

Color Notes

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

AREA STATEMENT (SBMP)	VERSION NO: 1.0.4
PROJECT DETAIL:	VERSION DATE: 31/08/2021
Authority: SBMP	Plot Use: Residential
Inward No: PU/567/21-22	Plot Sub Use: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Mm)
Proposed Plan: Building Permission	Plot/Sub Plot No.: 1208/1237/20
Nature of Sanction: NEW	City Survey No.: 1208/1237/20
Location: RING III	PID No. (As per Khata Extract): 1208/1237/20
Building Line Specified as per Z.R. NA	Locality / Street of the property: KASAVANAHALLI, BANGALORE
Zone: Mahadevapura	
Ward: Ward-150	
Planning District: 318-Begur	
AREA DETAILS:	
Additional FAR within Ring III (I) for unarmagedment plot -	50 MT.
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	1096.77
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	658.06
Proposed Coverage Area (59.24 %)	648.74
Achieved Net coverage area (59.24 %)	648.74
Balance coverage area left (0.76 %)	8.32
FAR CHECK	
Permissible FAR, as per zoning regulation 2.05 (2.50)	2741.93
Additional FAR within Ring III (I) for unarmagedment plot -	0.00
Allowable TDR Area (80% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR Area (2.50)	2741.93
Residential FAR (100.00%)	2729.99
Proposed FAR Area	2729.99
Achieved FAR Area (2.48)	2729.99
Balance FAR Area (0.01)	11.94
BUILT UP AREA CHECK	
Proposed BuiltUp Area	3636.28
Substructure Area Add in BUA (Layout Lvl)	0.01
Achieved BuiltUp Area	3636.29

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	MultiDwelling Units	Build upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Regd.	Units	Prop.	Regd./Unit	Car	Regd.	Prop.
A (A)	Residential	MultiDwelling Units	50 - 225	1	-	1	28	-	-	-
Total:			-	-	-	-	28	32		

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	28	365.00	16	220.00
Mech Car	-	-	16	220.00
Visitor's Car Parking	3	41.25	0	0.00
Total Car	31	426.25	32	440.00
TwoWheeler	-	41.25	0	0.00
Other Parking	-	-	-	416.13
Total		467.50		856.13

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)
A (A)	1	3636.28	71.41	13.75	2.75	63.27	119.00	636.13	2729.98	2729.98	28
Grand Total:	1	3636.28	71.41	13.75	2.75	63.27	119.00	636.13	2729.98	2729.98	28.00

Block :A (A)

Floor Name	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)
Terrace Floor	19.81	17.08	0.00	2.75	0.00	0.00	0.00	0.00	0.00	00
Third Floor	732.66	10.87	2.75	0.00	6.07	0.00	0.00	712.97	712.97	07
Second Floor	732.66	10.87	2.75	0.00	6.07	0.00	0.00	712.97	712.97	07
First Floor	732.66	10.87	2.75	0.00	6.07	0.00	0.00	712.97	712.97	07
Ground Floor	649.75	10.87	2.75	0.00	45.06	0.00	0.00	591.07	591.07	07
Basement Floor	768.74	10.87	2.75	0.00	119.00	636.13	0.00	0.00	0.00	00
Total:	3636.28	71.41	13.75	2.75	63.27	119.00	636.13	2729.98	2729.98	28
Total Number of Same Blocks	1									
Total:	3636.28	71.41	13.75	2.75	63.27	119.00	636.13	2729.98	2729.98	28

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. S. S. DEVELOPERS
(Rep. by its Partners RAMALINGA REDDY, CHAMUNDESHWARI & B. GOPALA REDDY)
(Rep. by its GPA HOLDER
M/s. HEAVY DEVELOPERS PRIVATE LIMITED))
NO. 4557, 15th CROSS, LAKKASANDRA, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ranganath, H.C #556,43rd cross, 8th block, jayaganar/n#556, 43rd cross, 8th block, jayaganar BCC/BL-3,6/E-2747/2005-06

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 1208/1237/20, KASAVANAHALLI, BANGALORE, WARD NO. 150

DRAWING TITLE : M/s S. S. DEVELOPERS (Rep. by its Partners RAMALINGA REDDY, CHAMUNDESHWARI & B. GOPALA REDDY)
(Rep. by its GPA HOLDER
M/s. HEAVY DEVELOPERS PRIVATE LIMITED))

SHEET NO : 2

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.



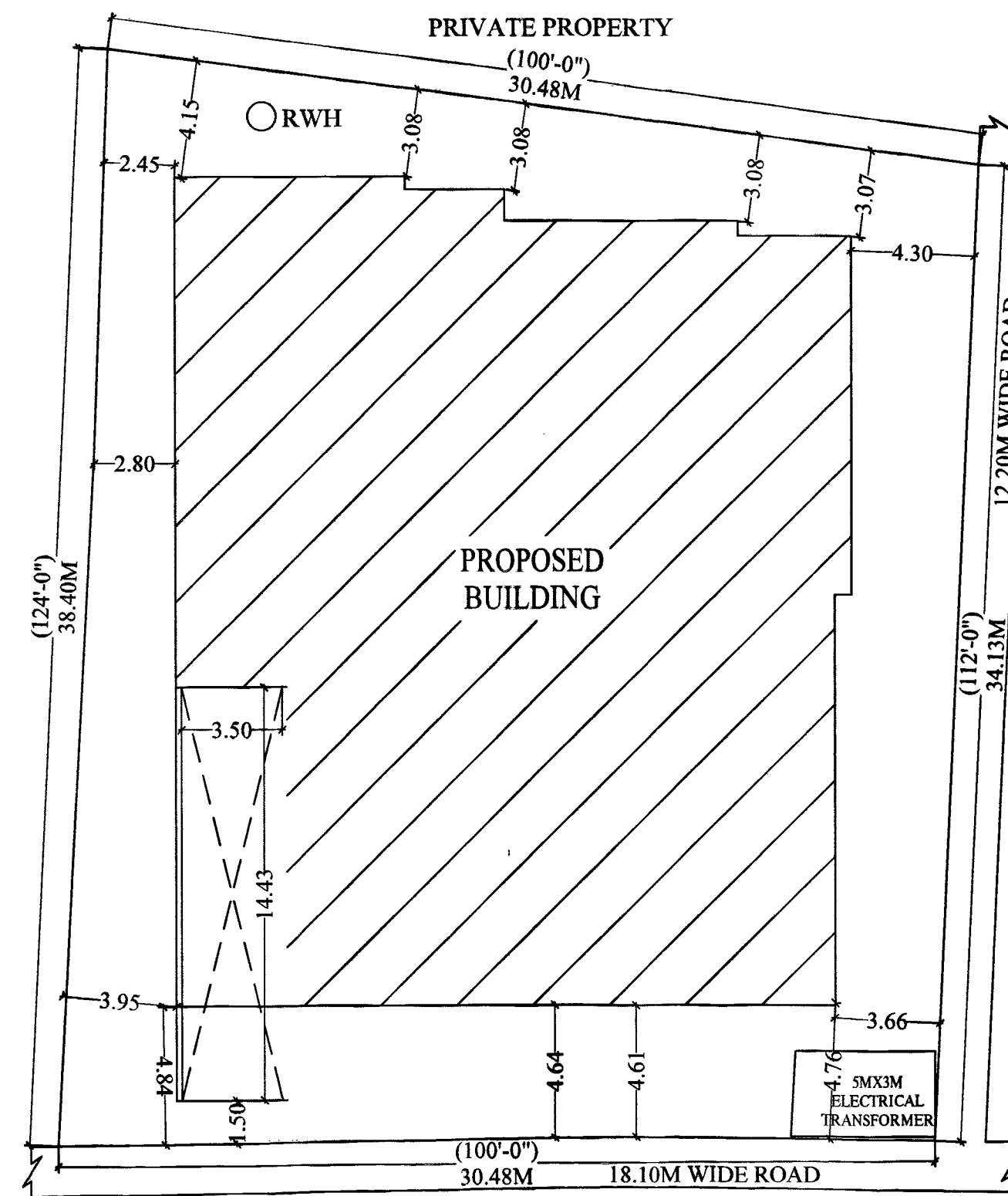
MAHADEVAPURU

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for:
a) Consisting of Block - A (A) Wing - A-1 (A) Consisting of BASEMENT, GF+3UF.
2. The sanction is accorded for MultiDwelling Units A (A) only. The use of the building shall not deviate to any other use.
3. Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident /unwared incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 28.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. Licenses 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.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor shall be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.5) under sub section 14.8 (a) to (i).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide St. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors 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.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - k.g capacity installed at site for its re-use / disposal (Applicable for residential units of 20 and above and 2000 Sq.m and above built up area for Commercial building).
30. The structures with basement's shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement's with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

SITE PLAN SCALE = 1 : 200



UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	g1	FLAT	78.89	73.74	7	7
	g2	FLAT	83.13	64.43	7	
	g3	FLAT	68.91	51.58	4	
	g4	FLAT	73.04	67.66	6	
	g5	FLAT	75.70	71.90	7	
	g6	FLAT	81.02	74.99	7	
	g7	FLAT	73.23	68.88	7	
TYPICAL FIRST, SECOND, THIRD FLOOR PLAN	fl1	FLAT	97.75	92.80	7	21
	fl2	FLAT	111.94	111.94	7	
	fl3	FLAT	118.04	118.04	7	
	fl4	FLAT	94.61	94.61	6	
	fl5	FLAT	88.61	88.61	7	
	fl6	FLAT	109.63	109.63	7	
	fl7	FLAT	85.01	80.47	7	
Total:	-	-	2680.55	2610.64	189	28

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	59
A (A)	D1	0.90	2.10	98
A (A)	D	1.06	2.10	36

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W2	1.20	1.20	75
A (A)	W	2.40	1.20	149
A (A)	W	2.47	1.20	01
A (A)	W	4.80	1.20	16

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - FIRST, SECOND, THIRD FLOOR PLAN	4.45 X 6.80 X 1 X 3	33.80	248.76
	0.90 X 6.52 X 1 X 3	22.98	
	0.90 X 6.58 X 1 X 3	23.13	
	4.63 X 10.70 X 1 X 3	38.97	
	5.00 X 13.43 X 1 X 3	47.13	
	0.90 X 6.75 X 1 X 3	18.24	
	0.80 X 14.35 X 1 X 3	36.73	
Total	0.91 X 6.52 X 1 X 3	26.98	248.76