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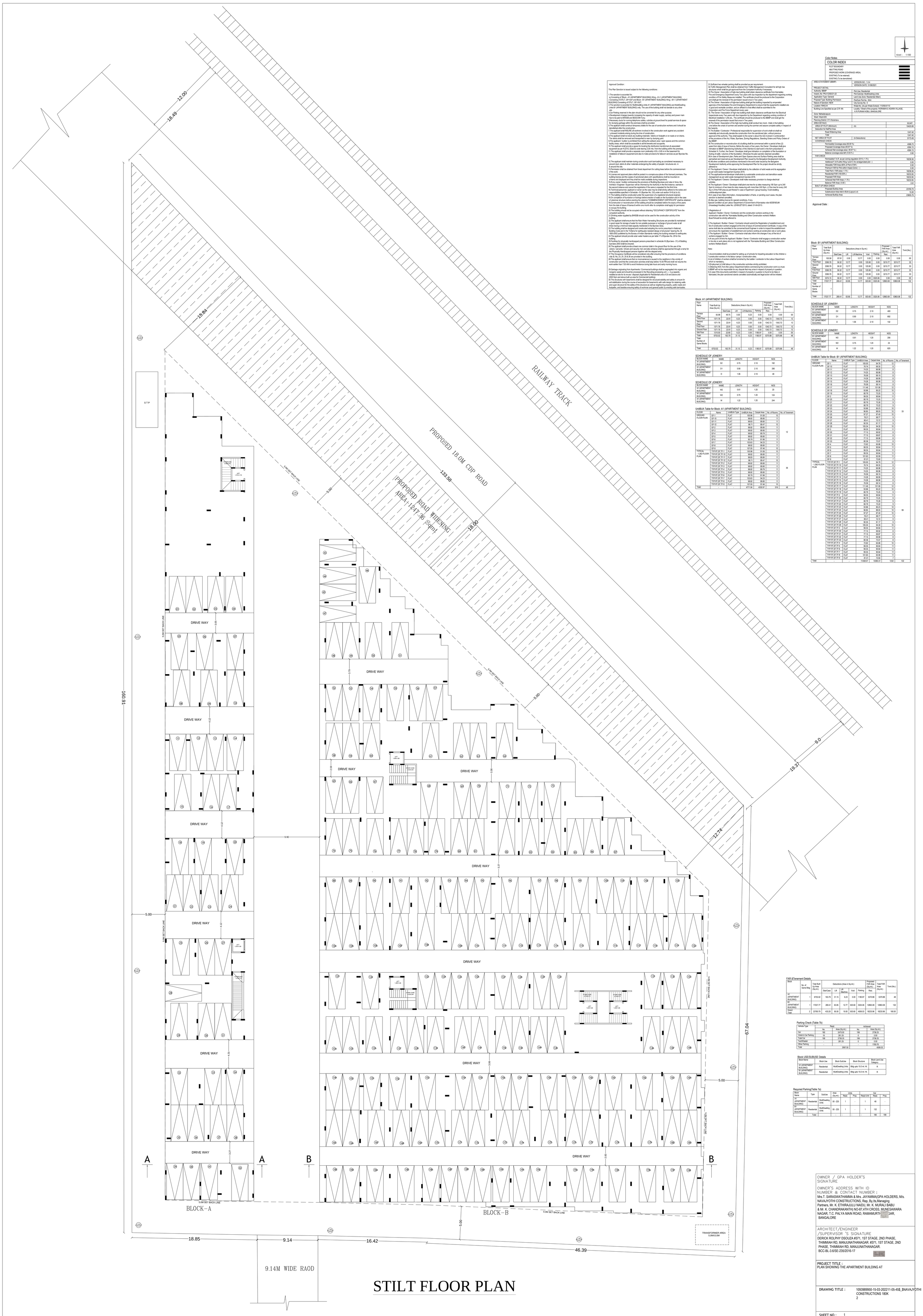

STILT FLOOR PLAN

SCALE : 1:100

Color Notes

COLOR INDEX

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

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a).Consisting of "Block - A1 (APARTMENT BUILDING) Wing - A1-1 (APARTMENT BUILDING) Consisting of STILT, GF+30F and Block - B1 (APARTMENT BUILDING) Wing - B1-1 (APARTMENT BUILDING) Consisting of STILT, GF+30F".
2.The sanction is accorded for MultiDwelling Units A1 (APARTMENT BUILDING) and MultiDwelling Units B1 (APARTMENT BUILDING) 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, cubicles 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 / unforeseen 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 (ESA D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate norm 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. 25.

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.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.
15.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.
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. 3.9) under sub section IV-A (e) to (k).
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 1893-2002 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 Sl. 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 Sqm 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.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of High-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - drills in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a 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.
38.The construction or reconstruction of a 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR areas as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagaji Hoodike) Letter No. LD/65/LET/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 o f 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.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :A1 (APARTMENT BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StarCase	Lift	Lift Machine	Parking			
Terrace Floor	55.98	49.75	0.00	6.23	0.00	0.00	0.00	00
Third Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	12
Second Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	12
First Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	12
Ground Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	12
Stilt Floor	1210.00	22.80	6.23	0.00	1180.97	0.00	0.00	00
Total:	6753.02	163.79	31.15	6.23	1180.97	5370.88	5370.88	48
Total Number of Same Blocks	1							
Total:	6753.02	163.79	31.15	6.23	1180.97	5370.88	5370.88	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (APARTMENT BUILDING)	D2	0.75	2.10	192
A1 (APARTMENT BUILDING)	D1	0.90	2.10	280
A1 (APARTMENT BUILDING)	D	1.06	2.10	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (APARTMENT BUILDING)	W2	0.61	1.20	20
A1 (APARTMENT BUILDING)	W2	0.75	1.20	124
A1 (APARTMENT BUILDING)	W	1.22	1.20	244

UnitBUA Table for Block :A1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-1	FLAT	100.98	91.06	10	12
	GF-10	FLAT	98.82	89.80	11	
	GF-11	FLAT	98.83	89.80	11	
	GF-12	FLAT	98.71	89.47	10	
	GF-2	FLAT	98.82	89.80	11	
	GF-3	FLAT	98.82	89.80	11	
	GF-4	FLAT	98.82	89.79	11	
	GF-5	FLAT	98.82	89.80	11	
	GF-6	FLAT	90.79	81.96	11	
	GF-7	FLAT	103.63	94.23	11	
	GF-8	FLAT	98.82	89.80	11	
	GF-9	FLAT	107.00	97.46	10	
TYPICAL - 1,2&3 FLOOR PLAN	TYP-FF.SF.TF-1	FLAT	100.98	91.06	10	36
	TYP-FF.SF.TF-10	FLAT	98.82	89.80	11	
	TYP-FF.SF.TF-11	FLAT	98.83	89.80	11	
	TYP-FF.SF.TF-12	FLAT	98.71	89.47	10	
	TYP-FF.SF.TF-2	FLAT	98.82	89.80	11	
	TYP-FF.SF.TF-3	FLAT	98.82	89.80	11	
	TYP-FF.SF.TF-4	FLAT	98.82	89.79	11	
	TYP-FF.SF.TF-5	FLAT	98.82	89.80	11	
	TYP-FF.SF.TF-6	FLAT	90.79	81.96	11	
	TYP-FF.SF.TF-7	FLAT	103.63	94.23	11	
	TYP-FF.SF.TF-8	FLAT	98.82	89.80	11	
	TYP-FF.SF.TF-9	FLAT	107.00	97.46	10	
Total:	-	-	4771.56	4330.97	516	48

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.4
		VERSION DATE: 31/08/2021
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: PR/213502/21-22		Plot SubUse: MultiDwelling Units
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 954
Nature of Sanction: NEW		City Survey No.: 0
Location: RING-III		Khata No. (As per Khata Extract): 110/954/110
Building Line Specified as per Z.R: NA		Locality / Street of the property: HORAMAVU AGARA VILLAGE, K.R.PURAM HOBLI, BANGALORE
Zone: Mahadevapura		
Ward: Ward-020		
Planning District: 311-Horamavu		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10420.89
Deduction for NetPlot Area		
Road Widening Area		1247.40
Total:		1247.40
NET AREA OF PLOT	(A-Deductions)	9173.49
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4586.75
Proposed Coverage Area (49.97 %)		4584.15
Achieved Net coverage area (49.97 %)		4584.15
Balance coverage area left (0.03 %)		2.60
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		18236.56
Additional F.A.R within Ring I and II for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		18236.56
Residential FAR (100.00%)		18233.96
Proposed FAR Area		18233.96
Achieved Net FAR Area (1.75)		18233.96
Balance FAR Area (0.00)		2.61
BUILT UP AREA CHECK		
Proposed BuiltUp Area		23790.79
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		23805.79

Approval Date :

Block :B1 (APARTMENT BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StarCase	Lift	Lift Machine	Void	Parking			
Terrace Floor	100.58	87.81	0.00	12.77	0.00	0.00	0.00	0.00	00
Third Floor	3390.76	36.32	12.77	0.00	125.90	0.00	3215.77	3215.77	33
Second Floor	3390.76	36.32	12.77	0.00	125.90	0.00	3215.77	3215.77	33
First Floor	3390.76	36.32	12.77	0.00	125.90	0.00	3215.77	3215.77	33
Ground Floor	3390.76	36.32	12.77	0.00	125.90	0.00	3215.77	3215.77	33
Stilt Floor	3374.15	36.32	12.77	0.00	0.00	3325.06	0.00	0.00	00
Total:	17037.77	269.41	63.85	12.77	503.60	3325.06	12863.08	12863.08	132
Total Number of Same Blocks	1								
Total:	17037.77	269.41	63.85	12.77	503.60	3325.06	12863.08	12863.08	132

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B1 (APARTMENT BUILDING)	D2	0.75	2.10	400
B1 (APARTMENT BUILDING)	D1	0.90	2.10	692
B1 (APARTMENT BUILDING)	D	1.06	2.10	132

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B1 (APARTMENT BUILDING)	W2	0.61	1.20	256
B1 (APARTMENT BUILDING)	W2	0.75	1.20	24
B1 (APARTMENT BUILDING)	W	1.22	1.20	620

UnitBUA Table for Block :B1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-1	FLAT	105.00	94.78	12	33
	GF-10	FLAT	76.74	69.35	8	
	GF-11	FLAT	74.25	66.98	8	
	GF-12	FLAT	74.25	66.98	8	
	GF-13	FLAT	76.59	69.19	8	
	GF-14	FLAT	74.26	66.99	8	
	GF-15	FLAT	74.26	66.98	8	
	GF-16	FLAT	76.59	69.14	8	
	GF-17	FLAT	111.46	101.06	12	
	GF-18	FLAT	93.86	85.22	10	
	GF-19	FLAT	80.79	73.25	9	
	GF-2	FLAT	99.35	90.84	11	
	GF-20	FLAT	80.79	73.26	9	
	GF-21	FLAT	80.79	73.26	9	
	GF-22	FLAT	80.79	73.22	9	
	GF-23	FLAT	93.86	85.23	10	
	GF-24	FLAT	96.85	88.05	10	
	GF-25	FLAT	97.27	87.40	10	
	GF-26	FLAT	76.21	68.77	9	
	GF-27	FLAT	80.41	72.72	9	
	GF-28	FLAT	90.35	81.17	9	
	GF-29	FLAT	105.34	94.30	10	
	GF-3	FLAT	99.35	90.84	11	
	GF-30	FLAT	77.15	69.92	8	
	GF-31	FLAT	77.15	69.87	8	
	GF-32	FLAT	77.15	69.98	8	
	GF-33	FLAT	80.36	73.07	8	
	GF-4	FLAT	72.82	65.86	10	
	GF-5	FLAT	99.35	90.84	11	
	GF-6	FLAT	99.35	90.84	11	
	GF-7	FLAT	99.35	90.84	11	
	GF-8	FLAT	101.63	92.99	11	
	GF-9	FLAT	81.01	72.60	7	
TYPICAL - 1,2&3 FLOOR PLAN	TYP-FF.SF.TF-1	FLAT	105.00	94.78	12	99
	TYP-FF.SF.TF-10	FLAT	76.74	69.35	8	
	TYP-FF.SF.TF-11	FLAT	74.25	66.98	8	
	TYP-FF.SF.TF-12	FLAT	74.25	66.98	8	
	TYP-FF.SF.TF-13	FLAT	76.59	69.19	8	
	TYP-FF.SF.TF-14	FLAT	74.26	66.99	8	
	TYP-FF.SF.TF-15	FLAT	74.26	66.98	8	
	TYP-FF.SF.TF-16	FLAT	76.59	69.14	8	
	TYP-FF.SF.TF-17	FLAT	111.46	101.06	12	
	TYP-FF.SF.TF-18	FLAT	93.86	85.22	10	
	TYP-FF.SF.TF-19	FLAT	80.79	73.25	9	
	TYP-FF.SF.TF-2	FLAT	99.35	90.84	11	
	TYP-FF.SF.TF-20	FLAT	80.79	73.25	9	
	TYP-FF.SF.TF-21	FLAT	80.79	73.26	9	
	TYP-FF.SF.TF-22	FLAT	80.79	73.22	9	
	TYP-FF.SF.TF-23	FLAT	93.86	85.23	10	
	TYP-FF.SF.TF-24	FLAT	96.85	88.05	10	
	TYP-FF.SF.TF-25	FLAT	97.27	87.40	10	
	TYP-FF.SF.TF-26	FLAT	76.21	68.77	9	
	TYP-FF.SF.TF-27	FLAT	80.41	72.72	9	
	TYP-FF.SF.TF-28	FLAT	90.35	81.17	9	
	TYP-FF.SF.TF-29	FLAT	105.34	94.30	10	
	TYP-FF.SF.TF-3	FLAT	99.35	90.84	11	
	TYP-FF.SF.TF-30	FLAT	77.15	69.92	8	
	TYP-FF.SF.TF-31	FLAT	77.15	69.87	8	
	TYP-FF.SF.TF-32	FLAT	77.15	69.98	8	
	TYP-FF.SF.TF-33	FLAT	80.36	73.07	8	
	TYP-FF.SF.TF-4	FLAT	72.82	65.86	10	
	TYP-FF.SF.TF-5	FLAT	99.35	90.84	11	
	TYP-FF.SF.TF-6	FLAT	99.35	90.84	11	
	TYP-FF.SF.TF-7	FLAT	99.35	90.84	11	
	TYP-FF.SF.TF-8	FLAT	101.63	92.99	11	
	TYP-FF.SF.TF-9	FLAT	81.01	72.60	7	
Total:	-	-	11458.07	10283.31	1232	132

FAR &Tenement Details

Block	No. of Same Blds	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StarCase	Lift	Lift Machine	Void	Parking			
A1 (APARTMENT BUILDING)	1	6753.02	163.79	31.15	6.23	0.00	1180.97	5370.88	5370.88	48
B1 (APARTMENT BUILDING)	1	17037.77	269.41	63.85	12.77	503.60	3325.06	12863.08	12863.08	132
Grand Total:	2	23790.79	433.20	95.00	19.00	503.60	4506.03	18233.96	18233.96	180.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	180	2475.00	199	2736.25
Visitor's Car Parking	19	261.25	0	0.00
Total Car	199	2736.25	199	2736.25
Two Wheeler	-	261.25	0	0.00
Other Parking	-		-	1769.78
Total		2997.50		4506.03

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R
B1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	50 - 225	1	-	1	48	-
B1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	50 - 225	1	-	1	132	-
	Total :			-	-	-	180	199

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.T. SARASWATHAMMA & Mrs. JAYAMMA(GPA HOLDERS, M/s. NAVAJYOTHI CONSTRUCTIONS, Rep, By,Its,Managing Partners, Mr. K. ETHIRAJULU NAIDU, Mr. K. MURALI BABU & Mr. K. CHANDRAKANTH) NO-87,4TH CROSS, MUNESWARA NAGAR, T.C. PALYA MAIN ROAD, RAMAMURTHY NAGAR, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
DERICK ROLPHY DSOUZA #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR. #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR.
BCC-BL-3.6/SE-235/2016-17

PROJECT TITLE :
PLAN SHOWING THE APARTMENT BUILDING AT

DRAWING TITLE : 1093989950-15-03-202211-05-45$_$NAVAJYOTHI CONSTRUCTIONS 180K 2

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER | ASSISTANT 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.

MAHADEVAPURA

UserDefinedMetric (2100.00 x 1400.00MM)
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Accuracy of Scrutiny Report and Drawing is subject to accuracy of and 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.

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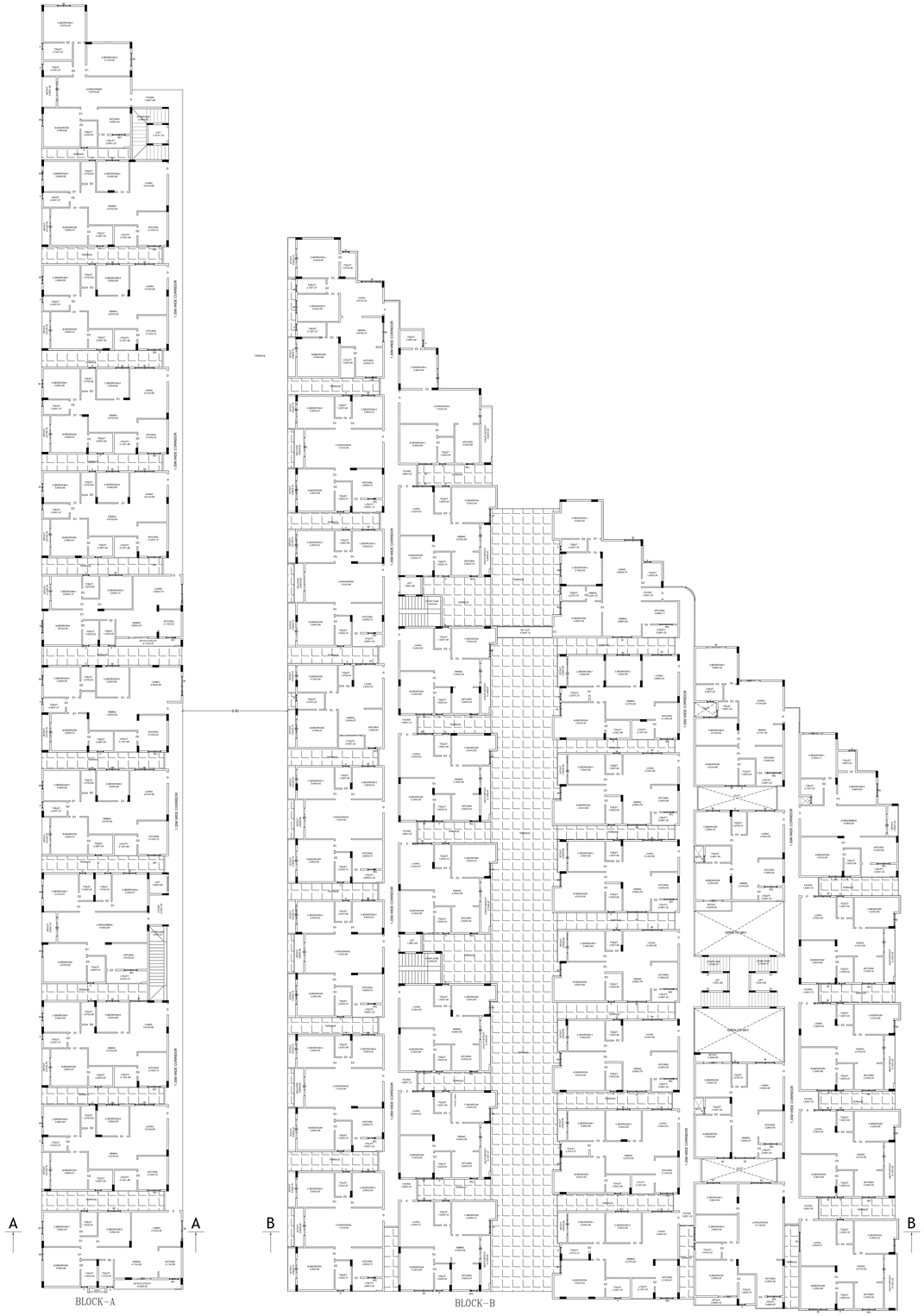
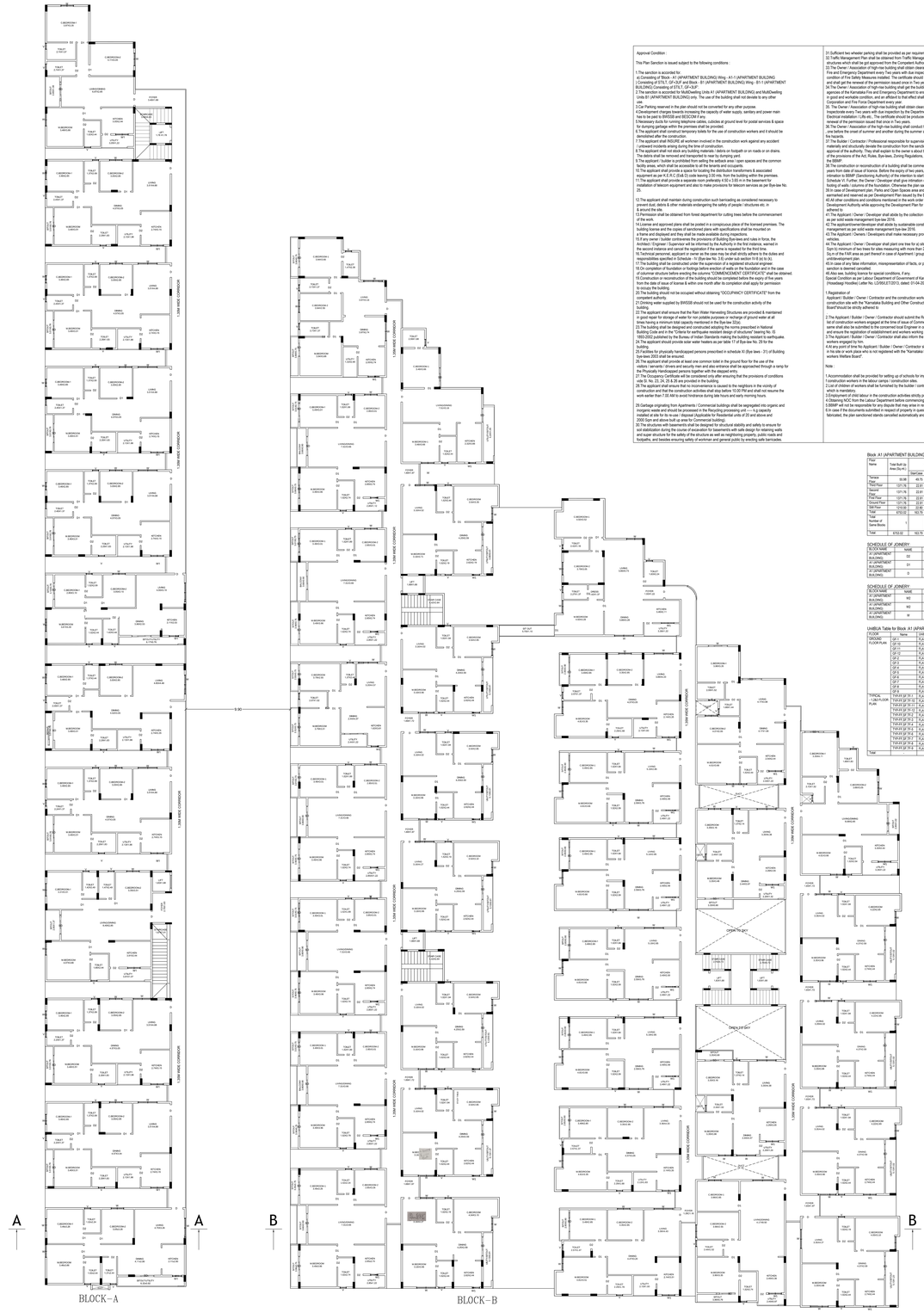


GROUND FLOOR PLAN



TYPICAL FIRST,SENOND AND THIRD FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
Residential Building (A1 (APARTMENT BUILDING) Wing - A1-1 (APARTMENT BUILDING Consisting of STILT, GF+SLF and Block - B1 (APARTMENT BUILDING) Wing - B1-1 (APARTMENT BUILDING) Consisting of STILT, GF+3UF.
2.The sanction is accorded for MultiDwelling Units A1 (APARTMENT BUILDING) and MultiDwelling Units B1 (APARTMENT BUILDING) only. The use of the building shall not deviate to any other purpose.
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, cubicles at ground level for postal services & space for installation of letter boxes should be provided in buildings.
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 / unforeseen incidents arising during the time of construction.
8.The applicant shall not store the building materials on footpath or on roads or on drains. The debris shall be removed and transported to new 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 (Exit 23) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

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 and around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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 board and displayed in a place of the work till completion of the building.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as envisaged in the KCD Act 1964 & KMC Act 1976 and Rules 1977 & 1981.
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 columns or 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 the 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 1893-2002 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 Physically Handicapped persons/visually men and also entrance should be approached through a ramp for the Physically Handicapped persons together with the elevated entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions rules 32, 34, 23, 29 & 35 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction in respect of noise pollution, vibration, dust & debris. The applicant shall assume 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 ---- kg capacity installed in the premises as per the Karnataka Municipal Solid Waste Management Bye-laws 2000.Spot and above built up area for Commercial buildings.
30.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 structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Electrical installation (Lifts etc., The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation every year after the first year of occupancy.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of high-rise building should conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous permission in writing from the BBMP. They shall be responsible for ensuring strict compliance of conditions of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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 the Jurisdictional Town Planner of the BBMP about the commencement of construction. Schedule 10. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall ensure that the Solid waste management is carried out as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a(sites measuring 185 Sqm up to 240 Sqm (i) minimum of two trees for sites measuring with more than 240 Sqm. (i).One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/Commercial building.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Knowledge Hoodlee) Letter No. LD/06/LET/2013, dated 31-04-2013

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 welfare measures are implemented and ensure registering of construction workers.
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 o f 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 concerned.
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.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Color Notes

COLOR INDEX

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

SCALE 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4
	VERSION DATE: 31/08/2021

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: PR/21/0021/21-22	Plot Sub Use: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 364
Nature of Sanction: NEW	City Survey No.: 0
Location: RMA(A)	Khata No. (as per Khata Extract): 110/364/4/110
Building Line Specified as per Z.R. No.	Locality / Street of the property: HONNASVU AGARA VILLAGE, KR PURAM HOBLI, BANGALORE

Zone: Mahadevapura	
Ward: Ward-020	
Planning District: 311-Horamavu	
AREA OF PLOT	50.MT.
AREA OF PLOT (Minimum) (A)	10420.00
Deduction for NetPlot Area	
Road Widening Area	1247.44
Total	1247.44
NET AREA OF PLOT (A-Deductions)	9172.44
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	4586.75
Proposed Coverage Area (48.87 %)	4584.15
Achieved Net coverage area (48.87 %)	4584.15
Balance coverage area left (0.03 %)	2.60
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	18256.56
Additional F.A.R within Ring I and II for amalgamated plot - ( )	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	18256.56
Residential FAR (100.00%)	18233.93
Proposed FAR Area	18233.93
Achieved net FAR (1.75)	18233.93
Balance FAR Area (0.00)	2.61
BUILT UP AREA CHECK	
Proposed BuiltUp Area	23766.79
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	23851.79

Approval Date :

Block -B1 (APARTMENT BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	69.96	49.76	0.00	6.23	0.00	0.00	0.00	20.20	20.20	00
Third Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
Second Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
First Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
Ground Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
Stilt Floor	1310.99	22.06	6.23	0.00	1189.07	0.00	0.00	0.00	0.00	00
Total:	8753.02	163.76	31.15	6.23	1189.07	5570.88	5570.88	5570.88	5570.88	48
Total Number of Same Blocks	1									
Total	8753.02	163.76	31.15	6.23	1189.07	5570.88	5570.88	5570.88	5570.88	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B1 (APARTMENT BUILDING)	D2	0.75	2.10	192
B1 (APARTMENT BUILDING)	D1	0.90	2.10	360
B1 (APARTMENT BUILDING)	D	1.00	2.10	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B1 (APARTMENT BUILDING)	W2	0.61	1.20	20
B1 (APARTMENT BUILDING)	W2	0.75	1.20	124
B1 (APARTMENT BUILDING)	W	1.22	1.20	244

UnitBUA Table for Block :B1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-S1	FLAT	100.98	91.06	1K	12
	GF-S2	FLAT	98.83	89.09	1K	
	GF-S3	FLAT	60.42	54.49	1K	
	GF-S5	FLAT	58.71	56.47	1K	
	GF-S6	FLAT	66.00	59.51	1K	
	GF-S7	FLAT	98.82	89.09	1K	
	GF-S8	FLAT	98.82	89.09	1K	
	GF-S9	FLAT	98.82	89.09	1K	
	GF-S10	FLAT	66.79	61.96	1K	
	GF-S11	FLAT	66.79	61.96	1K	
	GF-S12	FLAT	98.82	89.09	1K	
	GF-S13	FLAT	100.98	91.06	1K	
TYPICAL 1,3&5FLOOR PLAN	THF/F/SF SF-S1	FLAT	100.98	91.06	1K	36
	THF/F/SF SF-S2	FLAT	98.83	89.09	1K	
	THF/F/SF SF-S3	FLAT	60.42	54.49	1K	
	THF/F/SF SF-S5	FLAT	58.71	56.47	1K	
	THF/F/SF SF-S6	FLAT	66.00	59.51	1K	
	THF/F/SF SF-S7	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S8	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S9	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S10	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S11	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S12	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S13	FLAT	100.98	91.06	1K	
Total:			4777.58	4309.57	216	48

Block -A1 (APARTMENT BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	69.96	49.76	0.00	6.23	0.00	0.00	0.00	20.20	20.20	00
Third Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
Second Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
First Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
Ground Floor	1371.76	22.81	6.23	0.00	0.00	1342.72	1342.72	1342.72	1342.72	12
Stilt Floor	1310.99	22.06	6.23	0.00	1189.07	0.00	0.00	0.00	0.00	00
Total:	8753.02	163.76	31.15	6.23	1189.07	5570.88	5570.88	5570.88	5570.88	48
Total Number of Same Blocks	1									
Total	8753.02	163.76	31.15	6.23	1189.07	5570.88	5570.88	5570.88	5570.88	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (APARTMENT BUILDING)	D2	0.75	2.10	192
A1 (APARTMENT BUILDING)	D1	0.90	2.10	360
A1 (APARTMENT BUILDING)	D	1.00	2.10	48

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (APARTMENT BUILDING)	W2	0.61	1.20	20
A1 (APARTMENT BUILDING)	W2	0.75	1.20	124
A1 (APARTMENT BUILDING)	W	1.22	1.20	244

UnitBUA Table for Block :A1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-S1	FLAT	100.98	91.06	1K	12
	GF-S2	FLAT	98.83	89.09	1K	
	GF-S3	FLAT	60.42	54.49	1K	
	GF-S5	FLAT	58.71	56.47	1K	
	GF-S6	FLAT	66.00	59.51	1K	
	GF-S7	FLAT	98.82	89.09	1K	
	GF-S8	FLAT	98.82	89.09	1K	
	GF-S9	FLAT	98.82	89.09	1K	
	GF-S10	FLAT	66.79	61.96	1K	
	GF-S11	FLAT	66.79	61.96	1K	
	GF-S12	FLAT	98.82	89.09	1K	
	GF-S13	FLAT	100.98	91.06	1K	
TYPICAL 1,3&5FLOOR PLAN	THF/F/SF SF-S1	FLAT	100.98	91.06	1K	36
	THF/F/SF SF-S2	FLAT	98.83	89.09	1K	
	THF/F/SF SF-S3	FLAT	60.42	54.49	1K	
	THF/F/SF SF-S5	FLAT	58.71	56.47	1K	
	THF/F/SF SF-S6	FLAT	66.00	59.51	1K	
	THF/F/SF SF-S7	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S8	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S9	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S10	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S11	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S12	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S13	FLAT	100.98	91.06	1K	
Total:			4777.58	4309.57	216	48

UnitBUA Table for Block :B1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-S1	FLAT	100.98	91.06	1K	12
	GF-S2	FLAT	98.83	89.09	1K	
	GF-S3	FLAT	60.42	54.49	1K	
	GF-S5	FLAT	58.71	56.47	1K	
	GF-S6	FLAT	66.00	59.51	1K	
	GF-S7	FLAT	98.82	89.09	1K	
	GF-S8	FLAT	98.82	89.09	1K	
	GF-S9	FLAT	98.82	89.09	1K	
	GF-S10	FLAT	66.79	61.96	1K	
	GF-S11	FLAT	66.79	61.96	1K	
	GF-S12	FLAT	98.82	89.09	1K	
	GF-S13	FLAT	100.98	91.06	1K	
TYPICAL 1,3&5FLOOR PLAN	THF/F/SF SF-S1	FLAT	100.98	91.06	1K	36
	THF/F/SF SF-S2	FLAT	98.83	89.09	1K	
	THF/F/SF SF-S3	FLAT	60.42	54.49	1K	
	THF/F/SF SF-S5	FLAT	58.71	56.47	1K	
	THF/F/SF SF-S6	FLAT	66.00	59.51	1K	
	THF/F/SF SF-S7	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S8	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S9	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S10	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S11	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S12	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S13	FLAT	100.98	91.06	1K	
Total:			4777.58	4309.57	216	48

UnitBUA Table for Block :B1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
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	GF-S7	FLAT	98.82	89.09	1K	
	GF-S8	FLAT	98.82	89.09	1K	
	GF-S9	FLAT	98.82	89.09	1K	
	GF-S10	FLAT	66.79	61.96	1K	
	GF-S11	FLAT	66.79	61.96	1K	
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	THF/F/SF SF-S9	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S10	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S11	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S12	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S13	FLAT	100.98	91.06	1K	
Total:			4777.58	4309.57	216	48

UnitBUA Table for Block :A1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-S1	FLAT	100.98	91.06	1K	12
	GF-S2	FLAT	98.83	89.09	1K	
	GF-S3	FLAT	60.42	54.49	1K	
	GF-S5	FLAT	58.71	56.47	1K	
	GF-S6	FLAT	66.00	59.51	1K	
	GF-S7	FLAT	98.82	89.09	1K	
	GF-S8	FLAT	98.82	89.09	1K	
	GF-S9	FLAT	98.82	89.09	1K	
	GF-S10	FLAT	66.79	61.96	1K	
	GF-S11	FLAT	66.79	61.96	1K	
	GF-S12	FLAT	98.82	89.09	1K	
	GF-S13	FLAT	100.98	91.06	1K	
TYPICAL 1,3&5FLOOR PLAN	THF/F/SF SF-S1	FLAT	100.98	91.06	1K	36
	THF/F/SF SF-S2	FLAT	98.83	89.09	1K	
	THF/F/SF SF-S3	FLAT	60.42	54.49	1K	
	THF/F/SF SF-S5	FLAT	58.71	56.47	1K	
	THF/F/SF SF-S6	FLAT	66.00	59.51	1K	
	THF/F/SF SF-S7	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S8	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S9	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S10	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S11	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S12	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S13	FLAT	100.98	91.06	1K	
Total:			4777.58	4309.57	216	48

UnitBUA Table for Block :B1 (APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-S1	FLAT	100.98	91.06	1K	12
	GF-S2	FLAT	98.83	89.09	1K	
	GF-S3	FLAT	60.42	54.49	1K	
	GF-S5	FLAT	58.71	56.47	1K	
	GF-S6	FLAT	66.00	59.51	1K	
	GF-S7	FLAT	98.82	89.09	1K	
	GF-S8	FLAT	98.82	89.09	1K	
	GF-S9	FLAT	98.82	89.09	1K	
	GF-S10	FLAT	66.79	61.96	1K	
	GF-S11	FLAT	66.79	61.96	1K	
	GF-S12	FLAT	98.82	89.09	1K	
	GF-S13	FLAT	100.98	91.06	1K	
TYPICAL 1,3&5FLOOR PLAN	THF/F/SF SF-S1	FLAT	100.98	91.06	1K	36
	THF/F/SF SF-S2	FLAT	98.83	89.09	1K	
	THF/F/SF SF-S3	FLAT	60.42	54.49	1K	
	THF/F/SF SF-S5	FLAT	58.71	56.47	1K	
	THF/F/SF SF-S6	FLAT	66.00	59.51	1K	
	THF/F/SF SF-S7	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S8	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S9	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S10	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S11	FLAT	66.79	61.96	1K	
	THF/F/SF SF-S12	FLAT	98.82	89.09	1K	
	THF/F/SF SF-S13	FLAT	100.98	91.06	1K	
Total:			4777.58	4309.57	216	48

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking	Resi.		
A1 (APARTMENT BUILDING)	1	8753.02	163.76	31.15	6.23	0.00	1189.07	5570.88	5570.88	48
B1 (APARTMENT BUILDING)	1	17507.77	268.41	63.85	12.77	503.65	3329.06	13863.08	13863.08	132
Grand Total:	2	26260.79	432.20	95.00	19.00	503.65	4518.13	19433.96	19433.96	180.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	180	3470.00	198	2736.25
Visitor's Car Parking	18	261.25	0	0.00
TwoWheeler	180	270.00	198	297.00
ThreeWheeler	5	261.25	5	261.25
Other Parking	-	-	-	1765.75
Total :	-	4262.50	-	5060.25

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R
B1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	50 - 225	1	-	1	48	-
B1 (APARTMENT BUILDING)	Residential	MultiDwelling Units	50 - 225	1	-	1	132	-
	Total :	-	-	-	-	-	180	198

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.T. SARASWATHAMMA & Mrs. JAYAMMA(GPA HOLDERS, M/s. NAVAJYOTHI CONSTRUCTIONS, Rep. By,the,Managing Partners, Mr. K. ETHIRAJULU NAIDU, Mr. K. MURALI BABU & Mr. K. CHANDRAKANTH) NO-87,4TH CROSS, MUNESAWARA NAGAR, T.C. PALYA MAIN ROAD, RAMMURTHY NAGAR, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
DERICK BOLPHY DSOUZA #371, 1ST STAGE, 2ND PHASE, THIMMAIH RD, MANJUNATHANAGAR. #371, 1ST STAGE, 2ND PHASE, THIMMAIH RD, MANJUNATHANAGAR.
BCC-BL-3-5/SE-235/2016-17

PROJECT TITLE :
PLAN SHOWING THE APARTMENT BUILDING AT

DRAWING TITLE : 1093989950-15-03-202211-05-458_SNAVAJYOTHI CONSTRUCTIONS 180K
2

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT / JOINT DIRECTOR OF TOWN PLANNER

ASSISTANT 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.

MAHADEVAPURA

This a system generated report and does not require any signature.
Accuracy of Scrutiny 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.

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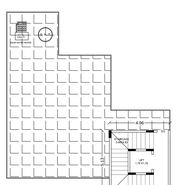
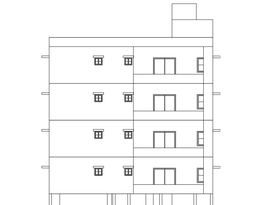
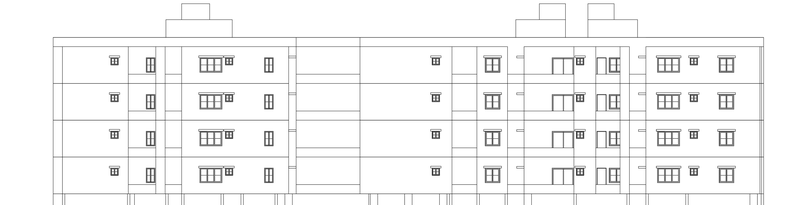
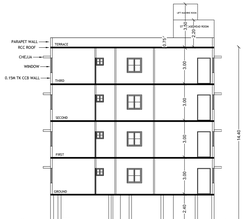




FRONT ELEVATION
BLOCK-A



FRONT ELEVATION
BLOCK-B



SECTION ON A-A
BLOCK-A

FAR &Tenement Details

Block	No. of Same Bldg.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Ivod	Parking	Resi.		
B1 (APARTMENT BUILDING)	1	6703.01	163.79	31.15	8.23	0.00	1180.97	5279.88	5279.88	48
A1 (APARTMENT BUILDING)	1	17037.71	269.41	43.65	12.77	503.60	2325.36	13903.89	13903.89	132
Grand Total	2	23740.71	433.20	74.80	19.00	503.60	3506.33	19183.76	19183.76	180.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	180	2475.00	106	2736.25
Visitor Car Parking	15	261.25	0	0.00
Total Car	195	2736.25	106	2736.25
Two Wheeler	-	937.50	0	0.00
Other Parking	-	-	-	769.78
Total	-	3597.50	-	3506.03

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
B1 (APARTMENT BUILDING)	Residential	Multidwelling Units	Bldg upto 15.0 mt. Ht.	R
B1 (APARTMENT BUILDING)	Residential	Multidwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car	
			Reqd.	Proposed	Reqd./Unit	Reqd.	Provd.
B1 (APARTMENT BUILDING)	Residential	Multidwelling Units	50 - 225	1	-	1	48
B1 (APARTMENT BUILDING)	Residential	Multidwelling Units	50 - 225	1	-	1	132
	Total		-	-	-	180	180

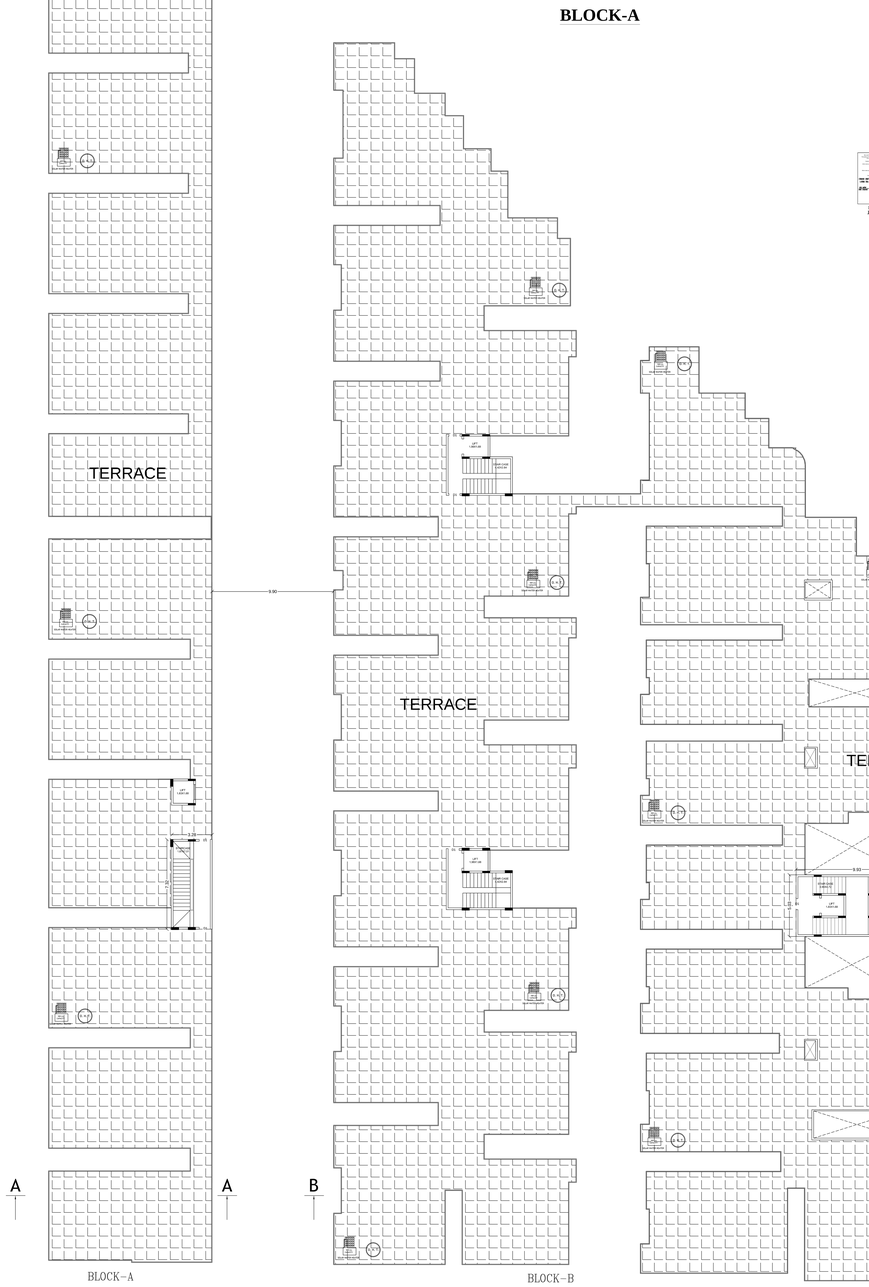
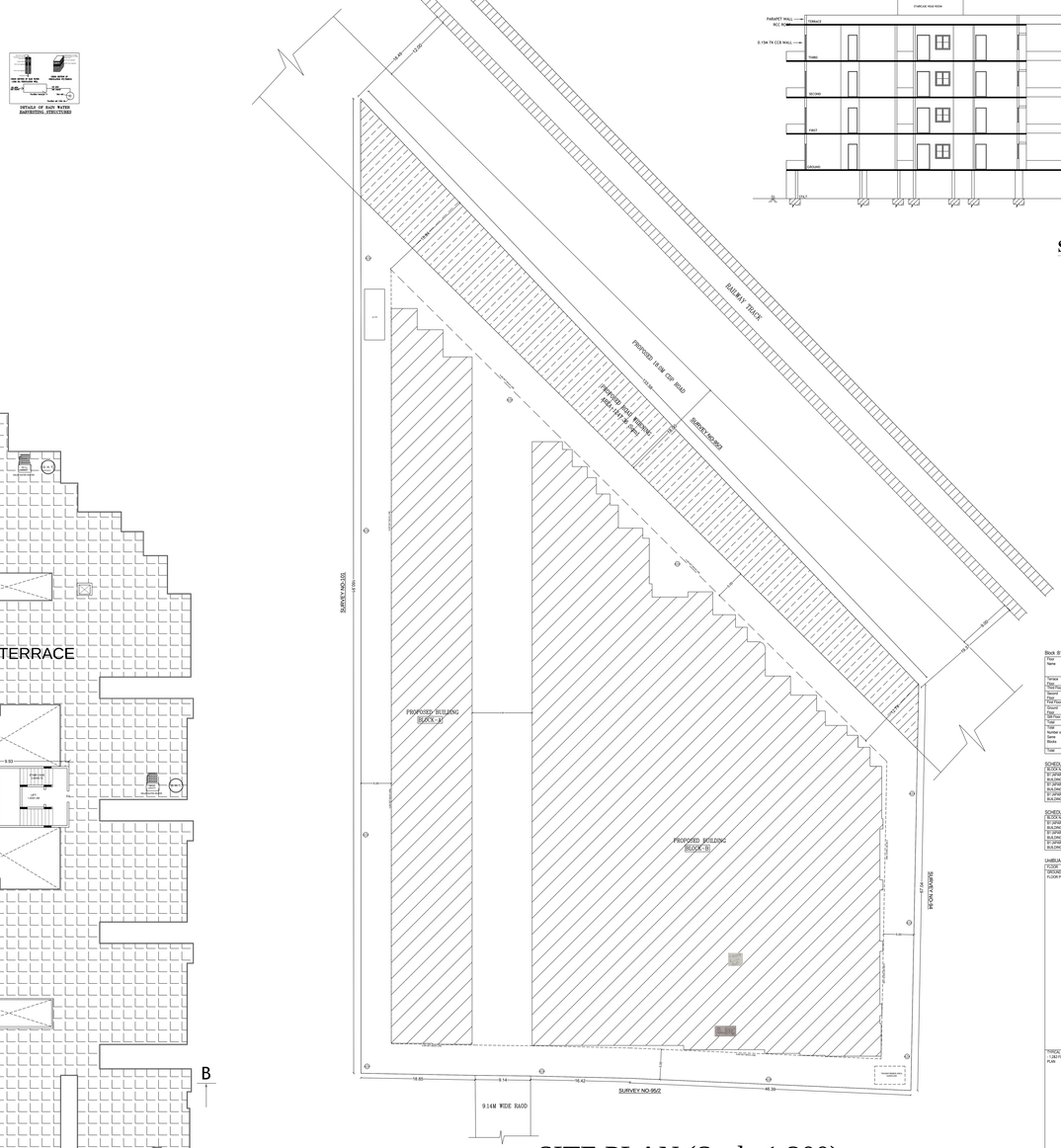
Color Notes

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

SCALE 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4
	VERSION DATE: 31/08/2021
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: PR/0125/2021/21-22	Plot Sub-Use: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 364
Nature of Sanction: NEW	City Survey No.: 0
Location: RMA(M)	Khata No. (as per Khata Extract): 110/95/4/110
Building Line Specified as per Z.R. No.	Locality / Street of the property: HORAMAVU AGARA VILLAGE, KR PURAM HOBLI, BANGALORE
Zone: Mahadevapura	
Ward: Ward-020	
Planning District: 311-Horamavu	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 10420.00
Deduction for NetPlot Area	
Road Widening Area	1247.44
Total	1247.44
NET AREA OF PLOT	(A-Deductions) 9172.48
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	4586.75
Proposed Coverage Area (48.87 %)	4484.13
Achieved Net coverage area (48.87 %)	4484.13
Balance coverage area left (0.03 %)	2.62
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	18036.56
Additional F.A.R within Ring I and II for amalgamated plot - (	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	18036.56
Residential FAR (100.00%)	18233.95
Proposed FAR Area	18233.95
Achieved Net FAR Area (1.75)	18233.95
Balance FAR Area (0.00)	2.61
BUILT UP AREA CHECK	
Proposed BuiltUp Area	23766.75
Subdivisiunit Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	23805.75

SECTION ON B-B
BLOCK-B



TERRACE FLOOR PLAN