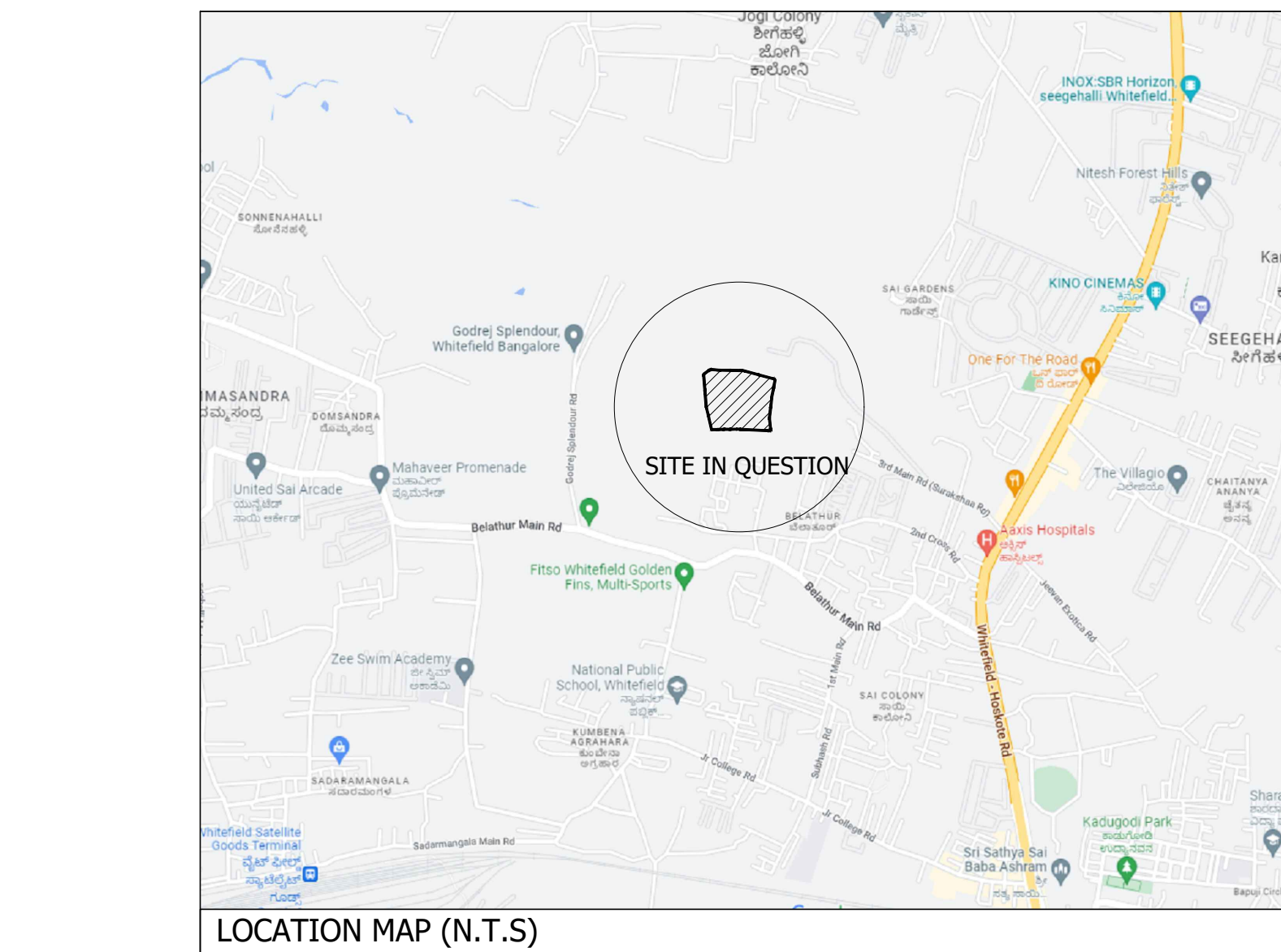
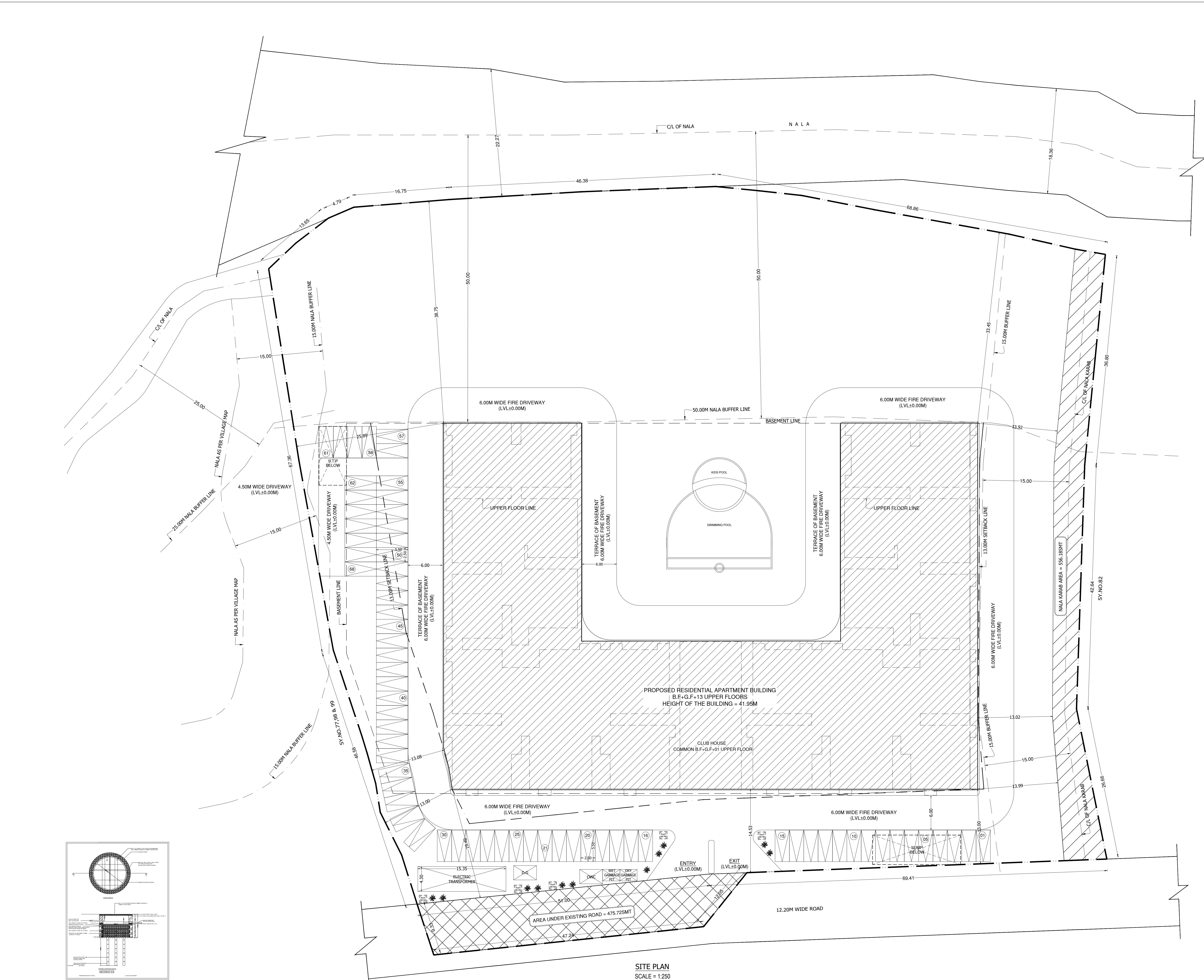




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- Sanction is accorded for the Residential Apartment (Club house) Building plan at Katta no.3091, Sy no.85.86 of Belatur Village & Sy no.78 of Kumbena Agrahara village, Bidarhalli Hobli, Bangalore East Taluk, Ward no.54.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Basement floor/ Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.
 - 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.
 - 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 for the site above 371 Sqm.
 - 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.
 - 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 INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby 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 K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
 - 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 / section for cutting trees before the commencement of the work.
 - 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 'A' of (Bye-law No. 3.6) under sub section (i) & (ii) to (iv).
 - The building shall be constructed under the supervision of a registered structural engineer.
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 - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8C' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one ramp from the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The applicant shall ensure that the construction activities shall be in the vicinity of the construction and that the 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 installed at site for its re-use / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings and the construction activities shall be in the vicinity of the construction and that the 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.
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the high-rise building shall conduct two mock 96" 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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B.M.P.
 - The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to B.M.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 to be cancelled.
 - The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated, 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
 - 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 / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (IECBRC) 2016.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to B.M.P Act No. 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the N.O.C issued from various departments wherever applicable.
 - B.M.P will not be responsible for any dispute that may arise in respect of property question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
 - The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Hootline Letter No. LD/551/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" should 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 camps / 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.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block -A (RESIDENTIAL)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/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.)	Trmt (No.)	Carpet Area other than Tenement
				Star/Case	Lift	L/R Machine	Void	Substructure	Ramp	Parking				
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	1158.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	847.55	847.55	12	0.00
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
First Floor	3281.66	166.13	3125.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Total Number of Same Blocks	1													

FAR & Tenement Details

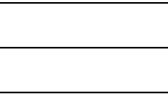
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
					Star/Case	Lift	L/R Machine	Void	Substructure	Ramp	Parking				
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300.00	223.07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1468
A (RESIDENTIAL)	D1	0.90	2.10	1177
A (RESIDENTIAL)	ED	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.10	98
A (RESIDENTIAL)	SD	1.80	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	687
A (RESIDENTIAL)	W1	1.20	1.40	08
A (RESIDENTIAL)	W	1.50	2.10	1987

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.		SCALE = 1:250	
COLOR INDEX			
PLOT BOUNDARY			
ADJOINING ROAD			
PROPOSED WORK (COVERAGE AREA)			
EXISTING (To be retained)			
EXISTING (To be demolished)			
AREA STATEMENT (B.M.P)		VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:			
Authority: B.M.P		Plot Use: Residential	
Project No: PU/14839/22-23		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 3091	
Nature of Sanction: NEW		City Survey No.: 85.86.78 (old sy No. 78A, 78B)	
Location: RING-II		Katta No. (As per Photo Extract): 3091	
Building Line Specified as per Z.R. NA		Locality / Street of the property: Belatur and kumbena Agrahara village, Bidarhalli hobli, Bangalore East Taluk, Bangalore	
Zone: Mahadevapura			
Ward: Ward-54			
Planning District: 312-Avalahalli			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)		(A)	16035.24
Deduction for NetPlot Area			
Road Widening Area			556.18
Kharabland Area			475.72
Total			1031.90
NET AREA OF PLOT		(A-Deductions)	15003.34
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			7501.67
Proposed Coverage Area (28.07 %)			4211.11
Achieved Net coverage area (28.07 %)			4211.11
Balance coverage area left (21.93 %)			3290.56
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			34827.89
Additional F.A.R. within Ring I and II for amalgamated plot 2.25)			34827.89
Allowable F.A.R. Area (80% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (2.25)			34827.89
Residential FAR (100.00%)			34794.90
Proposed FAR Area			34794.90
Achieved Net FAR Area (2.25)			34794.91
Balance FAR Area (0.00)			32.98
BUILT UP AREA CHECK			
Proposed BuiltUp Area			48418.64
Substructure Area Add in BUA (Layout Lvl)			66.47
Achieved BuiltUp Area			48485.11

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)									
Block Name	Type	SubUse	Area (Sq.mt.)	Reqt.	Units	Prop.	Reqt./Unit	Car Reqt.	Prop.
A (RESIDENTIAL)	Residential	Apartment	0- 50	2	-	1	1.5	-	-
			50- 225	1	-	1	297	-	-
Total :			-	-	-	-	299	378	

Parking Check (Table 7b)				
Vehicle Type	Reqt.	Achieved		
Car	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	299	4111.25	378	5197.50
Visitor's Car Parking	30	412.50	0	0.00
Total Car	329	4523.75	378	5197.50
TwoWheeler	-	412.50	0	0.00
Other Parking	-	-	-	6201.86
Total		4936.25		11399.36

OWNER / CPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MS ANKURA DEVI
JEP BY MANAGING PARTNER
P. BALASUBRAMANIAM
Site No. 41, Katta No. 993HK130,
Sy No. 3, Belatur Agrahara,
Ward-54, Bangalore
Bangalore - 560099

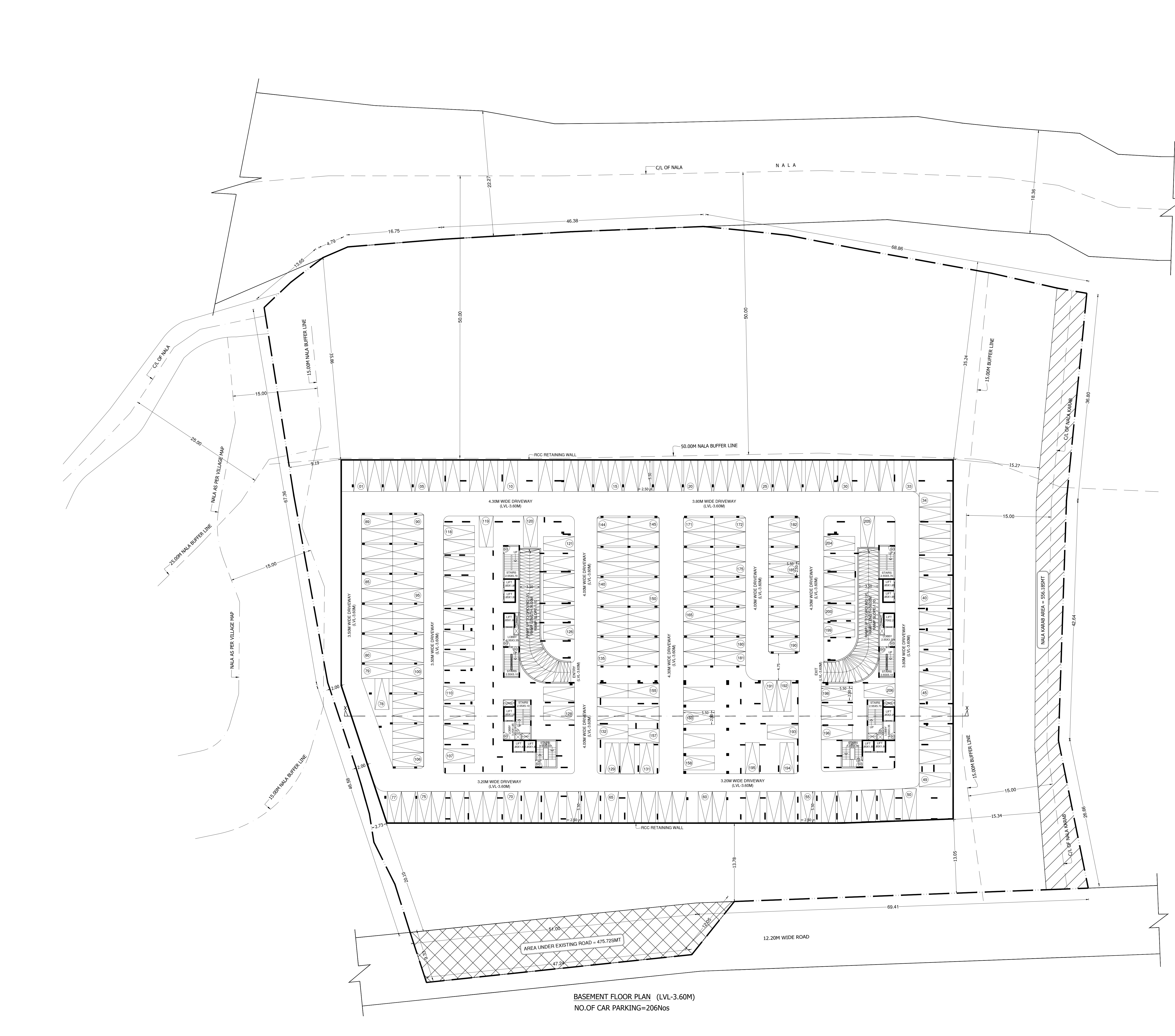
ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE
Ganesh N. 4032, 28th Cross,
17th Main Road,
BSK 2nd Stage,
Bangalore - 560070, E-428917-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE)
AT SY NO.85.86 OF BELATUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.

DRAWING TITLE :
SITE PLAN

Sheet no: 01 of 06

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.	
Sanctioning Authority	Sanctioning Authority	Sanctioning Authority	Sanctioning Authority	Sanctioning Authority	Sanctioning Authority
Sanctioning Authority	Sanctioning Authority	Sanctioning Authority	Sanctioning Authority	Sanctioning Authority	Sanctioning Authority



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2.Sanction is accorded for Residential as per the use of the building shall not be deviated to any other use.

3.Basement floor Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.

4.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.

5.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 for the site above 371 Sqm.

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11.The applicant / builder is prohibited from selling the setback areas / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&S) code leaving 3.00 mts. from the building within the premises.

13.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.

14.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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws & 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.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 also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no high-rise building shall be constructed in the vicinity of construction and that the 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.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).

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29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock 96" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B.M.P.

32.The Construction or reconstruction of 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.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 to be cancelled.

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

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (IECB) 2016.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to B.M.P. Act & 2020.

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

40.The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the N.O.C issued from various departments whenever applicable.

41.B.M.P. will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 5 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Circular Letter No. LD/551/ET/2013, dated: 01-04-2013:

1.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.

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3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.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:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

Floor Name

Gross Built Up Area (Sq.mt.)

Deductions From Gross BUA/Area (Sq.mt.)

Total Built Up Area (Sq.mt.)

Deductions (Area in Sq.mt.)

Proposed FAR Area (Sq.mt.)

Total FAR Area (Sq.mt.)

Trmt (No.)

Carpet Area other than Tenement

Cutout

Star/Case

Lift

Lift Machine

Void

Substructure

Ramp

Parking

Resi.

Terrace Floor

112.54

0.00

112.54

83.64

24.29

4.61

0.00

0.00

0.00

0.00

0.00

0.00

00

0.00

Thirteenth Floor

1159.31

80.88

1077.43

155.33

51.18

0.00

22.32

1.05

0.00

0.00

847.55

847.55

12

0.00

Twelfth Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Eleventh Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Tenth Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Ninth Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Eighth Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Seventh Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Sixth Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Fifth Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Fourth Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Third Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

Second Floor

3100.54

100.95

2999.59

141.74

43.36

0.00

0.00

1.05

0.00

0.00

2813.44

2813.44

24

0.00

First Floor

3281.66

166.13

3125.53

153.02

43.36

0.00

0.00

1.05

0.00

0.00

2929.10

2929.10

24

152.67

Ground Floor

4211.11

0.00

4211.11

115.89

43.36

0.00

0.00

0.00

0.00

4016.67

35.19

35.19

00

35.19

Basement Floor

6895.54

0.00

6895.54

115.89

43.36

0.00

0.00

0.00

253.39

6447.69

35.21

35.21

00

35.21

Total

49775.10

1356.46

48418.64

2182.91

682.51

4.61

22.32

13.65

253.39

10464.36

34794.89

34794.89

300

223.07

Total Number of Same Blocks

1

Total

49775.10

1356.46

48418.64

2182.91

682.51

4.61

22.32

13.65

253.39

10464.36

34794.89

34794.89

300

223.07

FAR & Tenement Details

Block

No. of Same Bldg

Gross Built Up Area (Sq.mt.)

Deductions From Gross BUA/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.)

Trmt (No.)

Carpet Area other than Tenement

A (RESIDENTIAL)

1

49775.10

1356.46

48418.64

2182.91

682.51

4.61

22.32

13.65

253.39

10464.36

34794.89

34794.89

300

223.07

Grand Total

1

49775.10

1356.46

48418.64

2182.91

682.51

4.61

22.32

13.65

253.39

10464.36

34794.89

34794.89

300.00

223.07

SCHEDULE OF JOINERY:

BLOCK NAME

NAME

LENGTH

HEIGHT

NOS

A (RESIDENTIAL)

D2

0.75

2.10

1468

A (RESIDENTIAL)

D1

0.90

2.10

1177

A (RESIDENTIAL)

ED

1.05

2.10

300

A (RESIDENTIAL)

SD

1.20

2.15

08

A (RESIDENTIAL)

SD

1.80

2.10

94

SCHEDULE OF JOINERY:

BLOCK NAME

NAME

LENGTH

HEIGHT

NOS

A (RESIDENTIAL)

V

1.00

1.00

687

A (RESIDENTIAL)

W1

1.20

1.40

08

A (RESIDENTIAL)

W

1.50

2.10

1787

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATUR VILLAGE & BIDARAHALI HOBLI, WARD NO-54, BANGALORE EAST TALUK.

SCALE = 1:250

N

COLOR INDEX

PLOT BOUNDARY

ADJUTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

AREA STATEMENT (B.M.P.)

VERSION NO.: 1.0.12

VERSION DATE: 09/12/2022

PROJECT DETAIL:

Authority: B.M.P.

Project No: PRJ/14839/22-23

Application Type: General

Proposal Type: Building Permission

Nature of Sanction: NEW

Location: RING-II

Building Line Specified as per Z.R. NA

Zone: Mahadevapura

Ward: Ward-54

Planning District: 312-Avalahalli

AREA OF DETAILS

AREA OF PLOT (Minimum)

(A)

16035.24

Deduction for Nephew Area

Road Widening Area

475.72

Kharaband Area

556.18

Total

1031.90

NET AREA OF PLOT (A-Deductions)

15003.34

COVERAGE CHECK

Permissible Coverage area (50.00 %)

7501.67

Proposed Coverage Area (28.07 %)

4211.11

Achieved Net coverage area (28.07 %)

4211.11

Balance coverage area left (21.93 %)

3290.96

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)

34827.89

Additional F.A.R. within Ring I and II for amalgamated plot 2.25)

34827.89

Allowable FAR Area (50% of Perm FAR)

0.00

Premium FAR for Plot within Impact Zone (-)

0.00

Total Perm. FAR Area (2.25)

34827.89

Residential FAR (100.00%)

34794.90

Proposed FAR Area

34794.90

Achieved Net FAR Area (2.25)

34794.91

Balance FAR Area (0.00)

32.38

BUILT UP AREA CHECK

Proposed BuiltUp Area

48418.64

Substructure Area Add in BUA (Layout Lvl)

66.47

Achieved BuiltUp Area

48485.11

Block USE/SUBUSE Details

Block Name

Block Use

Block SubUse

Block Structure

Block Land Use Category

A (RESIDENTIAL)

Residential

Apartment

Highrise

R

Required Parking (Table 7a)

Block Name

Type

SubUse

Area (Sq.mt.)

Reqt.

Units

Prop.

Reqt./Unit

Car Reqt.

Prop.

A (RESIDENTIAL)

Residential

Apartment

0-50

2

-

1

1.5

-

-

Total :

-

-

-

-

-

1

297

-

299

378

Parking Check (Table 7b)

Vehicle Type

No.

Reqt.

Achieved

Car

299

4111.25

378

5197.50

Visitor's Car Parking

30

412.50

0

0.00

Total Car

329

4523.75

378

5197.50

TwoWheeler

-

412.50

0

0.00

Other Parking

-

-

-

6201.96

Total

4936.25

11399.36

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : MS ANKURA DE SOARES (JEP BY MANAGING PARTNER) P. BALASUBRAMANIAM Site No. 41, Kaha No. 992HK130, Sy No. 3, Patanar Agrahara, Whitefield Main Road, Bangalore - 560091

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE Ganesh N.4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070, E-428917-18

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) AT SY NO.85.86 OF BELATUR VILLAGE & BIDARAHALI HOBLI, WARD NO-54, BANGALORE EAST TALUK.

DRAWING TITLE : BASEMENT FLOOR PLAN

Sheet no: 02 of 06

SANCTIONING AUTHORITY :

APPROVED DIRECTOR

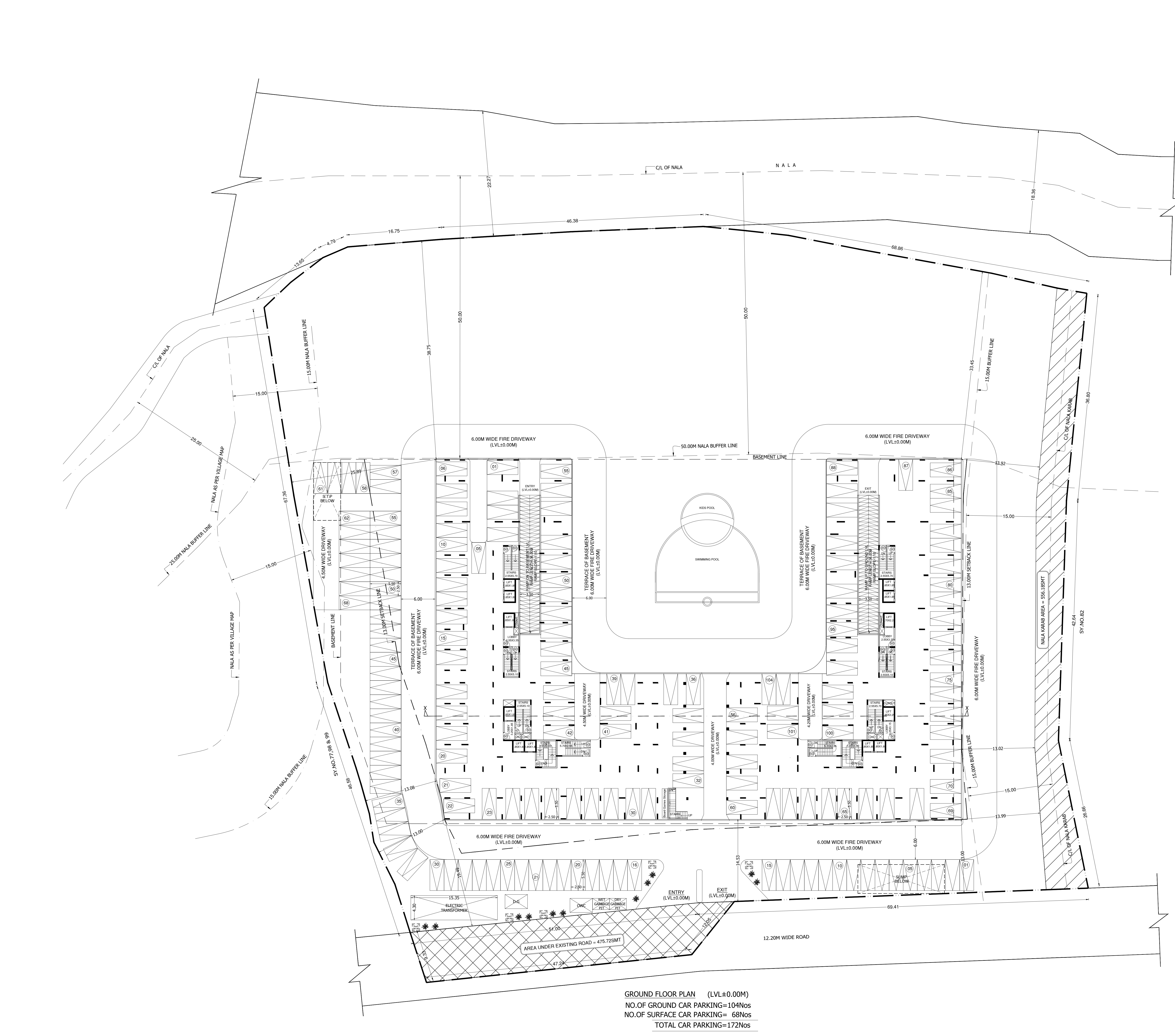
DEPUTY DIRECTOR

JOINT DIRECTOR

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.

Accuracy of Survey Report and Drawing is subject to accuracy of end user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

This is system generated report and does not require any signature.



GROUND FLOOR PLAN (LVL±0.00M)
NO.OF GROUND CAR PARKING=104Nos
NO.OF SURFACE CAR PARKING= 68Nos
TOTAL CAR PARKING=172Nos

Approval Condition :

- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- 1.Sanction is accorded for the Residential Apartment (Club house) Building plan at Kaha no.3091, Sy no.85.86 of Belatpur Village & Sy no.78 of Kumbena Agrahara village Bidarhali Hobli, Bangalore East Taluk,Ward no.54.
- a)Consist of Basement + Ground + 13 UF (Residential Apartment) & Club House (B-F-G-F-1UF)
- 2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3.Basement floor Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.
- 4.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.
- 5.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 for the site above 371 Sqn.
- 6.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.
- 7.Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- 8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- 9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. 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.
- 12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&S D) code leaving 3.00 mts. from the building within the premises.
- 13.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
- 14.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.
- 15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- 16.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.
- 17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 'B' of (Bye-law No. 3.6) under sub section (1) & (2) to (4).
- 18.The building shall be constructed under the supervision of a registered structural engineer.
- 19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- 20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
- 21.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 1853-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- 22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
- 23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- 24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws &C' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- 25.The applicant shall provide at least one lift on the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- 26.The applicant shall ensure that no construction activities shall be carried out in the vicinity of construction and that the 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.
- 27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
- 28.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- 29.Two-wheeler parking shall be provided as per the building bye-law.
- 30.The Owner / Association of the high-rise building shall conduct two mock '66' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- 31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
- 32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from 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 or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
- 33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated, 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.mts
- 34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
- 37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (IECBRC) 2016.
- 38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act &C' 2020.
- 39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- 40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
- 41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
- 43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 5 Units and more.
- 44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
- 45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Circular Letter No. LD/551/ET/2013, dated: 01/04/2013:
- 1.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.
- 2.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 respect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 4.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:
- 1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- 3.Employment of child labour in the construction activities strictly prohibited.
- 4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block -A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/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.)	Trmt (No.)	Carpet Area other than Tenement
				Star/Case	Lift	L/R Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	1159.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	847.55	847.55	12	0.00
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
First Floor	3281.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Total Number of Same Blocks	1													
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/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.)	Trmt (No.)	Carpet Area other than Tenement
					Star/Case	Lift	L/R Machine	Void	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300.00	223.07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	168
A (RESIDENTIAL)	D1	0.90	2.10	1177
A (RESIDENTIAL)	ED	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.15	08
A (RESIDENTIAL)	SD	1.80	2.10	94

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	687
A (RESIDENTIAL)	W1	1.20	1.40	08
A (RESIDENTIAL)	W	1.50	2.10	197

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.		SCALE = 1:250	N
COLOR INDEX			
PLOT BOUNDARY			
ADJOINING ROAD			
PROPOSED WORK (COVERAGE AREA)			
EXISTING (To be retained)			
EXISTING (To be demolished)			
AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Project No: PRJ/14839/22-23	Plot SubUse: Apartment		
Application Type: General	Land Use Zone: Residential (Main)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 3091		
Nature of Sanction: NEW	City Survey No.: 85.86.78 (old sy No. 78A, 78B)		
Location: RING-II	Khaata No. (As per Khata Extract): 391		
Building Line Specified as per Z.R. NA	Locality / Street of the property: Belatur and kumbena Agrahara village, Bidarhalli Hobli, Bangalore East Taluk, Bangalore		
Zone: Mahadevapura			
Ward: Ward-54			
Planning District: 312-Avalahalli			
AREA DETAILS			
AREA OF PLOT (Minimum)	(A)		SQ.MT.
Deduction for NonPlot Area			16035.24
Road Widening Area			475.72
Kharabland Area			556.18
Total			1031.90
NET AREA OF PLOT (A-Deductions)			15003.34
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			7501.67
Proposed Coverage Area (28.07 %)			4211.11
Achieved Net coverage area (28.07 %)			4211.11
Balance coverage area left (21.93 %)			3290.56
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			34827.89
Additional F.A.R. within Ring I and II for amalgamated plot 2.25)			34827.89
Allowable TOR Area (50% of Perm FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (2.25)			34827.89
Residential FAR (100.00%)			34794.90
Proposed FAR Area			34794.90
Achieved Net FAR Area (2.25)			34794.91
Balance FAR Area (0.00)			32.98
BUILT UP AREA CHECK			
Proposed BuiltUp Area			48418.64
Substructure Area Add in BUA (Layout Lvl)			66.47
Achieved BuiltUp Area			48485.11

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)									
Block Name	Type	SubUse	Area (Sq.mt.)	Reqt.	Units	Prop.	Reqt./Unit	Car Reqt.	Prop.
A (RESIDENTIAL)	Residential	Apartment	0-50	2	-	1	1.5	-	-
			50-225	1	-	1	297	-	-
Total :			-	-	-	-	-	299	378

Parking Check (Table 7b)				
Vehicle Type	Reqt.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	299	4111.25	378	5197.50
Visitor's Car Parking	30	412.50	0	0.00
Total Car	329	4523.75	378	5197.50
TwoWheeler	-	412.50	0	0.00
Other Parking	-	-	-	6201.96
Total		4936.25		11399.36

OWNER / CPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MS ANKURA DE SOLEERS
(REP BY MANAGING PARTNER)
P. BALASUBRAMANIAM
Site No. 41, Kaha No. 992HK103,
Sy No. 3, Belatur Agrahara,
Whitefield Main Road,
Bangalore - 560096

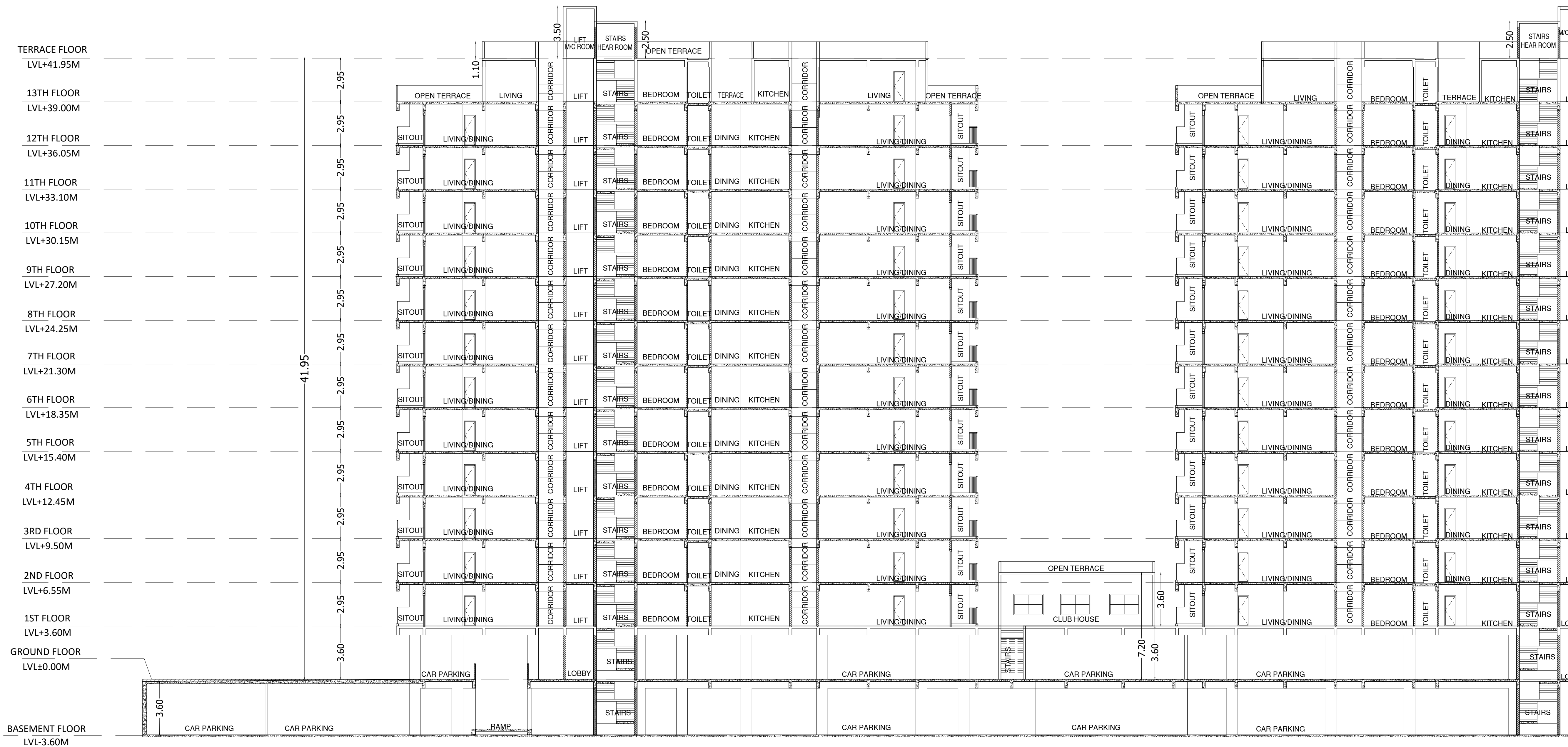
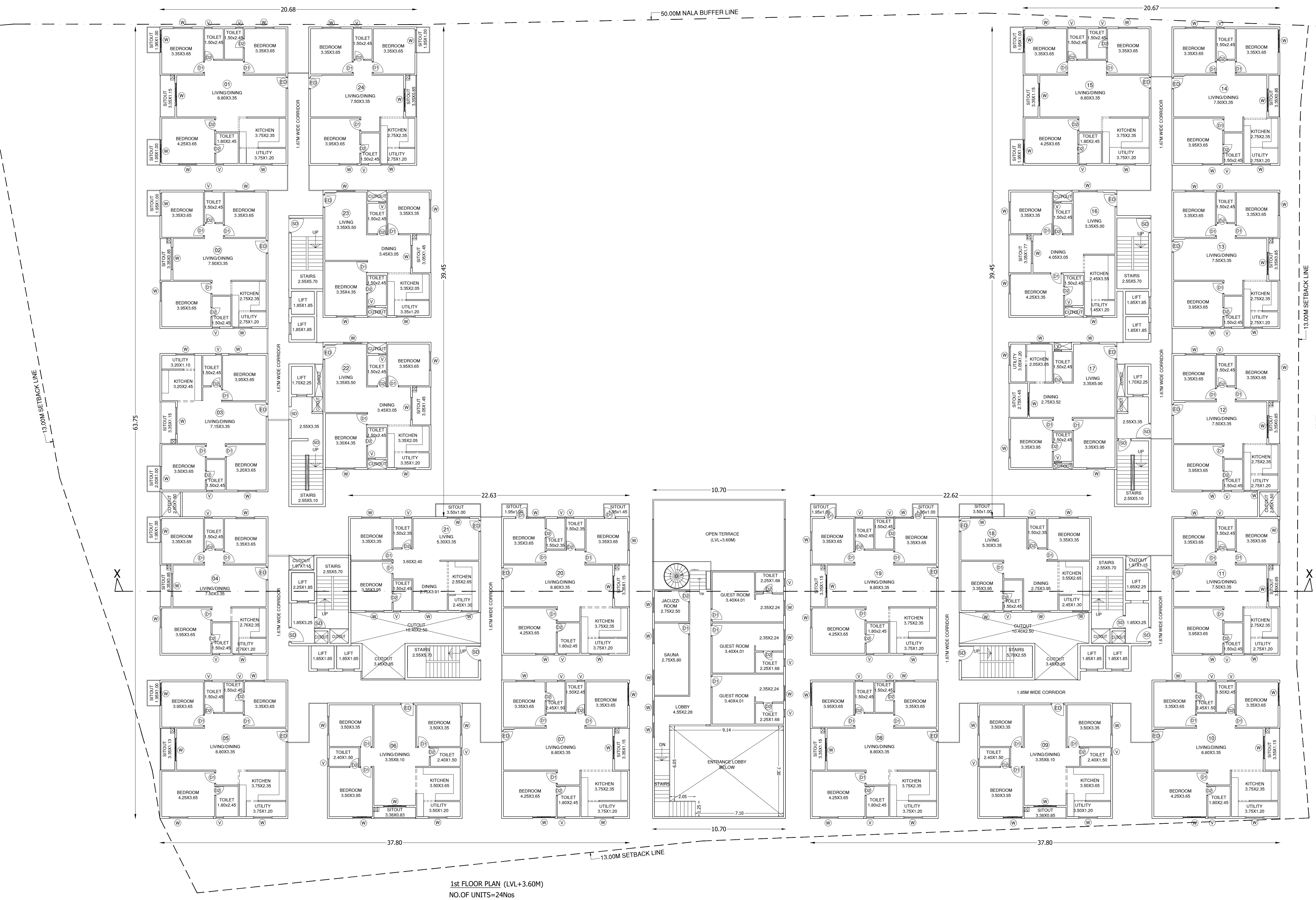
ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE
Ganesh M 4032, 28th Cross,
17th Main Road,
BSK 2nd Stage,
Bangalore - 560010, E-429917-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE)
AT SY NO.85.86 OF BELATPUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.

DRAWING TITLE :
GROUND FLOOR PLAN

Sheet no: 03 of 06

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.	
CHIEF ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR		



Block A (RESIDENTIAL)															
Floor Name	Gross Builtup Area	Deductions From Gross BUA/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.)	Tmt (No.)	Carpet Area other than Tenement
				StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.				
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	1158.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	0.00	847.55	847.55	12	0.00
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2813.44	2813.44	24	0.00
First Floor	3291.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	0.00	2929.10	2929.10	24	152.67
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19	
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21	
Total Number of Same Blocks	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07	

FAR & Tenement Details																
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)	Carpet Area other than Tenement
					Column	Star/Case	L/R	Lift Machine	Void	Substructure	Ramp	Parking				
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07	
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300.00	223.07	

SCHEDULE OF JOINEY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.10	1468
A (RESIDENTIAL)	D1	0.90	2.10	1177
A (RESIDENTIAL)	ED	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.15	08
A (RESIDENTIAL)	SD	1.80	2.10	54

SCHEDULE OF JOINEY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	687
A (RESIDENTIAL)	WT	1.20	1.40	08
A (RESIDENTIAL)	W	1.50	2.10	1767

- Approval Condition:
- The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- Sanction is accorded for the Residential Apartment (Club-house) Building plan at Katta no.3091, Sy no.85.86 of Belatpur Village & Sy no.78 of Kumbhena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, Ward no.54.
 - Sanction is accorded for Residential use only. The use of the building shall not be devoted to any other use.
 - Basement floor/ Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises. The building and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
 - 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 for the site above 37.5m.
 - 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.
 - 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 INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby 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 K.E.C.C (E&S) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. & around the site.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building By-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 8C IV (By-law No. 3.6) under sub section (1) & (a) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law.
 - 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.
 - Buildings have to be designed by a registered structural engineer. Based on SSC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (By-law No. 31) of Building By-laws 2003 and Government orders time to time 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 also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during day 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 installed at site for its re-use / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above builtup area for Commercial building).
 - The structures with basement shall be designed for structural stability and safety to ensure for soil 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided as per the building By-law.
 - The Owner / Association of the high-rise building shall conduct two mock 86° 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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, By-laws, Zoning Regulations, Standing Orders and Policy Orders of the B.M.P.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to B.M.P. Act No. 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 - The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the N.O.C. issued from various departments wherever applicable.
 - B.M.P. will not 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 or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
 - The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
 - The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headstart Hoodies) Letter No. LD/SSU-ET/2015, dated: 01/04/2015.

1. 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.
2. 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.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. 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 camps / 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.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATPUR VILLAGE & SY NO.78 OF KUMBHENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

SCALE = 1:150

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

AREA STATEMENT (B.M.P.)

VERSION NO.: 1.0.12

VERSION DATE: 09/12/2022

PROJECT DETAIL:

Authority: B.M.P.

Project No: PU/14839/22-23

Application Type: General

Proposed Type: Building Permission

Nature of Sanction: NEW

Location: RING-II

Zone: Mahadevapura

Planning District: 312-Avalahalli

Area of Plot (Minimum)

Area of Plot (Actual)

Deduction for Impediment Area

Road Widening Area

Kharland Area

Total

NET AREA OF PLOT

Coverage Check

Permissible Coverage area (50.00 %)

Proposed Coverage Area (28.07 %)

Achieved Net coverage area (28.07 %)

Balance coverage area left (21.92 %)

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)

Additional F.A.R. within Ring I and II for amalgamated plot 2.25

Allowable FAR area (50% of Perm FAR)

Premium FAR for Plot within Impact Zone (-)

Total Perm. FAR area (2.25)

Residential FAR (100.00%)

Proposed FAR Area

Achieved Net FAR Area (2.25)

Balance FAR Area (0.00)

BUILT UP AREA CHECK

Proposed Builtup Area

Substructure Area Add in BUA (Layout Lvl)

Achieved Builtup Area

Block Name

Block Use

Block SubUse

Block Structure

Block Land Category

A (RESIDENTIAL)

Residential

Apartment

Highrise

R

Required Parking (Table 7a)

Block Name

Type

SubUse

Area (Sq.mt.)

Reqd. Units

Prop. Reqd./Unit

Car Reqd./Unit

Prop.

A (RESIDENTIAL)

Residential

Apartment

0-50

2

-

1

1.5

-

Total:

-

-

50-225

1

-

299

378

Parking Check (Table 7b)

Vehicle Type

Reqd.

Achieved

Car

No.

Area (Sq.mt.)

No.

Area (Sq.mt.)

Car

299

4111.25

378

5197.50

Visitor's Car Parking

30

412.50

0

0.00

Total Car

329

4523.75

378

5197.50

Two Wheeler

-

412.50

0

0.00

Other Parking

-

-

-

6201.85

Total

4308.25

11599.35

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

MS ANKURA DEVELOPERS (P) PRIVATE LIMITED

Site No. 41, Katta No. 993H/103, Sy No. 13, Belatpur Village, Bidarhalli Hobli, Bangalore East Taluk, Bangalore - 560095

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Ganesh N. 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560010, 6428917-18

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) AT SY NO.85.86 OF BELATPUR VILLAGE & SY NO.78 OF KUMBHENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE

1st FLOOR PLAN & SECTION

Sheet No: 04 of 06

SANCTIONING AUTHORITY

Sanctioning Authority

Sanctioning Authority

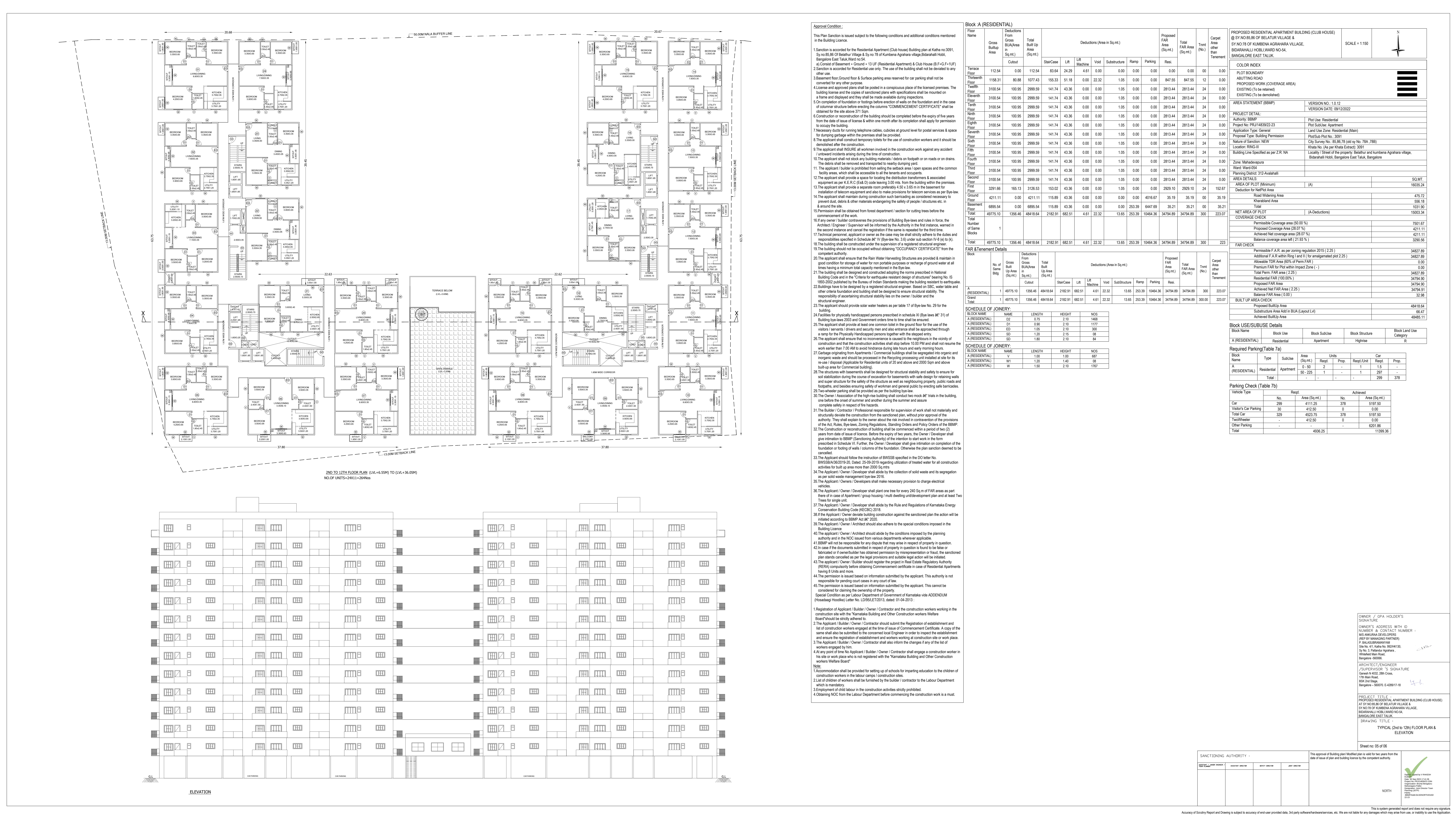
Sanctioning Authority

Sanctioning Authority

This approval of Building Plan / Modified plan is valid for ten years from the date of issue of plan and building licence by the competent authority.

This is a system generated report and does not require any signature.

Accuracy of Survey Report and Drawing is subject to accuracy of end user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



Approval Condition:

- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- Sanction is accorded for the Residential Apartment (Club House) Building plan at Kaha no.3091, Sy no.85.86 of Belatur Village & Sy no.78 of Kumbena Agrahara village, Bidarhali Hobli, Bangalore East Taluk, Ward no.54.
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 - On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 37.50.
 - 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.
 - 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 INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
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 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&I) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
 - 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 / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building By-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 VI. Further, the Owner / Developer shall give information on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
 - 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 1883-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws No. 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one level below the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The applicant shall ensure that the construction is carried out in the vicinity of the construction and that the 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 installed at site for its re-use / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the high-rise building shall conduct two rock 96" 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 materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B.M.P.
 - The Construction or reconstruction of 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.P. (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give information on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.mts.
 - 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 / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (IECB) 2016.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to B.M.P. Act No. 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the N.O.C issued from various departments wherever applicable.
 - B.M.P. will not be responsible for any dispute that may arise in respect of property question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 5 Units and more.
 - The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Circular Letter No. LD/551/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" should 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 camps / 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.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block :A (RESIDENTIAL)

Name	Gross Builtup Area	From Gross BUA/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)	Trmt (No.)	Carpet Area other than Tenement	
		Cutout		Star/Case	Lift	L/R Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Thirteenth Floor	1158.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	847.55	847.55	12	0.00
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00
First Floor	3291.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Total Number of Same Blocks	1													
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07

FAR & Tenement Details

Block

No. of Same Bldg	Gross Built Up Area (Sq.mt)	Gross BUA/Area in Sq.mt	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)							FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)	Carpet Area other than Tenement	
				Cutout	Star/Case	Lift	L/R Machine	Void	SubStructure	Ramp					Parking
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1468
A (RESIDENTIAL)	D1	0.90	2.10	1177
A (RESIDENTIAL)	ED	1.05	2.10	300
A (RESIDENTIAL)	SD	1.20	2.15	08
A (RESIDENTIAL)	SD	1.80	2.10	94

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	687
A (RESIDENTIAL)	W1	1.20	1.40	08
A (RESIDENTIAL)	W	1.50	2.10	1767

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATUR VILLAGE & SY NO.78 OF KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE EAST TALUK.	SCALE = 1:150	N
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COLOR INDEX

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

AREA STATEMENT (B.M.P.)	VERSION NO: 1.0.12
PROJECT DETAIL:	VERSION DATE: 09/12/2022

Authority: B.M.P.	Plot Use: Residential
Project No: PU/14839/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No: 3091
Nature of Sanction: NEW	City Survey No.: 85.86.78 (old sy No. 78A, 78B)
Location: RING-II	Khasra No. (As per Photo Extract): 3091
Building Line Specified as per Z.R. NA	Locality / Street of the property: Belatur and Kumbena Agrahara village, Bidarhalli Hobli, Bangalore East Taluk, Bangalore
Zone: Mahadevapura	
Planning District: 312-Avalahalli	
Ward: Ward-054	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16035.24
Deduction for NetPlot Area		

Road Widening Area	475.72
Kharabland Area	556.18
Total	1031.90

NET AREA OF PLOT (A-Deductions)	15003.34
COVERAGE CHECK	

Permissible Coverage area (50.00 %)	7501.67
Proposed Coverage Area (28.07 %)	4211.11
Achieved Net coverage area (28.07 %)	4211.11
Balance coverage area left (21.93 %)	3290.56



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential Apartment (Club house) Building plan at Katha no.3091, Sy no.85.86 of Belatpur Village & Sy no.78 of Kumbhena Agrahara village, Bidarhali Hobli, Bangalore East Taluk, Ward no.54.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement floor Ground floor & Surface parking area reserved for car parking shall not be converted for any other purpose.

4.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.

5.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 for the site above 37.50 m.

6.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.

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

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or in drains. The debris shall be removed and transported to nearby dumping yard.

11.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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.

13.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.

14.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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.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.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI. Further, the Owner / Developer shall give information on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

18.The building shall be constructed under the supervision of a registered structural engineer.

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

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity not less than the Building Bye-law.

21.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 1853-2002 published by the Bureau of Indian Standards making due provision for earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8C 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet for the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that the construction activities shall be completed in the vicinity of construction and that the 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.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).

28.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two rock 36" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B.M.P.

32.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to B.M.P. Act 86/ 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the N.O.C issued from various departments wherever applicable.

41.B.M.P. will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 5 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Circular Letter No. LD/551/ET/2013, dated: 01/04/2013:

1.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.

2.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.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.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:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block A (RESIDENTIAL)															
Floor Name	Gross Builtup Area	Deductions From Gross BUA/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.)	Trmt (No.)	Carpet Area other than Tenement
				Cutout	Stair/Case	Lift	L/R Machine	Void	Substructure	Ramp	Parking				
Terrace Floor	112.54	0.00	112.54	83.64	24.29	4.61	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	1159.31	80.88	1077.43	155.33	51.18	0.00	22.32	1.05	0.00	0.00	847.55	847.55	12	0.00	
Twelfth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Eleventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Tenth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Ninth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Eighth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Seventh Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Sixth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Fifth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Fourth Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Third Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
Second Floor	3100.54	100.95	2999.59	141.74	43.36	0.00	0.00	1.05	0.00	0.00	2813.44	2813.44	24	0.00	
First Floor	3281.66	165.13	3126.53	153.02	43.36	0.00	0.00	1.05	0.00	0.00	2929.10	2929.10	24	152.67	
Ground Floor	4211.11	0.00	4211.11	115.89	43.36	0.00	0.00	0.00	0.00	4016.67	35.19	35.19	00	35.19	
Basement Floor	6895.54	0.00	6895.54	115.89	43.36	0.00	0.00	0.00	253.39	6447.69	35.21	35.21	00	35.21	
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07	
Total Number of Same Blocks	1														
Total	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223	

Block & Tenement Details		Deductions From Gross BUA/Area in Sq.mt.										Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
FAR	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Cutout	Star/Case	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Res.					
A (RESIDENTIAL)	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300	223.07	
Grand Total	1	49775.10	1356.46	48418.64	2182.91	682.51	4.61	22.32	13.65	253.39	10464.36	34794.89	34794.89	300.00	223.07	
SCHEDULE OF JOINERY:																
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS												
A (RESIDENTIAL)	D2	0.75	2.10	168												
A (RESIDENTIAL)	D1	0.90	2.10	117												
A (RESIDENTIAL)	ED	1.05	2.10	200												
A (RESIDENTIAL)	SD	1.20	2.15	08												
A (RESIDENTIAL)	SD	1.80	2.10	14												
SCHEDULE OF JOINERY:																
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS												
A (RESIDENTIAL)	V	1.00	1.00	687												
A (RESIDENTIAL)	W1	1.20	1.40	08												
A (RESIDENTIAL)	W	1.50	2.10	1767												

PROPOSED RESIDENTIAL APARTMENT BUILDING (CLUB HOUSE) @ SY NO.85.86 OF BELATPUR VILLAGE & SY NO.78 OF KUMBHENA AGRAHARA VILLAGE, BIDARHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.		SCALE 1:150	N
COLOR INDEX			
PLOT BOUNDARY			
ADJOINING ROAD			
PROPOSED WORK (COVERAGE AREA)			
EXISTING (To be retained)			
EXISTING (To be demolished)			
AREA STATEMENT (B.M.P.)		VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:			
Authority: B.M.P.		Plot Use: Residential	
Project No: PUJ/14839/22-23		Plot Sub-Use: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 3091	
Nature of Sanction: NEW		City Survey No.: 85.86.78 (old sy No. 78A / 78B)	
Location: RING-II		Katha No. (As per Katha Extract): 3091	
Building Line Specified as per Z.R. NA		Locality / Street of the property: Belatur and Kumbhena Agrahara village, Bidarhalli Hobli, Bangalore East Taluk, Bangalore	
Zone: Mahadevapura			
Ward: Ward-054			
Planning District: 312-Avalahalli			
AREA OF DETAILS		SQ.MT.	
AREA OF PLOT (Minimum)		(A)	
Deduction for NetPlot Area		16035.24	
Road Widening Area		475.72	
Kharabland Area		556.18	
Total		1031.90	
NET AREA OF PLOT (A-Deductions)		15003.34	
COVERAGE CHECK			
Permissible Coverage area (50.00 %)		7501.67	
Proposed Coverage area (28.07 %)		4211.11	
Achieved Net coverage area (28.07 %)		4211.11	
Balance coverage area left (21.93 %)		3290.96	
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)		34827.89	
Additional F.A.R. within Ring I and II for amalgamated plot 2.25		34827.89	
Allowable TQR Area (80% of Perm FAR)		0.00	
Premium FAR for Plot within Impact Zone (-)		0.00	
Total Perm FAR area (2.25)		34827.89	
Residential FAR (100.00%)		34794.90	
Proposed FAR Area		34794.90	
Achieved Net FAR Area (2.25)		34794.91	
Balance FAR Area (0.00)		32.98	
BUILT UP AREA CHECK			
Proposed Built Up Area		48148.64	
Substructure Area Add in BUA (Layout Lvl)		66.47	
Achieved Built Up Area		48145.11	

Block USE/SUBUSE Details			
Block Name	Block Use	Block SubUse	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	R

Required Parking (Table 7a)									
Block Name	Type	SubUse	Area (Sq.mt.)	Reqd. Units	Prop. Reqd./Unit	Car Reqd.	Prop.		
A (RESIDENTIAL)	Residential	Apartment	0-50	2	-	1	1.5	-	-
			50-225	1	-	1	297	-	-
			-	-	-	-	299	378	-

Parking Check (Table 7b)					
Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	299	4111.25	378	5197.50	
Visitor's Car Parking	30	412.50	0	0.00	
Total Car	329	4523.75	378	5197.50	
Two Wheeler	-	412.50	0	0.00	
Other Parking	-	-	-	6201.86	
Total		4936.25		11399.36	

