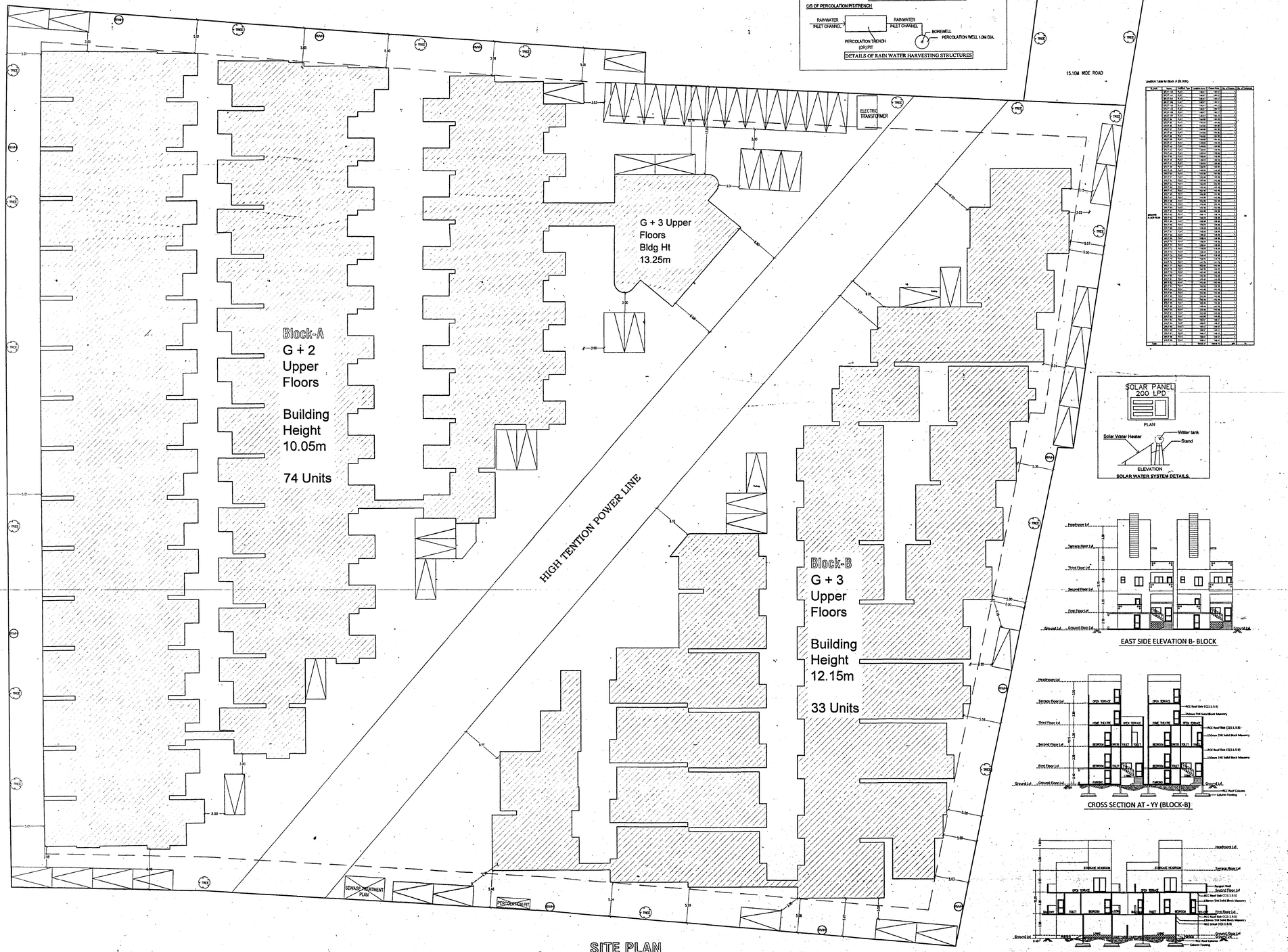
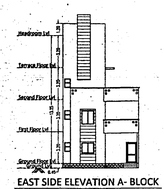


SITE PLAN

EAST SIDE ELEVATION B- BLOCK

CROSS SECTION AT - YY (BLOCK-B)

CROSS SECTION AT - XX (BLOCK-A)



EAST SIDE ELEVATION A- BLOCK

ಸಾಮಾನ್ಯ ಪರವಾನಗಿ

ಅಂತಿಮಗೊಳಿಸಿದ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.

ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ನಅಇ 29 ಎಸಿಎಸ್‌ವೈ 2016, ಬೆಂಗಳೂರು, ದಿನಾಂಕ 02-02-2016 ರನ್ವಯ ಬಿಬಿಎಂಪಿಯಿಂದ ಯೋಜನಾಪಲಿಯದಲ್ಲಿ ಬಿಬಿಎಂಪಿಯಿಂದ ವಲಯ ನಿಯಮಾವಳಿಯನ್ವಯ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.

Sanction is accorded through online.

NOTE:

1) Sanction is for GF + Three Upper Floors for 107 (One hundred and seven) dwelling units (74 units in Block-A and 33 units in Block-B) Only.

2) Part of Ground floor is reserved for parking purpose only and shall not convert for any other purpose. Necessary arrangements should be made to ballout the rain water entering into the Ground floor.

3) Development charge towards increasing the capacity of water supply sanitary and power mains has to be paid to BWSSB & BESCOM if any.

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

5) The applicant shall construct a temporary toilets for the construction workers and the same should be demolish after the construction.

6) The Applicant shall insure all workman & the constructions work against any accident unfoward's incident arising during the time of the construction.

7) The applicant shall not stock any Building materials on the footpath or on the roads.

8) The applicant/builder is prohibited from selling the set back areas, open spaces and the common facility areas which shall be kept free from encroachments and shall be accessible to all the tenants and occupants.

9) The applicant shall plant at Least two Trees in the premises and the permission should be obtained from forest department for cutting trees.

10) The Applicant Shall Provide at Least one toilet in the Ground Floor for the Use of The Visitors / Servants / Drivers and Security men, the Occupancy Certificate Will be Considered After ensuring the Same is Provided in the Building.

11) 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.

12) Sanction is subject to condition that a separate place should be provided by the owners/builders/developers for storage of garbage and the same should be disposed off by the owner/builder/developers.

13) The registered Architect/Engineer/Supervisor & the owner should strictly adhere to the sanctioned number of parking vehicles, if violated the plan sanctioned automatically stands cancelled/deemed to be withdrawn.

14) Foundation should be designed to take up the entire load of the proposed building.

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

16) Employment of child labour in the construction activities strictly prohibited.

17) The Building & Other Construction Workers (Regulations Of Employment & Conditions of Service) Central Rules 1998ರ ಭಾಗ -3ರ ಅಡಿಯಲ್ಲಿ ಮಹಿಳಾ ಸುರಕ್ಷತೆಯ ಅದ್ಯಾಯ 7 ರಂದ 25ನೇಯ ಅಂಶ ಇರುವ ನಿಯಮಾವಳಿಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು.

18) As per instructions of Labour Commissioner letter dated 25-08-2014 under section 35. Creches - (1) In Every place wherein, more than fifty female building workers are ordinarily employed, there shall be provided and maintained a suitable room or rooms for the use of children under the age of six years of such female workers.

19) License and approved plans shall be display in a conspicuous place of the licensed premises.

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

21) In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

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

Office of the Joint Commissioner
(Bommanahalli zone)
Bruhath Bengaluru Mahanagara Palike

LP No : Ad.com/BMH/0225/19-20

Dated : 13-09-2019

Valid From 13-09-2019 to 12-09-2021

For two years, sanctioned as per plan / as corrected in green.

Assistant Director of Town Planning (Bom)
Bruhat Bangalore Mahanagara Palike
13/9/19

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9 VERSION DATE: 01/01/2018	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Ad.Com./BMH/0225/19-20		Plot SubUse: MultiDwelling Units	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: KHATHA No.279,Sy No 115/4, 115/5, 115/6, 115/7, 115/8	
Nature of Sanction: New		Khata No. (As per Khata Extract): KHATHA No.279,Sy No 115/4, 115/5, 115/6, 115/7, 115/8	
Location: Ring-III		Locality / Street of the property: BEGUR VILLAGE, BEGUR HOBLI BANGALORE, WARD NO.192	
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		19636.50
NET AREA OF PLOT	(A-Deductions)		19636.50
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			9813.25
Proposed Coverage Area (43.74 %)			8585.61
Achieved Net coverage area (43.74 %)			8585.61
Balance coverage area left (6.26 %)			1227.64
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (1.50)			29439.75
Additional F.A.R within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (60% of Perm.FAR)			0.00
Allowable max. F.A.R (1.75) within 150 M. radius of Metro station (-)			0.00
Total Perm. FAR area (1.50)			29439.75
Residential FAR (100.00%)			18704.41
Proposed FAR Area			18704.41
Achieved Net FAR Area (0.95)			18704.41
Balance FAR Area (0.55)			10735.34
BUILT UP AREA CHECK			
Proposed BuiltUp Area			29987.22
Achieved BuiltUp Area			29987.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCK)	Residential	MultiDwelling Units	Bldg upto 11.5 mt. Ht.	R
B (BLOCK)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (BLOCK)	Residential	MultiDwelling Units	100 - 150	1	-	1	74	-
			100 - 150	1	-	1	-	-
B (BLOCK)	Residential	MultiDwelling Units	150 - 250	1	-	2	66	-
	Total :			-	-	-	140	154

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	140	2520.00	154	2772.00
Visitor's Car Parking	14	252.00	0	0.00
Total Car	154	2772.00	154	2772.00
Other Parking	-	-	-	1064.48
Total		2772.00		3876.48

FAR &Tenement Details

Block	No. of Same Blg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Void	Parking	Balcony	Total Deductions Area (Sq.mt.)	Total FAR Area (Sq.mt.) Resi.	Tnmt (No.)	Carpet Area other than Tenement
A (BLOCK)	1	15413.39	2540.85	765.35	1581.97	65.99	4953.96	11476.87	74	587.78
B (BLOCK)	1	12581.74	1163.16	257.18	1588.51	0.00	3008.85	7562.89	33	0.00
Grand Total:	2	27022.57	3703.81	1022.53	3170.48	65.99	7962.81	19059.76	107.00	587.78

Block :A (BLOCK)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Void	Parking	Balcony	Total Deductions (Sq.mt.)	Total FAR Area (Sq.mt.) Resi.	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	24.32	0.00	0.00	0.00	0.00	24.32	0.00	00	00.00
Third Floor	1814.34	81.00	0.00	0.00	0.00	1814.34	0.00	00	00.00
Second Floor	3447.87	406.53	81.00	0.00	0.00	3853.50	3781.47	35	154.13
First Floor	3473.51	406.53	5.72	6.30	66.36	3298.46	4661.53	35	154.13
Ground Floor	3292.13	405.53	140.31	1581.97	0.00	3598.12	4149.11	04	139.48
Total:	10011.48	2540.85	765.35	1581.97	65.99	4953.96	11476.87	74	587.78
Total Number of Same Blocks	1								
Total:	10011.48	2540.85	765.35	1581.97	65.99	4953.96	11476.87	74	587.78

Block :B (BLOCK)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Void	Parking	Balcony	Total Deductions (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	539.58	0.00	0.00	0.00	0.00	539.58	0.00	00
Third Floor	1963.30	211.18	0.00	0.00	214.47	1747.83	0.00	00
Second Floor	3050.30	211.18	134.74	0.00	0.00	345.92	2704.38	00
First Floor	3237.96	211.18	76.70	0.00	0.00	317.88	2920.08	02
Ground Floor	2320.60	0.00	0.00	1581.51	0.00	1581.51	677.27	33
Total:	12363.74	1163.16	257.18	1588.51	0.00	3008.85	7545.58	33
Total Number of Same Blocks	1							
Total:	12363.74	1163.16	257.18	1588.51	0.00	3008.85	7545.58	33

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	D1	1.00	2.10	74

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	W1	1.23	1.20	01
A (BLOCK)	W1	2.00	1.20	337

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 0.20 X 10 X 1	22.00	66.00
	1.10 X 1.30 X 3 X 1	4.29	
Total		-	66.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK)	D2	0.90	2.10	33
B (BLOCK)	D1	1.00	2.10	66
B (BLOCK)	V	1.20	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK)	W2	1.20	1.20	43
B (BLOCK)	W1	2.00	1.20	208

UnitBUA Table for Block :B (BLOCK)

FLOOR	Name	UnitBUA Type	Carpet Area	No. Of Rooms	No. of Toilets
Second Floor Plan	B/G/F/1	G+F	47.04	2BHK	2
	B/G/F/2	G+F	46.34	2BHK	2
	B/G/F/3	G+F	46.34	2BHK	2
	B/G/F/4	G+F	46.34	2BHK	2
	B/G/F/5	G+F	47.04	2BHK	2
	B/G/F/6	G+F	47.04	2BHK	2
	B/G/F/7	G+F	47.04	2BHK	2
	B/G/F/8	G+F	46.34	2BHK	2
	B/G/F/9	G+F	46.34	2BHK	2
	B/G/F/10	G+F	47.04	2BHK	2
	B/G/F/11	G+F	47.04	2BHK	2
	B/G/F/12	G+F	46.34	2BHK	2
	B/G/F/13	G+F	46.34	2BHK	2
	B/G/F/14	G+F	47.04	2BHK	2
	B/G/F/15	G+F	47.04	2BHK	2
	B/G/F/16	G+F	46.34	2BHK	2
	B/G/F/17	G+F	46.34	2BHK	2
	B/G/F/18	G+F	47.04	2BHK	2
	B/G/F/19	G+F	47.04	2BHK	2
	B/G/F/20	G+F	46.34	2BHK	2
	B/G/F/21	G+F	46.34	2BHK	2
	B/G/F/22	G+F	47.04	2BHK	2
	B/G/F/23	G+F	47.04	2BHK	2
	B/G/F/24	G+F	46.34	2BHK	2
	B/G/F/25	G+F	46.34	2BHK	2
	B/G/F/26	G+F	47.04	2BHK	2
	B/G/F/27	G+F	47.04	2BHK	2
	B/G/F/28	G+F	46.34	2BHK	2
	B/G/F/29	G+F	46.34	2BHK	2
	B/G/F/30	G+F	47.04	2BHK	2
	B/G/F/31	G+F	47.04	2BHK	2
	B/G/F/32	G+F	46.34	2BHK	2
	B/G/F/33	G+F	46.34	2BHK	2
Total			1561.57	66	66

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
LAKSHMIKANTH N BCC/BL-3.2/E-3	1) Thathappa Reddy 2) Venkateswarry Reddy 3) Muni Reddy 4) Ramakrishna. M 5) B.M. Nagaraj Reddy Represented by GPA Holder ISR CONSTRUCTIONS PVT LTD Represented by Managing Director K.INDRASENA REDDY

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL MULTI DWELLING UNITS BUILDING IN KHATHA No.279,Sy No 115/4, 115/5, 115/6, 115/7, 115/8 AT BEGURU VILLAGE, WARD NO. 192, BBMP, BENGALURU.