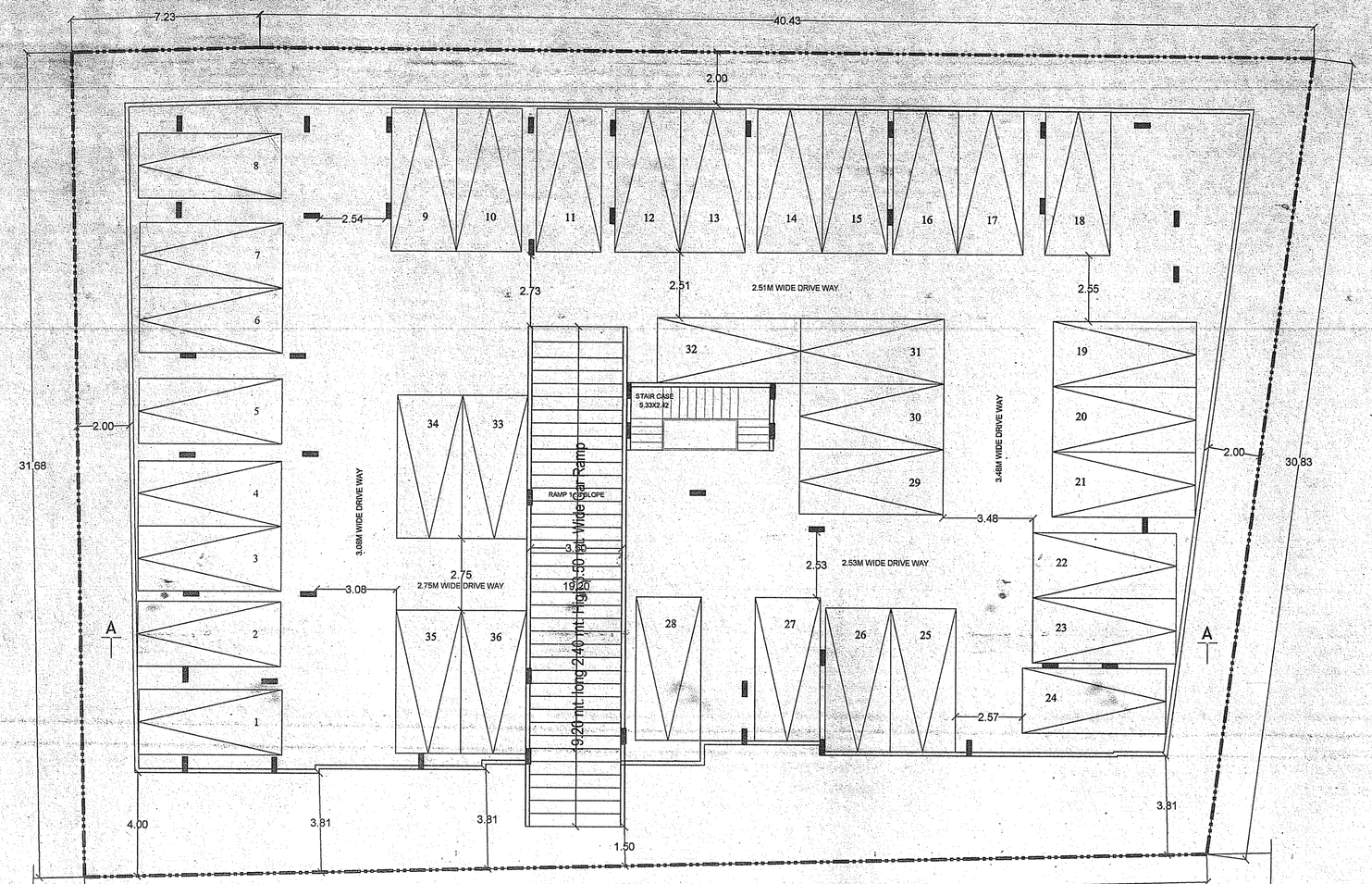
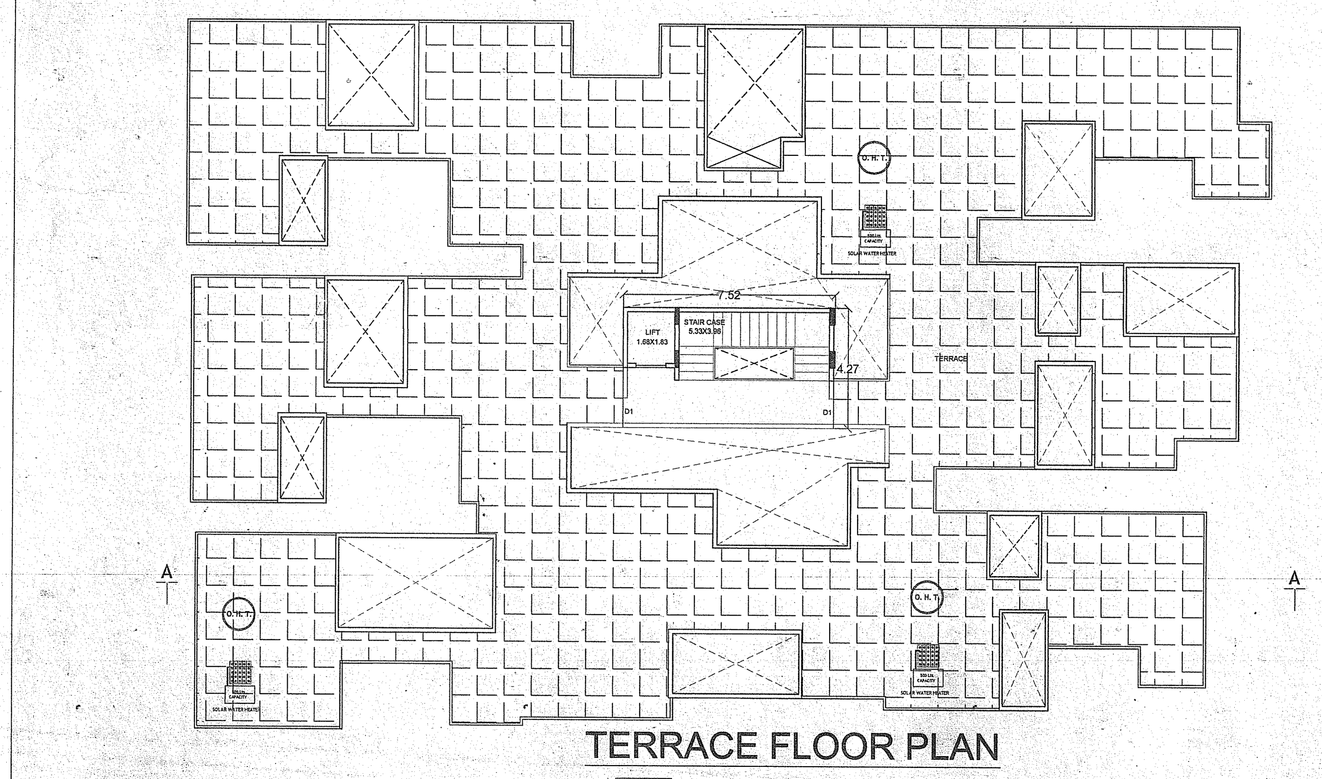
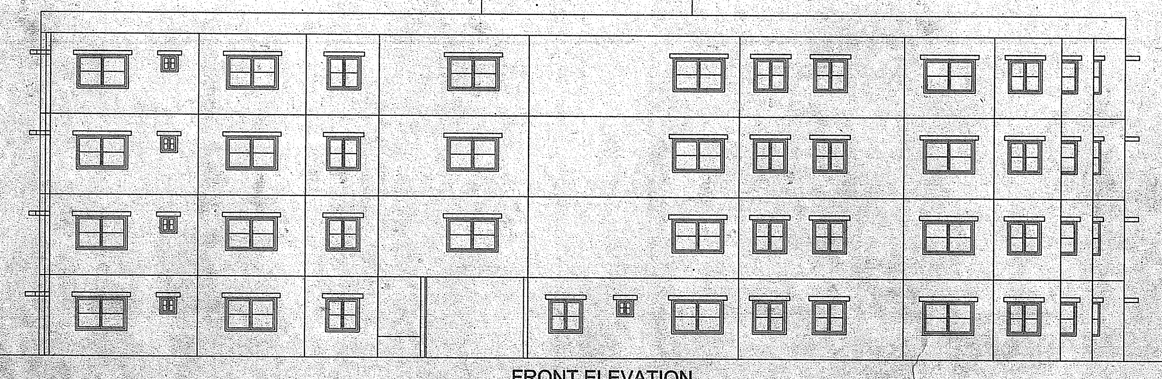


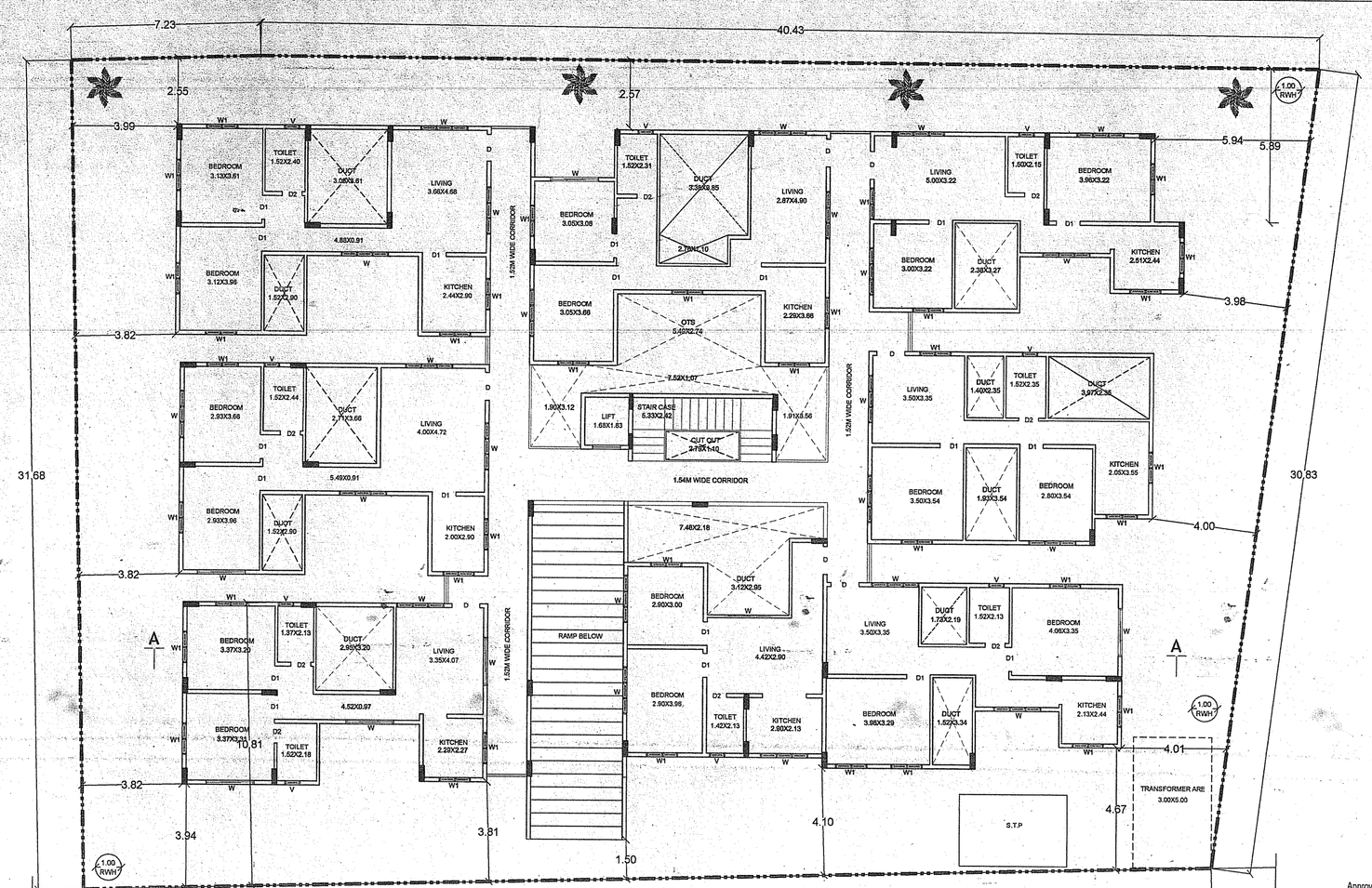
BASEMENT FLOOR PLAN



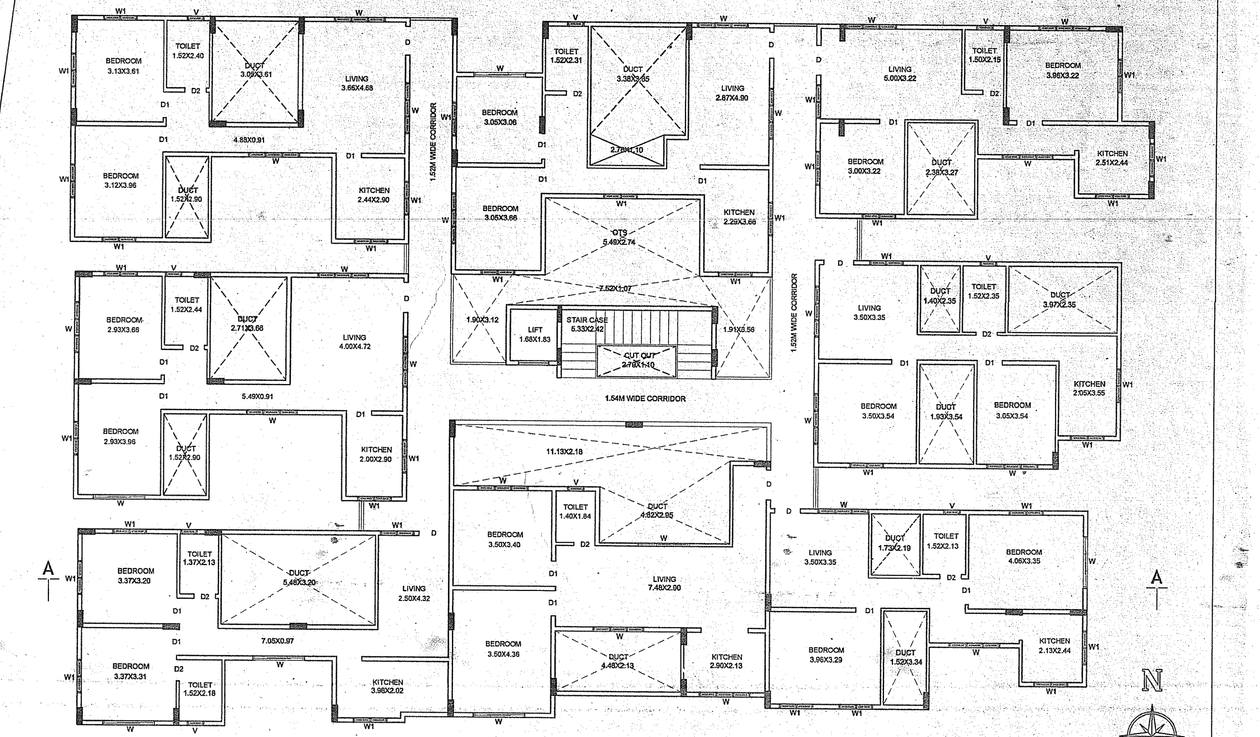
TERRACE FLOOR PLAN



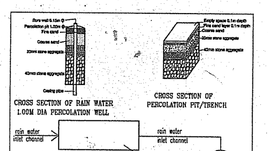
FRONT ELEVATION



GROUND FLOOR PLAN



TYPICAL 1st , 2nd & 3rd FLOOR PLAN



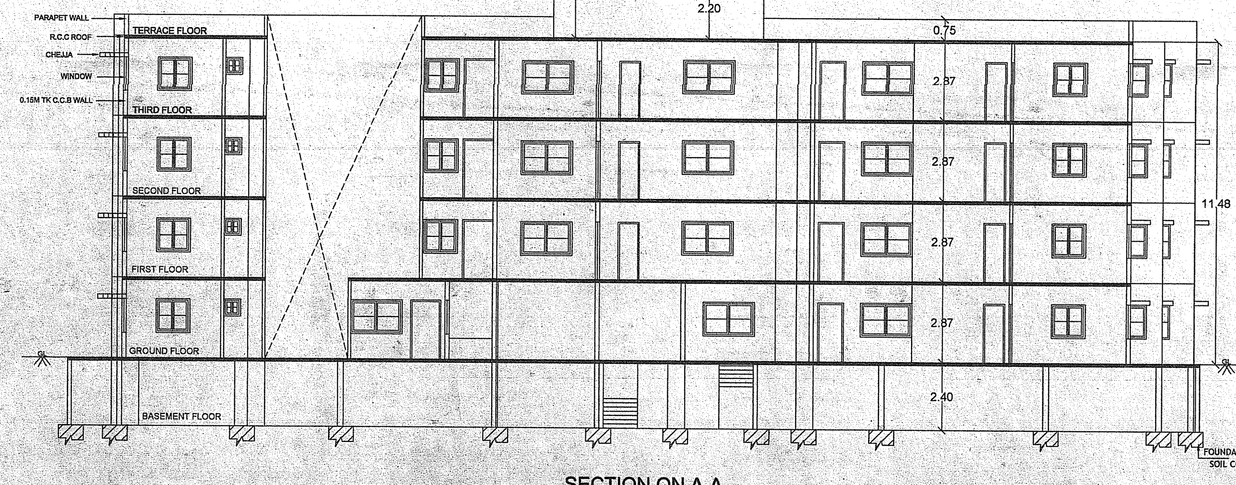
SITE PLAN (1:200)

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL APARTMENT)	D2	0.75	2.10	32
A1 (RESIDENTIAL APARTMENT)	d2	0.75	2.10	04
A1 (RESIDENTIAL APARTMENT)	D1	0.85	2.10	01
A1 (RESIDENTIAL APARTMENT)	D1	0.90	2.10	95
A1 (RESIDENTIAL APARTMENT)	D	1.06	2.10	32

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL APARTMENT)	W2	0.60	1.20	36
A1 (RESIDENTIAL APARTMENT)	W1	1.20	1.20	131
A1 (RESIDENTIAL APARTMENT)	W	1.80	1.20	101

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	68.60	60.09	5	8
	2	FLAT	69.84	68.64	5	
	3	FLAT	62.36	49.36	5	
	4	FLAT	53.95	53.95	5	
	5	FLAT	68.22	68.22	5	
	6	FLAT	61.58	61.58	5	
	7	FLAT	58.51	58.51	5	
TYPICAL - 1, 2& 3 FLOOR PLAN	8	FLAT	62.51	62.51	5	24
	01	FLAT	68.10	68.10	5	
	02	FLAT	69.84	68.64	5	
	03	FLAT	64.75	64.75	6	
	04	FLAT	69.60	69.60	5	
	05	FLAT	68.22	68.22	5	
	06	FLAT	61.58	61.58	5	
	07	FLAT	58.51	58.51	5	
	08	FLAT	62.51	62.51	5	
Total	-	-	2052.77	2052.77	164	32

Floor Name	Gross Built Up Area	Deductions (Area Statement) BUA(Area Built) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR. (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair		
Terrace Floor	34.64	0.00	34.64	31.87	0.00	3.07	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	794.44	3.07	791.37	0.00	3.07	0.00	176.52	0.00	0.00	611.78	0.00	611.78	08
Second Floor	794.44	3.07	791.37	0.00	3.07	0.00	176.52	0.00	0.00	611.78	0.00	611.78	08
First Floor	794.44	3.07	791.37	0.00	3.07	0.00	176.52	0.00	0.00	611.78	0.00	611.78	08
Ground Floor	757.94	3.07	754.87	0.00	3.07	0.00	147.93	0.00	0.00	603.87	0.00	603.87	08
Basement Floor	1005.73	0.00	1005.73	0.00	0.00	0.00	0.00	67.20	977.51	0.00	11.03	11.03	00
Total:	4231.83	12.28	4219.65	31.87	12.28	3.07	677.49	67.20	977.51	2439.21	11.03	2450.24	32
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-	-	-	-	-
Total:	4231.83	12.28	4219.65	31.87	12.28	3.07	677.49	67.20	977.51	2439.21	11.03	2450.24	32



SECTION ON A-A

DETAILS OF RAIN WATER HARVESTING STRUCTURES

Approval Condition

TRUE COPY

This Plan Sanction is issued subject to the following conditions:

1) Sanction Is Accorded For Plan Showing the Proposed Residential/Apartment Building at Site NO.-119/5,
2) Katha No-95/1195, Horamavu Agara Village, K.R.Puram Hobli, Bangalore. In Ward No.25.
3) Consist of Basement+ Ground + Three Upper Floors + Terrace Floor Only.
4) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
5) 977.51 sqm area reserved for car parking at Basement floor shall not be converted for any other purpose.
6) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB & BESCOM if any.
7) Necessary ducts for running telephonic cables, cubicles at ground level for postal services & space/or dumping garbage within the premisgs shall be provided.
8) The applicant shall INSURE all workmen involved in the construction work againstany accident / untoward incidents arising during the time of construction.
9) 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.
10) The applicant shall maintain during construction such barricading as considered necessary toprevent dust, debris & other materials endangering the safety of people / structures etc. inâ around the site.
11) The applicant shall plant at least two trees in the premises.
11) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
12) License and approved plans shall be posted in a conspicuous place of the licensed premises. Thebuilding license and the copies of sanctioned plans with specifications shall be mounted ona frame and displayed and they shall be made available during inspections.
13) If any owner / builder contravene the provisions of Building Bye-laws and rules in force, theArchitect / Engineer / Supervisor will be informed by the Authority in the first instance, warned inthe second instance and cancel the registration if the same is repeated for the third time.
14) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties andresponsibilities specified in Schedule –IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).
15) The building shall be constructed under the supervision of a registered structural engineer.
16) On completion of foundation or footings before erection of walls on the foundation and in the caseof columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
17) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
18) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained ingood repair for storage of water for non-potable purposes or recharge of ground water at all timeshaving a minimum total capacity mentioned in the Bye-law 32(a).
19) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, theauthority will inform the same to the concerned registered Architect / Engineers / Supervisor in thefirst instance, warn in the second instance and cancel the registration of the professional if the samels repeated for the third time.
20) The Builder / Contractor / Professional responsible for supervision of work shall not shall notmaterially and structurally deviate the construction from the sanctioned plan, without previousapproval of the authority. They shall explain to the owner s about the risk involved in contraventionof the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders ofthe BBMP.
21) In case of any false information, misrepresentation of facts, or pending court cases, the plansanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housatsag/Inodhane) Letter No. LD95LET1013, dated: 01-04-2013:

1. Registration ofApplicant / Builder / Owner / Contractor and the construction workers working in theconstruction site with the "Karnataka Building and Other Construction workers WelfareBoard"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment andlist of construction workers engaged at the time of issue of Commencement Certificate. A copy of thesame shall also be submitted to the concerned local Engineer in order to inspect the establishmentand 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 ofworkers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction workerin his site or work place who is,or registered with the "Karnataka Building and Other Constructionworkers 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 Departmentwhich 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 orfabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Office of the Joint Commissioner (Mahadevapura zone) Bruhath Bengaluru Mahanagara Palike

LP No : **BBMP/Ad.Com./MDP/0284/19-20**

Dated : 12/12/2019

Valid From 12/12/2019 to 11/12/2024

For two years, sanctioned as per plan / as corrected in green.

Assistant Director Town Planning BBMP, Mahadevapura Zone Bangalore

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.8
		VERSION DATE: 18/09/2015
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMPAdCom /MDP/0284/19-20		Plot SubUse: MultiDwelling Units
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 119/5
Nature of Sanction: New		Khata No. (As per Khata Extract): 95/1195
Location: Ring-II		Locality / Street of the property: HORAMAVU AGARA V.L.AGE, K.R. PURAM HOBLI
Building Line Specified as per Z.R: 12th Cross Malleswaram		North: PLOT NO - SY NO-1192
Zone: Mahadevapura		South: ROAD WIDTH - 9.20
Ward: Ward-025		East: PLOT NO - REMAINING IN SAME SY NO-1195
Planning District: 315-Horamavu		West: PLOT NO - REMAINING IN SAME SY NO-1195
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1416.45
NET AREA OF PLOT	(A-Deductions)	1416.45
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		849.86
Proposed Coverage Area (53.39 %)		756.67
Achieved Net coverage area (56.44 %)		799.19
Balance coverage area left (4.57 %)		64.68
FAR CHECK		
F.A.R. as per zoning regulation 2015 (1.75)		2478.72
Additional F.A.R within Ring-I and II (-)		0.00
Plot within 150 M radius of Metro station (-)		0.00
Allowable TDR Area (60% of Perm.FAR or Yielded by TDR [whichever is less])		0.00
Total Perm. FAR area (1.75)		2478.72
Residential FAR (95.59%)		2439.21
Proposed FAR Area		2456.25
Achieved Net FAR Area (1.74)		2450.24
Balance FAR Area (0.01)		13.47
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		4219.65
Achieved BuiltUp Area		4219.65

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

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (RESIDENTIAL APARTMENT)	Residential	Apartment	Bldg upto 11.5 mt. Ht.	R

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Resid.	Prop.	Resid./Unit	Resid.
A1 (RESIDENTIAL APARTMENT)	Residential	Apartment	0 - 30	1	-	1	-
			30 - 225	1	-	1	32
			225 - 500	1	-	1	-
			> 500	100	-	1	25
Total :						-	91

Vehicle Type	Resid.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	91	1251.25	33	453.75
Visitor's Car Parking	1	13.75	0	0.00
Total Car	91	1265.00	33	453.75
Two/Three wheeler	-	247.50	0	0.00
Other Parking	-	-	-	523.76
Total :				1513.50/377.51

Block	No. of Same Blg	Gross Built Up Area (Sq.mt.)	Deductions (Area Statement) BUA(Area Built) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR. (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair		
A1 (RESIDENTIAL APARTMENT)	1	4231.83	12.28	4219.65	31.87	12.28	3.07	677.49	977.51		2439.21	11.03	2450.24	32
Grand Total:	1	4231.80	12.28	4219.65		12.28	3.07	677.49	67.20	977.51	2439.21	11.03	2450.24	32.00

PLAN-SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SURVEY NO--119/5, KHATHA NO--95/1195, HORAMAVU AGARA VILLAGE, K.R.PURAM HOBLI, WARD NO--25, BANGALORE.

ENGINEER SIGNATURE

RAMESH. S. B.E (Civil) B.C.C.R.L.S.E-4350/2018-19

OWNER SIGNATURE

Mr. P. RAMESH

GPA HOLDERS

M/s. MANGALA DEVELOPERS

Rep. BY ITS PARTNERS

Mr. DEVADAS

Mr. BASAVARAJ

Mr. GOLLA CHINNA NARASANNA

Mr. SOMASHEKAR D.