



Floor Name	Total Built Up Area (Sq.mt)	StarCase	Lift	Lift Machine	Parking	Res.	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tent (No.)
Terrace	6.08	6.58	0.00	1.50	0.00	0.00	0.00	0.00	00
Second Floor	151.33	9.96	1.50	0.00	0.00	139.87	139.87	02	01
First Floor	151.33	9.96	1.50	0.00	0.00	139.87	139.87	02	01
Ground Floor	151.34	9.96	1.50	0.00	0.00	139.87	139.87	02	01
Stilt Floor	151.34	3.52	1.50	0.00	146.32	0.00	0.00	00	00
Total	613.41	39.98	6.00	1.50	146.32	419.61	419.61	04	04

Block Name	No. of Same Bldg	Total Built Up Area (Sq.mt)	StarCase	Lift	Lift Machine	Parking	Res.	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tent (No.)
ROYALE (GROUP)	1	613.41	39.98	6.00	1.50	146.32	419.61	419.61	04	04
Total	1	613.41	39.98	6.00	1.50	146.32	419.61	419.61	04	04

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ROYALE (GROUP)	Residential	Plotted Res development	Bldg upto 11.5 mt. Ht.	R

Block Name	Name	Length	Height	NOS
ROYALE (GROUP)	D1	0.76	2.10	09
ROYALE (GROUP)	D	0.80	2.10	19
ROYALE (GROUP)	ED	1.05	2.10	04

FLOOR PLAN	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	UNIT 01	FLAT	149.83	149.83	10	1
FIRST FLOOR PLAN	UNIT 02	FLAT	149.83	149.83	10	1
SECOND FLOOR PLAN	UNIT 03	FLAT	99.58	99.58	7	2
FLOOR PLAN	UNIT 04	FLAT	45.06	45.06	3	4
Total	-	-	444.30	444.30	30	4

Block Name	Type	Sub Use	Area (Sq.mt)	Rept	Units	Prop	Rept/JMH	Car	Prop
ROYALE (GROUP)	Residential	Plotted Res development	50,225	1	-	1	3	-	-
Total	-	-	-	-	-	-	3	4	-

Vehicle Type	No.	Area (Sq.mt)	No.	Area (Sq.mt)
Car	3	41.25	4	55.00
Total Car	-	41.25	4	55.00
TwoWheeler	-	-	0	0.00
Other Parking	-	-	-	91.32
Total	-	55.00	-	146.32

Block Name	Name	Length	Height	NOS
ROYALE (GROUP)	V	1.00	0.70	09
ROYALE (GROUP)	W1	1.20	2.10	03
ROYALE (GROUP)	W	1.60	1.67	41

- Approval Condition:
- This Plan Sanction is issued subject to the following conditions:
- The sanction is accorded for:
 - Consisting of Block - ROYALE (GROUP) Wing - ROYALE-1 (GROUP) Consisting of STL, T, GF, LUP.
 - The sanction is accorded for Plotted Res development ROYALE (GROUP) only. The use of the building shall not deviate to any other use.
 - Car Parking reserved in the plan should not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWS&B and BEDCOM as per the rates and conditions.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall ensure all workers involved in the construction work against any accident / upward incidents arising during the time of construction.
 - The applicant shall not stock any building materials / debris on top of road or on drains. The debris shall be removed and transported to near by dumping yard.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per E.R.C. (E&S D) code leaving 3.00 mt. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.00 x 3.65 mt. in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-Law No. 25.
 - 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.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - 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.
 - 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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section V-8 (a) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footing before erection of walls on the foundation and the use of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 - 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.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWS&B should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained or repair for storage of water for possible suspension or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 30(a).
 - 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.
 - The applicant should provide water hydrant as per table 17 of bye-law No. 28 for the building.
 - Facilities for physically handicapped persons prescribed in schedule X (Bye-laws - 31) of Building Bye-laws 2003 shall be ensured.
 - 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 an entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 23, 24, 25, 26, 27, 28 are complied with in the building.
 - The applicant shall ensure that no incineration is caused to the neighbors in the vicinity of construction and that construction activities shall stop before 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - 4 g capacity installed at or for its reuse / disposal (Applicable for Residential as per table 17 of bye-law above and 2000 Sqm and above built up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure for its stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
 - Sufficient two wheeler parking shall be provided as per requirement.
 - Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
 - The Owner / Association of high rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of fire safety measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
 - The Owner / Association of high rise building shall get the building inspected by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Department every year.
 - The Owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of electrical installation / L.B. etc. The certificate should be produced to the B&M and shall get the renewal of the permission issued that once in Two years.
 - The Owner / Association of the high-rise building shall conduct two meet - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a detailed risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B&M.
 - The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to B&M (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
 - In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
 - All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as per based in case of Apartment / group housing / multi-dwelling / unidwelling plan.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - Also see building license for special conditions, if any.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosasaag Hoosale) Letter No. LD/95LET/2013, dated: 01-04-2013:

Color Notes

COLOR INDEX

Plot Boundary	Red
Abutting Road	Green
Proposed Work (Coverage Area)	Blue
Existing (To be retained)	Yellow
Existing (To be demolished)	Black

AREA STATEMENT (B&M) **VERSION NO. 1.0.3**
PROJECT DETAIL **VERSION DATE: 21/01/2021**

Authority: B&M Plot Use: Residential
 Transit No: W/2/2/17/21-22 Plot Sub Use: Plotted Res development
 Application Type: Subvna Parvanga Land Use Zone: Residential (Ran)
 Proposal Type: Building Permission Plot/Sub Plot No.: 77
 Nature of Sanction: NEW City Survey No.: 77
 Location: RINGHT Khata No. (As per Khata Extract): 77
 Building Line Specified as per Z.R. NA PID No. (As per Khata Extract): 91-87-77
 Zone: East Locality / Street of the property: No.77 Robertson Road ward No.78 (old 91) Bangalore

Ward: Ward/078
 Planning District: 204-Benson Town
 AREA DETAILS: SQ.MT

AREA OF PLOT (Minimum)	(A)	254.57
NET AREA OF PLOT	(A Deductions)	254.57

COVERAGE CHECK

Permissible Coverage area (75.00 %)	190.93
Proposed Coverage Area (59.45 %)	151.33
Achieved Net coverage area (59.45 %)	151.33
Balance coverage area left (15.56 %)	39.60

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (1.75)	448.51
Additional F.A.R. from Rwp / Land Use (for amalgamation post -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within impact Zone (-)	0.00
Total Perm. FAR area (1.75)	448.51
Residential FAR (100.00%)	419.62
Proposed FAR Area	419.62
Achieved Net FAR Area (1.65)	419.62
Balance FAR Area (1.10)	26.89

BUILT UP AREA CHECK

Proposed Builtup Area	613.41
Achieved Builtup Area	613.41

(Scale - 1:100)

Approval Date:

OWNER / GPA HOLDER'S SIGNATURE	
OWNER'S ADDRESS WITH D. NUMBERS & CONTACT NUMBERS:	
Atmas Banu & S. Aslam Pascha (Rep) / GPA Holder Mrs. Royleya Group, Managing Partner Mr. Hodayathulla Khan No.77 Robertson Road, Bangalore	
ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE	
Harang S.P. #66, Dharmaraj Koll Street, Gh. Nagar, Dharmaraj Koll Street, Shivajinagar, BCCBL-6/E-3394-09-10	
PROJECT TITLE:	
PLAN FOR PROPOSED RESIDENTIAL ROAD, WARD NO.78 (OLD 91) BANGALURU	
DRAWING TITLE:	
19/10/2017-22:07:202109:20:418_3 ROBERTSON RD - ROYALE (GROUP) with STL, GF, LUP	
SHEET NO.:	1
This approval of Building plan/Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.	
SANCTIONING AUTHORITY:	
EAST	