	575.97	03	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.84	31.69	982.15	41.88	27.22	0.00	0.75	0.00	51.16	0.00	861.14	861.14	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	0.00	0.00	912.31	912.31	05	0.00
Second Floor	3388.93	3145.44	243.49	139.39	81.66	0.00	2.25	0.00	0.00	0.00	20.19	20.19	00	161.81
First Floor	7365.81	1649.39	5716.42	139.39	81.66	0.00	0.00	288.00	0.00	4830.05	377.32	377.32	00	377.32
Ground Floor	7229.23	1213.24	6015.99	139.39	81.66	0.00	0.00	288.00	0.00	4722.16	784.78	784.78	00	784.78
Basement First Floor	12446.36	1119.65	11326.71	200.26	92.01	0.00	0.00	288.00	0.00	10746.44	0.00	0.00	00	0.00
Basement Second Floor	12333.31	1342.79	10990.53	200.26	92.01	0.00	0.00	288.00	0.00	10410.26	0.00	0.00	00	0.00
Basement Third Floor	12333.31	0.00	12333.31	200.26	92.01	0.00	0.00	360.00	0.00	11681.04	0.00	0.00	00	0.00
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
Total Number of Same Blocks :	1													
Total:	83699.86	9380.77	74319.09	2318.29	1318.50	52.43	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1680

Block :TOWER B (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.34	32.84	376.50	41.88	27.22	0.00	0.75	0.00	306.65	306.65	00	349.27
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349.27
Total Number of Same Blocks :	1											
Total:	28942.50	920.16	28022.34	1299.34	797.49	52.43	21.75	100.90	25750.43	25750.43	140	349

Block :TOWER C (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	145.36	0.00	145.36	84.82	8.11	52.43	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	409.36	26.20	383.16	41.88	27.22	0.00	0.75	0.00	313.31	313.31	00	355.91
Thirtieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyeighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyseventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Twentyfifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentythird Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentysecond Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentyfirst Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twentieth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Nineteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventeenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	50.45	861.86	861.86	05	0.00
Sixteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Thirteenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Twelfth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eleventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Tenth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Ninth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Eighth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Seventh Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Sixth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fifth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Fourth Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Third Floor	1013.85	31.69	982.16	41.88	27.22	0.00	0.75	0.00	912.31	912.31	05	0.00
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	355.91
Total Number of Same Blocks :	1											
Total:	28942.52	913.52	28029.00	1299.34	797.49	52.43	21.75	100.90	25757.09	25757.09	140	356

Block :CLUB HOUSE (AMENITIES BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.19	0.00	26.19	15.84	0.00	10.35	0.00	0.00	0.00	0.00
Second Floor	173.40	9.67	163.73	60.47	10.35	0.00	0.00	92.91	92.91	153.38
First Floor	693.91	238.35	455.56	60.47	10.35	0.00	0.00	384.74	384.74	445.21
Ground Floor	1105.06	5.46	1099.60	60.47	10.35	0.00	64.61	964.17	964.17	1024.63
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623.22
Total Number of Same Blocks :	1									
Total:	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	1441.82	1441.82	1623

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	Recreational Space	Parking	Resi.			
TOWER A (RESIDENTIAL APARTMENT BUILDING)	1	83699.85	9380.77	74319.09	2318.29	1318.50	52.43	0.00	24.00	1512.00	102.32	42389.95	26601.60	26601.60	138	1679.82
TOWER B (RESIDENTIAL APARTMENT BUILDING)	1	28942.50	920.16	28022.34	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25750.43	25750.43	140	349.27
TOWER C (RESIDENTIAL APARTMENT BUILDING)	1	28942.52	913.52	28029.00	1299.34	797.49	52.43	0.00	21.75	0.00	100.90	0.00	25757.09	25757.09	140	355.91
CLUB HOUSE (AMENITIES BUILDING)	1	1998.56	253.48	1745.08	197.25	31.05	10.35	64.61	0.00	0.00	0.00	0.00	1441.82	1441.82	00	1623.22
Grand Total:	4	143583.43	11467.93	132115.51	5114.22	2944.53	167.64	64.61	67.50	1512.00	304.12	42389.95	79550.94	79550.94	418.00	4008.22

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
CLUB HOUSE (AMENITIES BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	138	-
TOWER B (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
TOWER C (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	140	-
	Total :		-	-	-	-	418	1385

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	418	5747.50	1092	15015.00
Two Stack.Car	-	-	293	4028.75
Visitor's Car Parking	42	577.50	0	0.00
Total Car	460	6325.00	1385	19043.75
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	33247.58
Total		6902.50		52291.33

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 2439652721
, Kenchenahalli Village, Kengeri Hobli, Bangalore, Bangalore.
a).Consist of for :3Basement + 1Ground + 31
for :29
for :29
for :1Ground + 2 UF only

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

3.52291.33 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"

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

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/4616/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2439652721	
Nature of Sanction: NEW	City Survey No.: 15/2,15/3,16/1	
Location: RING-III	Khata No. (As per Khata Extract): 2439652721	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 2439652721	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli Village, Kengeri Hobli, Bangalore	
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	26405.52
Deduction for NetPlot Area		
Surrender Free of Cost		704.52
Kharabland Area		556.44
Total		1260.96
NET AREA OF PLOT	(A-Deductions)	25144.56
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		704.52
Amenity Area		1292.45
Kharabland Area		556.44
Total		2553.41
BALANCE AREA OF PLOT	(A-Deductions)	23852.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		11926.05
Proposed Coverage Area (38.07 %)		9079.90
Achieved Net coverage area (38.07 %)		9079.90
Balance coverage area left (11.93 %)		2846.15
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		79809.02
Total Perm. FAR area (3.25)		79809.02
Residential FAR (100.00%)		79550.56
Proposed FAR Area		79550.56
Achieved Net FAR Area (3.24)		79550.56
Balance FAR Area (0.01)		258.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		132115.51
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		132130.51

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SATTVA RESI PVT LTD REP BY DIRECTOR P K MISHRA GPA HOLDER FOR M/S ANUSHKA CONSTRUCTIONS PVT LTD 3, 4th Floor, Salarpuria windsor, ulsorr road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J61, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT
E-KHATHA NO. 2439652721, Sy Nos. 15/2, 15/3 & 16/1,
KENCHANAHALLI VILLAGE, KENGERI HOBLI,
BANGALORE SOUTH TALUK.

DRAWING TITLE :

ELEVATION

SHEET NO : 11

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 – SOUTH

Digitally signed by SAVITRI PATIL
Date: 18 Oct 2025 18:51:11
Project No.:PRJ/4616/25-26IN
Organization :Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0028/25-26