

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)	Capex Area other than Tentement
		StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking				
Terrace Floor	54.02	40.27	0.00	13.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Eighth Floor	1282.56	0.00	13.75	0.00	95.68	0.61	0.00	0.00	1172.52	1172.52	11	
Seventh Floor	1282.56	0.00	13.75	0.00	95.68	0.61	0.00	0.00	1172.52	1172.52	11	
Sixth Floor	1282.56	0.00	13.75	0.00	95.68	0.61	0.00	0.00	1172.52	1172.52	11	
Fifth Floor	1282.56	0.00	13.75	0.00	95.68	0.61	0.00	0.00	1172.52	1172.52	11	
Fourth Floor	1282.56	0.00	13.75	0.00	95.68	0.61	0.00	0.00	1172.52	1172.52	11	
Third Floor	1282.56	0.00	13.75	0.00	95.68	0.61	0.00	0.00	1172.52	1172.52	11	
Second Floor	1684.09	0.00	17.75	0.00	270.45	0.61	0.00	0.00	1015.84	1015.84	04	
First Floor	1691.72	0.00	17.75	0.00	139.16	0.61	0.00	0.00	1544.20	1544.20	11	
Ground Floor	1736.10	0.00	17.75	0.00	701.90	0.61	0.00	0.00	1015.84	1015.84	04	
Basement Floor	7629.92	0.00	30.75	0.00	0.00	0.00	0.00	424.86	7173.37	0.00		
Total	20494.21	40.27	170.50	13.75	1676.13	5.49	424.86	7173.37	10899.90	10899.90	92	

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		StarCase	Lift	Lift Machine	Void	Substructure	Parking	Res.				
Terrace Floor	51.30	38.30	8.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Eighth Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
Seventh Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
Sixth Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
Fifth Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
Fourth Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
Third Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
Second Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
First Floor	1230.05	0.00	13.00	0.00	83.81	0.42	0.00	1132.82	1132.82	10	0.00	
Ground Floor	1267.55	0.00	13.00	0.00	197.28	0.42	408.34	648.91	648.91	04	73.10	
Total	11161.12	38.30	125.00	5.00	868.43	3.78	408.34	9712.27	9712.27	84	73.10	

FAR & Tentement Details	
Block Name	Total FAR Area (Sq.mt.)
Block 1	9712.27
Block 2	10899.90
Total	19612.17

Block Name	Total Tentement Area (Sq.mt.)
Block 1	73.10
Block 2	0.00
Total	73.10

Block Name	Total Capex Area (Sq.mt.)
Block 1	73.10
Block 2	0.00
Total	73.10

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Block 2	0.00
Total	73.10

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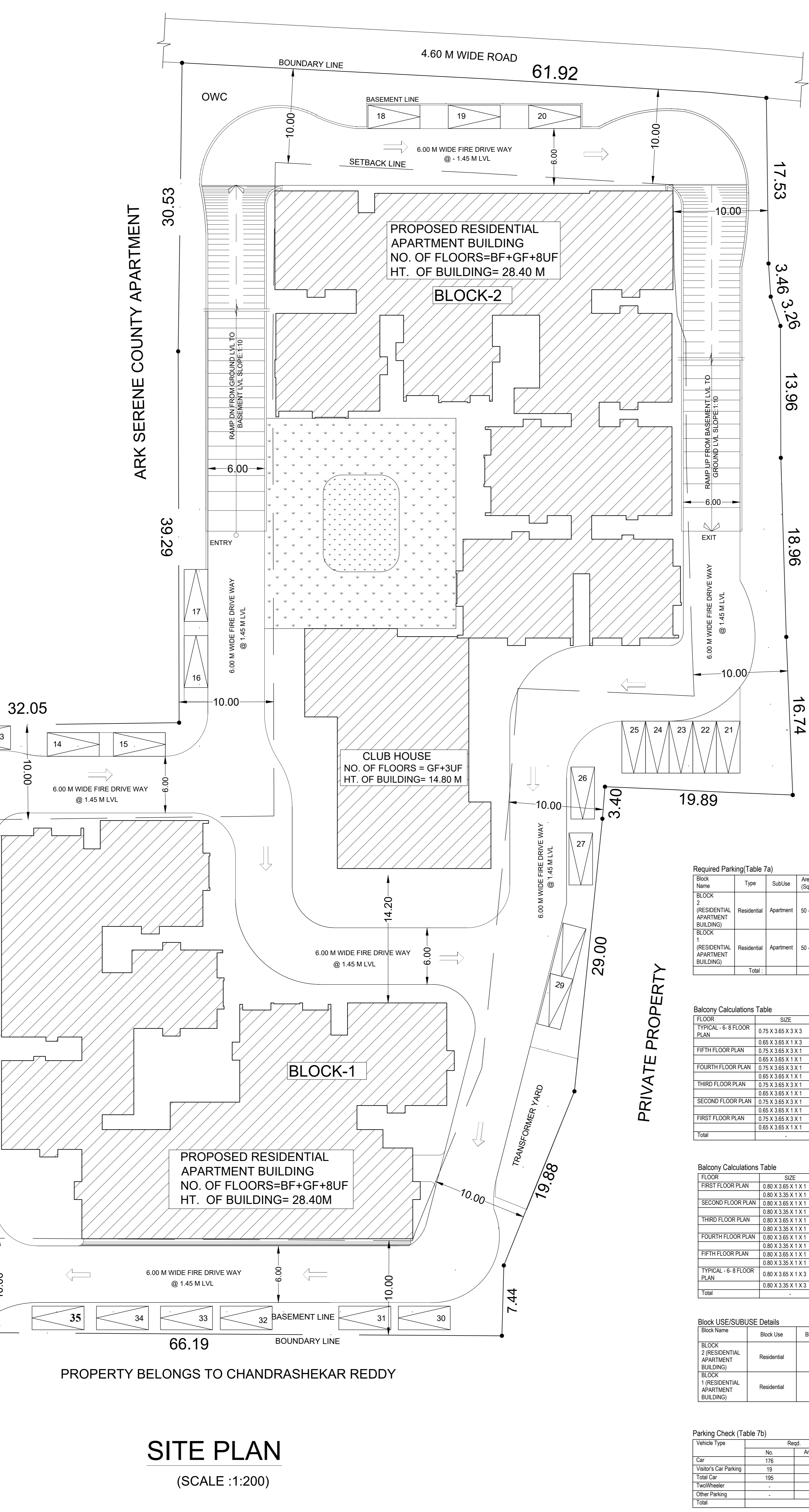
Block Name	Total Capex Area (Sq.mt.)
Block 1	73.10
Block 2	0.00
Total	73.10

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Block 2	0.00
Total	73.10



Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
Block 2 (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
Block 1 (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 6-8 FLOOR PLAN	0.75 X 3.65 X 3 X 3	24.66	31.77
FIFTH FLOOR PLAN	0.65 X 3.65 X 1 X 3	7.11	2.88
FOURTH FLOOR PLAN	0.65 X 3.65 X 1 X 1	2.37	10.59
THIRD FLOOR PLAN	0.75 X 3.65 X 3 X 1	8.22	10.59
SECOND FLOOR PLAN	0.65 X 3.65 X 1 X 1	2.37	10.59
FIRST FLOOR PLAN	0.75 X 3.65 X 3 X 1	8.22	10.59
Total	-	-	84.72

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.80 X 3.65 X 1 X 1	2.92	5.60
SECOND FLOOR PLAN	0.80 X 3.65 X 1 X 1	2.92	5.60
THIRD FLOOR PLAN	0.80 X 3.65 X 1 X 1	2.92	5.60
FOURTH FLOOR PLAN	0.80 X 3.65 X 1 X 1	2.92	5.60
FIFTH FLOOR PLAN	0.80 X 3.65 X 1 X 1	2.92	5.60
TYPICAL - 6-8 FLOOR PLAN	0.80 X 3.65 X 1 X 3	8.76	16.80
Total	-	-	44.80

Vehicle Type	No.	Area (Sq.mt.)	Achieved
Visitor's Car Parking	178	242.00	200
Total Car	195	268.25	200
TwoWheeler	-	261.25	0
Other Parking	-	-	483.71
Total	-	2942.50	7881.71

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for:
  - Construction of Block -BLOCK 2 (RESIDENTIAL APARTMENT BUILDING) Wing- BLOCK-2
  - RESIDENTIAL APARTMENT BUILDING) Consisting of BASEMENT, GF+BF and BLOCK-1 (RESIDENTIAL APARTMENT BUILDING) Wing- BLOCK-1 (RESIDENTIAL APARTMENT BUILDING)
- Consisting of GF+BF.
- The sanction is accorded for Apartment BLOCK 2 (RESIDENTIAL APARTMENT BUILDING) and Apartment BLOCK 1 (RESIDENTIAL APARTMENT BUILDING) only. The use of the building shall not deviate to any other use.
- 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 submitted to the Corporation and shall get the review of the person posted under the Corporation.
- 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 Force 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 in Lifts. The certificate should be submitted to the B&P 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 mock - trials in the building one before the onset of summer and another one before the onset of winter, without previous approval of the authority. They shall explain to the owner about the risk involved in continuation of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standards Orders and Policy Orders of the B&P.
- The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and substantially deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about the risk involved in continuation of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standards Orders and Policy Orders of the B&P.
- 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&P (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 demarcated 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 / Owner / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for a sites measuring 160 Sqm up to 240 Sqm (b) minimum of two trees for sites measuring more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as per provision in case of Apartment group housing / multi-dwelling / independent plan.
- In case of any late 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 (Housing) (Housing) Letter No. LD/95/ET/2013, dated: 01-04-2013.
- 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 shall be strictly adhered to.
- 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

Note:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Clearing NCC from Labour Department before commencing the construction work as a must.
- B&P will be responsible for any dispute that may arise in respect of property in question.
- 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.

SCALE: 1:100

SCALE: NTS

AREA STATEMENT (B&P)	VERSION NO. 1.0.4	REVISION DATE: 31/08/2021
PROJECT DETAIL:	Authority: B&P	Plot Use: Residential
	Invent. No: PLR/6421/22	Plot SubUse: Apartment
	Application Type: General	Land Use: Zone: Residential (Main)
	Proposed Type: Building Permission	Plot No: 1201/1, 1207/1 (Old No. 1201/1), 1236/1 (Old No. 1236/1), 1237/1 (Old No. 1237/1)
Location Ring-II	City Survey No. 59, No. 1206 (Old No. 1201/1), 1207 (Old No. 1201/1), 1236 (Old No. 1236/1), 1237 (Old No. 1237/1)	
Building Line Specified as per Z.R. MA	Plot No. (As per Khata Extract): 2262/No. 1236/M No. 283	
Zone: Mandayapura	Khata No. (As per Khata Extract): 2262/No. 1236/M No. 283	
Locality: Shree of the property, Bikaneralli Hobli		
Ward: WARD-05		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9206.02
NET AREA OF PLOT	(A-Deductions)	9206.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4603.01
Proposed Coverage area (52.83 %)		3926.66
Achieved Net coverage area (32.63 %)		3004.05
Balance coverage area left (17.37 %)		1598.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		20713.54
Additional F.A.R. within Ring I and II (for amalgamated plot -)		0.00
Allowable TOR Area (50% of Perm FAR)		0.00
Premium FAR for PWD within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		20713.54
Residential FAR (100.00%)		20712.15
Proposed FAR area		20712.15
Achieved FAR Area (2.25)		20712.15
Balance FAR Area (0.00)		11.39
BUILT UP AREA CHECK		
Proposed BuiltUp Area		31655.32
Substructure Area Add in BUA (Layout/Lvl)		40.99
Achieved BuiltUp Area		31696.32

Approval Date:

Percolation well 1.00m dia

DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
Block 2 (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
Block 1 (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

M/s ARK INFRA DEVELOPERS PVT LTD Represented by its Managing Director S Ram Reddy Unit No.603, 6th Floor, SAN TERMINUS, beside Botanical Garden, Hyderabad

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

RAJAKUMAR R IN 553, 42nd Cross, 8th Block Jayanagar, Bangalore - 560076 BCB/BL-3.6A-1913/09-10

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY. NO. 1206 (OLD NO. 1201/1), 1207 (OLD NO. 1201/1), 1236 (OLD NO. 1236/1), 1237 (OLD NO. 1237/1), CHANNASANKARA VILAGE, BOMBARLI HOBLI, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE: SITE PLAN

SHEET NO: 1