

COLOR INDEX

LOT BOUNDARY	(Symbol)
EXISTING ROAD	(Symbol)
PROPOSED WORK (COVERAGE AREA)	(Symbol)
EXISTING (To be retained)	(Symbol)
EXISTING (To be demolished)	(Symbol)

AREA STATEMENT (BMAP)

VERSIION NO. 1.0.0	VERSIION DATE: 20/08/2022
PROJECT DETAIL:	Authority: BMAP
Project No: PR/2022/2223	Plot No: Residential
Application Type: General	Plot No: Residential (Main)
Location: RACHENAHALLI	City Survey No: 781
Building Line Specified as per Z.R. NA	Locality / Street of the property: RACHENAHALLI VILLAGE, K.R.PURAM HOBLI, BENGALURU
Zone: Urban	
Area of Plot (Minimum):	10218.10
Area of Plot (Maximum):	10218.10
Net Area of Plot:	10218.10
Coverage Check:	
Permissible Coverage area (55.00 %):	5619.95
Proposed Coverage Area (47.33 %):	4825.72
Achieved Net coverage area (47.75 %):	4852.70
Balance coverage area (52.27 %):	5402.38
FAR CHECK:	
Permissible F.A.R. as per zoning regulation (2.15):	22072.73
Allocable FAR Area (50% of Permissible FAR):	11036.36
Proposed FAR Area (2.21):	22922.27
Achieved FAR Area (2.01):	21022.27
Balance FAR Area:	11900.00
Substructure FAR Area (0.01):	58.46
Achieved Substructure FAR Area:	3448.47
Balance Substructure FAR Area:	3403.92

SCHEDULE OF JOINERY

FLOOR NAME	NAME	LENGTH	HEIGHT	NO. OF
A/1A	02	0.75	2.10	523
A/1A	01	0.80	2.10	813
A/1A	00	1.10	2.10	146
A/1A	04	1.10	2.10	05
A/1A	03	1.50	2.10	09
A/1A	02	2.40	2.10	01
A/1A	M01	3.00	2.10	01

SCHEDULE OF JOINERY

FLOOR NAME	NAME	LENGTH	HEIGHT	NO. OF
A/1A	V	1.20	1.40	400
A/1A	W	1.50	2.10	178
A/1A	W1	2.00	1.80	1192
A/1A	W3	2.70	2.10	28
A/1A	W3	3.00	2.10	132

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.M)	No.	Area (Sq.M)
Car	160	2200.00	295	4056.25
Visitor Car Parking	16	220.00	0	0.00
Total Car	176	2420.00	295	4056.25
Taxi/Two Wheeler	-	220.00	0	0.00
Other Parking	-	-	-	5971.75
Total	-	2640.00	-	9628.00

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A/1A	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Name	Type	Subtype	Area (Sq.M)	Units	Reqd.	Provided	Phgs.
A/1A	Residential	Apartment	52-225	1	1	160	295
Total	-	-	-	-	-	160	295

Block A (A)

Floor Name	Group Sub Area	Gross Built Up Area (Sq.M)	Total FAR Area (Sq.M)	Deletions (Area in Sq.M)	Proposed FAR Area (Sq.M)	Total FAR Area (Sq.M)	Carpet Area (other than Terrace)
Terrace Floor	191.16	0.00	191.16	185.41	0.00	0.00	0.00
Carpet Floor	3017.01	160.88	2856.13	86.78	30.02	0.00	2737.24
Service Floor	3017.01	160.88	2856.13	86.78	30.02	0.00	2737.24
Shop Floor	3017.01	160.88	2856.13	86.78	30.02	0.00	2737.24
Resistor Floor	3017.01	160.88	2856.13	86.78	30.02	0.00	2737.24
Fourth Floor	3555.47	420.11	2935.36	114.61	33.44	0.00	2787.22
Fifth Floor	3555.48	387.24	2968.24	114.61	33.44	0.00	2820.10
Sixth Floor	3552.92	161.90	3191.02	114.61	33.44	0.00	3042.88
Seventh Floor	3863.40	161.90	3201.50	114.61	33.44	0.00	3053.36
Eighth Floor	4283.99	1.02	4262.67	114.61	33.44	0.00	3854.86
Ninth Floor	6286.00	0.00	6286.00	114.61	33.44	0.00	5955.67
Tenth Floor	36235.16	1775.69	34459.47	1151.29	320.72	62.86	3197.27
Total	36235.16	1775.69	34459.47	1151.29	320.72	62.86	2932.28

FAR & Tenement Details

Block	No. of Same Block	Gross Built Up Area (Sq.M)	Total FAR Area (Sq.M)	Deletions (Area in Sq.M)	Proposed FAR Area (Sq.M)	Total FAR Area (Sq.M)	Carpet Area (other than Terrace)
A/1A	1	36235.16	1775.69	34459.47	1151.29	320.72	2932.28
Grand Total	1	36235.16	1775.69	34459.47	1151.29	320.72	2932.28

Sanctioning Authority

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.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 Vasudevan D. Lakshminarayana and Others Regd by G.P.A.Holder M/s. SB URBANCAPES Regd by its Managing Partner RAJAGOPAL DESU R22 Ganesh Complex, 3rd Floor, 5th A Main Road, Cross, 5th Block, Jayanagar, Bengaluru.

ARCHITECT / ENGINEER / SUPERVISOR'S SIGNATURE
 vinod P 11 3d cross Doctors layout chikhalasandra b-61
 BC01B-3.6E-4212019-2020

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT WITH CLUBHOUSE BUILDING AT SY NO 78/1, KHATHA NO 283078/1, RACHENAHALLI VILLAGE, K.R.PURAM HOBLI, BENGALURU WARD NO 06

DRAWING TITLE: BASEMENT FLOOR PLAN

SHEET NO.: 2 OF 7

Approval Condition:

- The sanction is accorded for 1) Construction of Block A (Wing - A1) consisting of BASEMENT, GP-01, GP-2 and GP-3. The use of the building shall be divided to any other use.
- Car parking reserved in the plan should not be converted for any other purpose.
- Development charges levied on the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM any.
- 5 meters ducts for running telephone cables, cables of ground level for postal services & space for garbage parking within the premises shall be provided.
- The applicant shall construct temporary labels for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / health accidents arising during the life of construction.
- The applicant shall not stock any building materials / debris on footpaths or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant / builder is prohibited from selling the residential area open spaces and the common body areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a separate room preferably 60x1.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per bye-law No. 26.
- 12 The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris and other materials endangering the safety of people / structures etc. in & around the site.
- 13 Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 14 License and approval 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 board and displayed and they shall be made available during hours.
- 15 If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor shall be informed by the Authority in the first instance, secondly the second instance and finally the registration if the same is repeated for the third time.
- 16 Technical personnel, applicant or any other person shall be liable for the safety of the site and responsibilities specified in the bye-law No. 3(i) under sub-section 1(i) to (iv).
- 17 The building shall be covered with a net or other material to protect the building from the sun and rain during the construction of the building.
- 18 On completion of foundation or building before erection of walls on the foundation and in the case of columnar structures before erecting the columns "COMPLETION CERTIFICATE" shall be obtained.
- 19 Construction or reconstruction of the building should be completed before the expiry of the year from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- 20 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- 21 Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 22 The applicant shall ensure that the Rain Water Harvesting Structure are provided & maintained in good repair for storage of water for the suitable purposes or recharge of ground water in the form of trees having a minimum total capacity mentioned in the Bye-law 20(a).
- 23 The building shall be designed for earthquake resistance as per the provisions of the National Building Code of India "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.
- 24 The applicant shall provide one water hydrant per floor.
- 25 The applicant / builder / owner / contractor shall ensure the change of any of the workers engaged by him.
- 26 At any time of the day 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.
- 27 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.
- 28 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 register the establishment and list of construction workers engaged at the time of issue of Commencement Certificate.
- 29 The Applicant / builder / owner / contractor shall ensure the change of any of the workers engaged by him.
- 30 In case of any change in the details of labor information, implementation of facts, or pending court cases, the plan sanction is deemed cancelled.
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- 32 Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proposed) (Housing) Letter No. (LDBE/ETD/01), dated 19-04-2013.
- 33 Employment of child labour in the construction activities prohibited.
- 34 In case of any change in the details of labor information, implementation of facts, or pending court cases, the plan sanction is deemed cancelled.
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FLOOR Table for Block A (A)

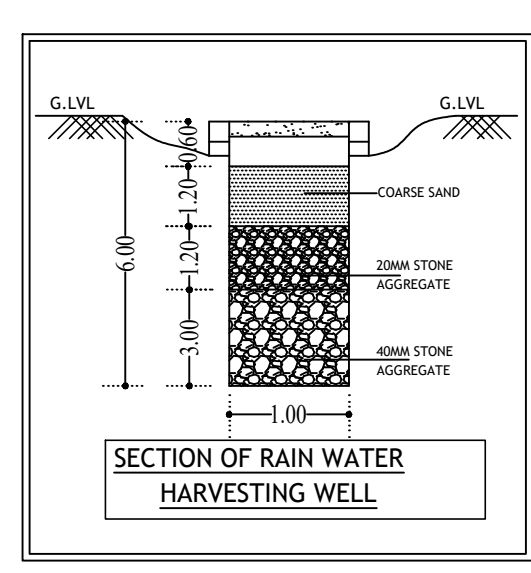
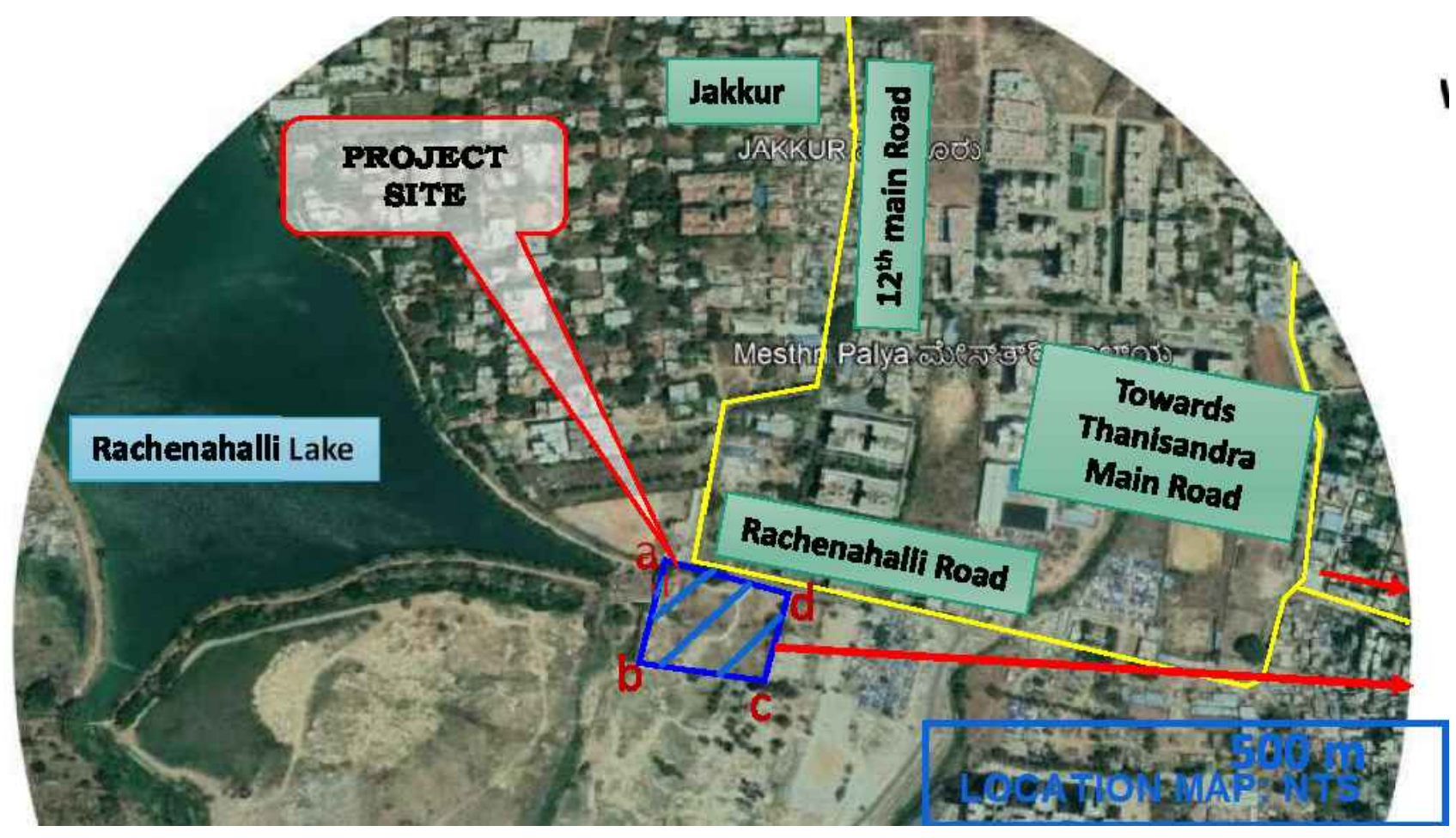
FLOOR	Floor Name	U/LM/B/A Type	U/LM/B/A Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF 1	FLAT	102.81	102.81	1	1
	FF 10	FLAT	106.98	106.98	1	1
	FF 11	FLAT	106.98	106.98	1	1
	FF 12	FLAT	106.98	106.98	1	1
	FF 13	FLAT	106.98	106.98	1	1
	FF 14	FLAT	106.98	106.98	1	1
	FF 15	FLAT	135.61	135.61	1	1
	FF 16	FLAT	123.49	123.49	1	1
	FF 17	FLAT	100.77	100.77	1	1
	FF 18	FLAT	106.98	106.98	1	1
	FF 19	FLAT	100.77	100.77	1	1
	FF 20	FLAT	124.48	124.48	1	1
	FF 21	FLAT	119.16	119.16	1	1
	FF 22	FLAT	119.44	119.44	1	1
	FF 23	FLAT	119.56	119.56	1	1
	FF 24	FLAT	106.98	106.98	1	1
	FF 25	FLAT	106.98	106.98	1	1
	FF 26	FLAT	106.98	106.98	1	1
	FF 27	FLAT	106.98	106.98	1	1
FF 28	FLAT	106.98	106.98	1	1	
FF 29	FLAT	106.98	106.98	1	1	
FF 30	FLAT	106.98	106.98	1	1	
FF 31	FLAT	106.98	106.98	1	1	
FF 32	FLAT	106.98	106.98	1	1	
FF 33	FLAT	106.98	106.98	1	1	
FF 34	FLAT	106.98	106.98	1	1	
FF 35	FLAT	106.98	106.98	1	1	
FF 36	FLAT	106.98	106.98	1	1	
FF 37	FLAT	106.98	106.98	1	1	
FF 38	FLAT	106.98	106.98	1	1	
FF 39	FLAT	106.98	106.98	1	1	
FF 40	FLAT	106.98	106.98	1	1	
FF 41	FLAT	106.98	106.98	1	1	
FF 42	FLAT	106.98	106.98	1	1	
FF 43	FLAT	106.98	106.98	1	1	
FF 44	FLAT	106.98	106.98	1	1	
FF 45	FLAT	106.98	106.98	1	1	
FF 46	FLAT	106.98	106.98	1	1	
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FF 48	FLAT	106.98	106.98	1	1	
FF 49	FLAT	106.98	106.98	1	1	
FF 50	FLAT	106.98	106.98	1	1	
FF 51	FLAT	106.98	106.98	1	1	
FF 52	FLAT	106.98	106.98	1	1	
FF 53	FLAT	106.98	106.98	1	1	
FF 54	FLAT	106.98	106.98	1	1	
FF 55	FLAT	106.98	106.98	1	1	
FF 56	FLAT	106.98	106.98	1	1	
FF 57	FLAT	106.98	106.98	1	1	
FF 58	FLAT	106.98	106.98	1	1	
FF 59	FLAT	106.98	106.98	1	1	
FF 60	FLAT	106.98	106.98	1	1	
FF 61	FLAT	106.98	106.98	1	1	
FF 62	FLAT	106.98	106.98	1	1	
FF 63	FLAT	106.98	106.98	1	1	
FF 64	FLAT	106.98	106.98	1	1	
FF 65	FLAT	106.98	106.98	1	1	
FF 66	FLAT	106.98	106.98	1	1	
FF 67	FLAT	106.98	106.98	1	1	
FF 68	FLAT	106.98	106.98	1	1	
FF 69	FLAT	106.98	106.98	1	1	
FF 70	FLAT	106.98	106.98	1	1	
FF 71	FLAT	106.98	106.98	1	1	
FF 72	FLAT	106.98	106.98	1	1	
FF 73	FLAT	106.98	106.98	1	1	
FF 74	FLAT	106.98	106.98	1	1	
FF 75	FLAT	106.98	106.98	1	1	
FF 76	FLAT	106.98	106.98	1	1	
FF 77	FLAT	106.98	106.98	1	1	
FF 78	FLAT	106.98	106.98	1	1	
FF 79	FLAT	106.98	106.98	1	1	
FF 80	FLAT	106.98	106.98	1	1	
FF 81	FLAT	106.98	106.98	1	1	
FF 82	FLAT	106.98	106.98	1	1	
FF 83	FLAT	106.98	106.98	1	1	
FF 84	FLAT	106.98	106.98	1	1	
FF 85	FLAT	106.98	106.98	1	1	
FF 86	FLAT	106.98	106.98	1	1	
FF 87	FLAT	106.98	106.98	1	1	
FF 88	FLAT	106.98	106.98	1	1	
FF 89	FLAT	106.98	106.98	1	1	
FF 90	FLAT	106.98	106.98	1	1	
FF 91	FLAT	106.98	106.98	1	1	
FF 92	FLAT	106.98	106.98	1	1	
FF 93	FLAT	106.98	106.98	1	1	
FF 94	FLAT	106.98	106.98	1	1	
FF 95	FLAT	106.98	106.98	1	1	
FF 96	FLAT	106.98	106.98	1	1	
FF 97	FLAT	106.98	106.98	1	1	
FF 98	FLAT	106.98	106.98	1	1	
FF 99	FLAT	106.98	106.98	1	1	
FF 100	FLAT	106.98	106.98	1	1	
FF 101	FLAT	106.98	106.98	1	1	
FF 102	FLAT	106.98	106.98	1	1	
FF 103	FLAT	106.98	106.98	1	1	
FF 104	FLAT	106.98	106.98	1	1	
FF 105	FLAT	106.98	106.98	1	1	
FF 106	FLAT	106.98	106.98	1	1	
FF 107	FLAT	106.98	106.98	1	1	
FF 108	FLAT	106.98	106.98	1	1	
FF 109	FLAT	106.98	106.98	1	1	
FF 110	FLAT	106.98	106.98	1	1	
FF 111	FLAT	106.98	106.98	1	1	
FF 112	FLAT	106.98	106.9			



THIRD FLOOR PLAN
No. of Units : 20 Nos



FOURTH FLOOR PLAN
No. of Units : 20 Nos



Approval Condition:

- The sanction is accorded for:
 - Construction of Block A (Wing - A-1) consisting of 848/849 sq.ft.
 - The sanction is accorded for Apartment A (A) only. The area of the building shall be divided to any other use.
 - Car parking reserved in the plan should not be converted to any other purpose.
 - Development charges towards increasing the capacity of water supply, sewerage and power main has to be paid to BWSSB and RESCOM if any.
 - Necessary ducts for running telephone cables, cables of ground level for postal services & space for garbage storage within the premises shall be provided.
 - The applicant shall construct temporary labels for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / fire and theft and shall provide necessary safety measures on footpaths or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 - The applicant / builder is prohibited from selling the residential area open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a system for locating the distribution transformers & associated equipment as per K.E.R.C. (old T) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of telecom equipment and also to make provision for telecom services as per Bye-law No. 26.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris and other materials endangering the safety of people / structures etc. in & around the site.
- Permit shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approval 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 board and displayed and shall be made available during the process.
- 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 field instances, except in the second instance and cannot be registered if the same is repeated for the third time.
- No technical personnel, applicant or his authorized agent shall be allowed to enter the site and responsibilities specified in Schedule - IV (Bye-law No. 36) under sub-section (4) (b) to (d).
- The building shall be completed within 18 months from the date of issue of the license.
- No construction or reconstruction of the building should be commenced before the expiry of the term of the license or before 6 months from the date of issue of license & within one month after the expiry of the license for permission to occupy the building.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Registration of the building.
- The applicant shall ensure that the Rain Water Harvesting Structure as provided & maintained in good repair for storage of water for the suitable purposes or changed as per approved plan at all times having a minimum total capacity mentioned in the Bye-law 20(a).
- The building shall be designed and constructed in accordance with National Building Code and in the "Zone 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 shall provide water meter in each flat. (7 of the bye-law No. 20) of the building.
- Facilities for physically handicapped persons prescribed in schedule IV (Bye-law - 31) of Building Bye-laws 2003 shall be ensured.
- The applicant shall provide at least one common toilet for the use of the visitors / tenants / drivers and security staff and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the disabled entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S.No. 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- 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 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 compliance by the department regarding working condition of the Safety Measures installed. This certificate should be produced to the Corporation and shall be renewed if the certificate is issued in any year.
- The Owner / Association of high rise building shall get the building regulated by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition, and as allowed 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 Inspector every two years with due compliance by the Department regarding working condition of Electrical installation / lifts etc.. This certificate should be produced to the IBMP and shall get the renewal of the permit issued once in two years.
- The Owner / Association of the high rise building shall conduct two rock - tests in the building one before the onset of summer and another during the summer and ensure complete safety in respect of the lift shaft.
- The Builder / Contractor / Professional responsible for supervision of work shall not shut or materially and structurally weaken the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about this involved in continuation of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the IBMP.
- 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 the IBMP (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 laying 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 maintained 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 for electric electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 100 Sqm up to 240 Sqm (1 minimum of flat area for area measuring with more than 240 Sqm). One tree for every 240 Sqm of the FAR area as per part (b) of the bye-law No. 24 of the Bangalore Building Regulation 2003 shall be ensured.
- In case of use of labor / Contractor shall engage a construction worker in the site work place which is not registered with the Karnataka Building and Other Construction workers Welfare Board.

Notes:

- A communication shall be provided for setting up of schools for imparting education in the vicinity of construction workers in the labour camp / construction sites.
- Employment of child labour in the construction activities is strictly prohibited.
- IBMP will not be responsible for any disputes that may arise in respect of property or question. In case of the documents submitted in respect of property to be taken to labor or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

COLOR INDEX

OT BOUNDARY	(Symbol)
PROPOSED WORK (COVERAGE AREA)	(Symbol)
EXISTING (To be retained)	(Symbol)
EXISTING (To be demolished)	(Symbol)

AREA STATEMENT (IBMP)

VERSION NO. 1.0.0	VERSION DATE: 20/08/2022
PROJECT DETAIL:	Project No: PR0387222/23
Authority: IBMP	Project Name: Residential
Project No: PR0387222/23	Project Name: Residential
Application Type: General	Project Name: Residential
Project Type: Building Permission	Project Name: Residential
Name of sanction: N/A	Project Name: Residential
Location: RACHENAHALLI	Project Name: Residential
Building Line Specified as per Z.R. NA	Project Name: Residential
Zone: Yelahanka	Project Name: Residential
Work: Work/05	Project Name: Residential
Planning District: 336 Yelahanka	Project Name: Residential
AREA DETAILS:	SCM:
Area of Plot (Minimum)	10218.10
NET AREA OF PLOT	10218.10
COVERAGE CHECK:	
Permissible Coverage area (50.00%)	5109.05
Proposed Coverage Area (47.33%)	4833.70
Actual Net coverage area (47.33%)	4833.70
Minimum coverage area (47.33%)	4833.70
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	22990.73
Actual F.A.R. (with respect to FAR)	1.00
Allowable FAR Area (50% of Permitted FAR)	11495.36
Proposed FAR Area (100.00%)	22990.73
Actual FAR Area (100.00%)	22990.73
Permitted FAR Area (2.25)	22990.73
Actual FAR Area (2.01)	5846.47
Substructure FAR Area (0.01)	34493.47
Actual FAR Area	34493.47

SCHEDULE OF JOINERY

FLOOR NAME	NAME	LENGTH	HEIGHT	NO. OF
A/A	02	0.75	2.10	523
A/A	01	0.80	2.10	813
A/A	00	1.10	2.10	146
A/A	04	1.10	2.10	05
A/A	03	1.50	2.10	09
A/A	02	2.40	2.10	01
A/A	MD1	3.00	2.10	01

FLOOR NAME	NAME	LENGTH	HEIGHT	NO. OF
A/A	V	1.20	1.40	400
A/A	W	1.50	2.10	178
A/A	W1	2.00	1.80	1192
A/A	W2	2.70	2.10	28
A/A	W3	3.00	2.10	132

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	160	2200.00	295	4056.25
Visitor Car Parking	10	220.00	0	0.00
Total Car	170	2420.00	295	4056.25
Two Wheeler	-	220.00	0	0.00
Other Parking	-	-	-	5971.75
Total	-	2640.00	-	9928.00

Block USE/SUBUSE Details

Block Name	Block Subtype	Block Structure	Block Land Use Category
A/A	Residential	Apartment	Highrise

Required Parking (Table 7a)

Block Name	Type	Subtype	Area (Sq.Mt.)	Units	Prop.	Reqd.	Car	Prop.
A/A	Residential	Apartment	50 - 225	-	-	1	160	295
Total	-	-	-	-	-	-	160	295

Block (A)

Floor Name	Gross Built Up Area (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 (Sq.Mt.)	Other	Carpet Area (Sq.Mt.)
Ground Floor	191.16	0.00	191.16	108.51	0.00	0.00	0.00	0.00
1st Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
2nd Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
3rd Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
4th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
5th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
6th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
7th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
8th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
9th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
10th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
11th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
12th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
13th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
14th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
15th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
16th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
17th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
18th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24
19th Floor	307.01	160.88	2866.13	86.78	30.02	0.00	0.00	2737.24

