



Approval Date :

31. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high-rise structures which shall be got approved from the Competent Authority if necessary.

32. The Owner / Association of the high-rise building that conduct two major works in the building one below the ground and another during the summer and another complete unit / report of fire hazards.

33. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plan, without prior approval of the authority. This shall apply to the owner as the risk involved in contravention of the provisions of the Act, Rules, Regulations, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34. The Construction or reconstruction of building shall be commenced within a period of two (2) years from the 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 / footing of walls: columns of the chamber. Otherwise the plan sanction deemed cancelled.

35. The Applicant / Owner / Developer shall submit the form of the chamber EVSSSS specified in the DO Order No. EVSSSS-2009/19-20. Dated: 29-10-2019 regarding installation of treated water for all construction activities of plot up area more than 2000 Sq.mts

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

37. The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.

38. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as per defined in case of Apartment / group housing / multi dwelling /university/planet and at least Two Trees for single unit.

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

40. The Applicant / Owner / Architect shall intimate joint out marking date within 30 days from sanctioning plan.

41. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act No. 60/ 2020.

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

43. The applicant / Owner / Architect should also adhere to the conditions imposed in the NOC/MS if obtained from different departments

44. BBMP will not be responsible for any dispute that may arise in respect of property in question. 45. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanction shall stand cancelled automatically and legal action will be initiated.

46. The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsory in case of Residential Apartments having 11 Units and Above.

47. In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction will be cancelled.

Special Circular no per Labour Department of Government of Karnataka dated ADDENDUM (Housing) Notification Letter No. LDRSLET/2013, Dated: 01-04-2013.

1. Regulation of Applicant / Builder / Owner / Contractor and the construction workers working in the construction with the Karnataka Building and Other Construction workers Welfare Board

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged in the line of issue of Government Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and return the Registration of establishment and workers working in construction site or work place.

3. The Applicant / Builder / Owner / Contractor shall inform the charges if any of the cost of the workers engaged by him.

4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his job or work place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

| Block - BLOCK 3 WING 2      BLOCK 2 WING 3      BLOCK 1 WING 4 |                     |                                     |                              |                            |              |        |            |              |      |                           |                        |                 |                                 |
|----------------------------------------------------------------|---------------------|-------------------------------------|------------------------------|----------------------------|--------------|--------|------------|--------------|------|---------------------------|------------------------|-----------------|---------------------------------|
| Floor Name                                                     | Gross Built-up Area | Deductions From Gross Built-up Area |                              | Deductions (Area in Sq.ft) |              |        |            |              |      | Proposed FAR Area (Sq.ft) | Total FAR Area (Sq.ft) | Total No. (Trt) | Carpet Area other than Tenement |
|                                                                |                     | Total Deduction in Sq.ft            | Total Built Up Area in Sq.ft | Structural                 | Lift Machine | Lift   | Shaft Core | Substructure | Rest |                           |                        |                 |                                 |
|                                                                |                     |                                     |                              |                            |              |        |            |              |      |                           |                        |                 |                                 |
| Temple floor                                                   | 123.01              | 0.00                                | 123.01                       | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3060.77                   | 3060.77                | 14              | 0.00                            |
| Ground floor                                                   | 3564.75             | 170.97                              | 3393.78                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3060.77                   | 3060.77                | 14              | 0.00                            |
| First floor                                                    | 3564.75             | 170.97                              | 3393.78                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3060.77                   | 3060.77                | 14              | 0.00                            |
| Second floor                                                   | 3351.56             | 169.35                              | 3182.21                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3059.20                   | 3059.20                | 14              | 0.00                            |
| Third floor                                                    | 3351.56             | 169.35                              | 3182.21                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3059.20                   | 3059.20                | 14              | 0.00                            |
| Fourth floor                                                   | 3351.56             | 169.35                              | 3182.21                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3059.20                   | 3059.20                | 14              | 0.00                            |
| Fifth floor                                                    | 3564.75             | 170.97                              | 3393.78                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3060.77                   | 3060.77                | 14              | 0.00                            |
| Sixth floor                                                    | 3564.75             | 170.97                              | 3393.78                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3060.77                   | 3060.77                | 14              | 0.00                            |
| Roof                                                           | 3564.75             | 170.97                              | 3393.78                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3060.77                   | 3060.77                | 14              | 0.00                            |
| First Second                                                   | 3351.56             | 169.35                              | 3182.21                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3059.20                   | 3059.20                | 14              | 0.00                            |
| Third                                                          | 3352.48             | 171.75                              | 3180.73                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 3057.72                   | 3057.72                | 13              | 0.00                            |
| Ground floor                                                   | 3375.62             | 330.30                              | 3045.32                      | 71.65                      | 51.30        | 0.00   | 0.00       | 0.00         | 0.00 | 2917.31                   | 2917.31                | 14              | 0.00                            |
| First floor                                                    | 3391.78             | 254.92                              | 3136.86                      | 78.72                      | 51.30        | 230.49 | 0.00       | 0.00         | 0.00 | 2773.94                   | 2773.94                | 12              | 83.29                           |
| Total                                                          | 43777.63            | 2465.19                             | 41312.44                     | 1010.17                    | 667.68       | 51.30  | 230.49     | 0.00         | 0.00 | 38350.38                  | 39352.29               | 179             | 83.29                           |
| Total Number of Same Blocks                                    | 1                   |                                     |                              |                            |              |        |            |              |      |                           |                        |                 |                                 |
| Total                                                          | 43777.63            | 2465.19                             | 41312.44                     | 1010.17                    | 667.68       | 51.30  | 230.49     | 0.00         | 0.00 | 38350.38                  | 39352.29               | 179             |                                 |

| Block Name                                             | Type        | SubUse    | Area (Sq. Ft.)  | Units |       |            | Car Required |     |
|--------------------------------------------------------|-------------|-----------|-----------------|-------|-------|------------|--------------|-----|
|                                                        |             |           |                 | Regd. | Prop. | Regd./Unit | Prop.        |     |
| BLOCK 4 (WING 1)                                       | Residential | Apartment | 50,225<br>-375  | 1     | -     | 1          | 1            | -   |
| BLOCK 5 (WING 5)                                       | Residential | Apartment | 50,225          | 1     | -     | 1          | 46           | -   |
| BLOCK 3 WING 2<br>(BLOCK 2 WING 3<br>1 BLOCK 1 WING 4) | Residential | Apartment | 225,001<br>-375 | 1     | -     | 2          | 20           | -   |
| Total                                                  |             |           |                 | -     | -     | -          | 130          | 507 |

| FLOOR                                 | SIZE              | AREA  | TOTAL AREA |
|---------------------------------------|-------------------|-------|------------|
| FIRST FLOOR PLAN                      | 0.45 X 1.02 X 1.1 | 0.23  | 0.43       |
|                                       | 0.43 X 1.02 X 1.1 | 0.20  |            |
|                                       | 1.07 X 2.16 X 1.1 | 2.15  | 20.87      |
| SECOND FLOOR PLAN                     | 1.21 X 2.16 X 1.1 | 0.31  |            |
|                                       | 1.02 X 2.16 X 1.1 | 3.52  |            |
|                                       | 0.54 X 1.16 X 1.1 | 0.26  |            |
|                                       | 0.45 X 1.02 X 1.1 | 0.23  |            |
|                                       | 0.45 X 1.29 X 1.1 | 0.29  |            |
|                                       | 1.28 X 2.16 X 1.1 | 6.53  |            |
|                                       | 0.73 X 2.16 X 1.1 | 1.56  |            |
|                                       | 0.73 X 2.16 X 1.1 | 6.24  | 62.36      |
| THIRD - 3, 5, 8, 10 FLOOR PLAN        | 1.74 X 2.16 X 1.1 | 16.48 |            |
|                                       | 1.21 X 2.50 X 1.1 | 25.04 |            |
|                                       | 0.84 X 1.16 X 1.1 | 1.24  |            |
|                                       | 0.45 X 1.02 X 1.1 | 0.92  |            |
|                                       | 1.08 X 2.16 X 1.1 | 8.76  |            |
|                                       | 1.16 X 2.50 X 1.1 | 23.69 |            |
| THIRD - 4, 5, 6, 7, 11, 12 FLOOR PLAN | 1.28 X 2.50 X 1.1 | 37.58 | 189.48     |
|                                       | 1.74 X 2.16 X 1.1 | 14.72 |            |
|                                       | 0.82 X 2.16 X 1.1 | 23.14 |            |
|                                       | 1.20 X 2.50 X 1.1 | 26.12 |            |
|                                       | 0.45 X 1.02 X 1.1 | 0.96  |            |
|                                       | 1.16 X 2.16 X 1.1 | 35.52 |            |
|                                       | 0.73 X 2.16 X 1.1 | 9.38  |            |
|                                       | 0.60 X 2.50 X 1.1 | 12.00 |            |
|                                       | 1.09 X 2.00 X 1.1 | 19.08 |            |
| TOTAL                                 |                   |       | 263.14     |

| FLOOR                     | SIZE                 | AREA   | TOTAL AREA |
|---------------------------|----------------------|--------|------------|
| TYPICAL - 2-11 FLOOR PLAN | 1.10 X 5.00 X 1 X 10 | 54.80  | 450.40     |
|                           | 1.10 X 7.60 X 1 X 10 | 83.60  |            |
|                           | 1.10 X 4.65 X 2 X 10 | 102.40 |            |
|                           | 1.55 X 4.80 X 1 X 10 | 74.30  |            |
|                           | 1.10 X 7.60 X 1 X 10 | 83.60  |            |
|                           | 1.60 X 5.00 X 1 X 10 | 51.30  |            |
| FIRST FLOOR PLAN          | 1.20 X 4.85 X 1 X 1  | 5.82   | 5.82       |
| Total                     |                      |        | 456.22     |

| FAR & Tenement Details                         |                  |                             |                                         |                             |                            |              |       |        |              |        |          |                           |                        |          |                                 |  |  |
|------------------------------------------------|------------------|-----------------------------|-----------------------------------------|-----------------------------|----------------------------|--------------|-------|--------|--------------|--------|----------|---------------------------|------------------------|----------|---------------------------------|--|--|
| Block                                          | No. of Same Bldg | Gross Built Up Area (Sq.mt) | Deductions From Gross BSA/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) | Ten (No) | Carpet Area other than Tenement |  |  |
|                                                |                  |                             | Cutout                                  |                             | Star/Case                  | Lift Machine | Lift  | Void   | SubStructure | Ramp   | Parking  | Rest                      |                        |          |                                 |  |  |
| BLOCK 4 WING 1                                 | 1                | 42011.38                    | 1374.16                                 | 38837.22                    | 769.33                     | 296.97       | 20.52 | 0.00   | 1596.73      | 525.54 | 20730.77 | 15045.65                  | 15045.65               | 48       | 2286.00                         |  |  |
| BLOCK 2 (WING 5)                               | 1                | 8459.87                     | 423.81                                  | 8035.26                     | 320.32                     | 194.16       | 13.68 | 39.86  | 0.00         | 0.00   | 0.00     | 7497.24                   | 7497.24                | 46       | 461.80                          |  |  |
| BLOCK 3 WING 2 (BLOCK 2 WING 3 BLOCK 1 WING 4) | 1                | 43777.63                    | 2465.19                                 | 41312.44                    | 1010.17                    | 667.68       | 51.36 | 230.49 | 0.35         | 0.00   | 0.00     | 39532.39                  | 39532.39               | 179      | 832.00                          |  |  |
| Grand                                          | 3                | 90448.08                    | 4263.16                                 | 88184.92                    | 2099.82                    | 1128.81      | 85.56 | 270.35 | 1595.08      | 525.54 | 20730.77 | 61890.23                  | 61890.23               | 273.00   | 2831.00                         |  |  |

ARCHITECT/ENGINEER  
/SUPERVISOR 'S SIGNATURE  
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyanagar. No.26,  
Bhudevi nilaya, 2nd main road, kalyanagar.  
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :  
MODIFIED RESIDENTIAL BUILDING OF STERLING DEVELOPERS AT  
SY NO 10,55, 7/2, 8/2, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16 NEAR  
AYAPPASWAMY TEMPLE, AGARA VILLAGE, BENGALURU

DRAWING TITLE : SITE PLAN

|              |  |
|--------------|--|
| SHEET NO : 1 |  |
|--------------|--|

Digitally signed by GOWINDARAJU B G  
Date: 17 Oct 2023 16:57:24  
Project No.: PRJ/2023/22-23N  
Organization: Brihat Bengaluru Mahanagara  
Palike

NORTH

SITE PLAN  
SCALE - 1:300

UserDefinedMetric (900.00 x 1250.00MM)

Accuracy of Scrutiny Report and Drawing is subject to correctness and availability of data and partly software services, etc. We are not liable for any damages which arise from use, or inability to use the Application.