



SCALE 1:150

AREA STATEMENT (B&M)	VERSION NO: 1.0-12
	VERSION DATE: 09/21/2022
PROJECT TITLE:	Asst. Insp. Residential
Address: B&M	Post Subdiv. Agreement
Project No: B&M2022-03	Lot Use Code: Residential (RM)
Application Type: General	Lot Use Code: RM 30B and 30T0
Proposed Type: Building Permsession	City Subd. No: 36B and 30T0
Name of Applicant:	CHU, NIA (As per north Eriada 30B and 30T0)
Location Ring ID:	Locality: Situated in the property: 30B and 30T0, KALANJALI VILLAGE, BEGUMHOLLY, BANGALORE SOUTH, KARNATAKA
Building Use: As per Z.R. NA	
Zone: Residential	
Water: 100%	
Planning District: 13A-Begur	
AREA DETAILS	
AREA OF PLOT (Minimum)	(A)
Desirable Net Usable Area	82.87
Net Usable Area	82.87
Net Building Area	49.04
Net Area of PLOT (A)	49.04
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	49.04
Proposed Coverage Area (44.34 %)	36.09
Actual Net coverage area (44.33 %)	36.09
Balance coverage area (4.67 %)	4.67
FAR CHECK	
Maximum FAR, as per zoning regulation (1.25 or 2.0)	2.218642
Actual FAR (Net Usable Area) (For 1st stage project)	1.000000
Allowable FAR (90% of Perm FAR)	2.000000
Perm FAR for 1st with impact Area (-)	2.218642
Use Perm FAR area (-)	1.000000
Residential FAR (100.00%)	1.000000
Proposed FAR Area	1.000000
Actual Net FAR Area (2.20)	1.000000
Balance FAR Area (0.20)	0.218642
BUILT UP AREA CHECK	
Proposed BuiltUp Area	20959.01
Limitation Area (As per BUA Landmark)	17.19
Actual BuiltUp Area	20959.01

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
SAI (SURAISHA)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking (Table 7a)							
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Req'd	Prop.	Req'd/Unit	Req'd
SAI (SURAKSHA)	Residential	Apartment	50 - 225	1	-	1	180
Total :			-	-	-	-	180

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	180	2475.00	196	2722.50
Visitor's Car Parking	18	247.50	0	0.00
Total Car	198	2722.50	196	2722.50
TwoWheeler	-	247.50	0	0.00
Other Parking	-	-	-	3411.69
Total		2970.00		6134.19

FAR & Setment 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)	Yrnt (Hrs)
			Culvert		Star-Case	Lift	L/R Machine	SubStructure	Ramp	Parking	Res.		
SAI (SUKRASHA)	1	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44	19551.24	19551.24	
Grand Total	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44	19551.24	19551.24	180.00	

Block 'SAI (SURAKSHA)														
Plot Name	Area (Sq.ft.)	Location From (B.A.No.)	Total (Built Up Area) (Sq.ft.)	Deductions (Area in Sq.ft.)							Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Tnt.No.	
				Ones Building Area (Sq.ft.)	Cutout	Star-Case	Lib	Substructure	Ratio	Parking				Road
Turnpike	70.88	31.19	25.62	0.00	13.37							0.00	0.00	0.00
Fourth	411.38	146.85	396.63	29.84	13.37						0.00	3261.32	3291.32	36
Third	411.38	146.85	396.63	29.84	13.37						0.00	3261.32	3291.32	36
Second	411.38	146.85	396.63	29.84	13.37						0.00	3261.32	3291.32	36
First	411.38	146.85	396.63	29.84	13.37						0.00	3261.32	3291.32	36
Plot	1627.97	547.50	3900.73	29.84	13.37						0.00	3265.96	3931.32	36
Ground	6287.97	0.00	6287.97	25.58	13.37			202.42	201.18		5845.44	19551.24	19551.24	180
Total	20861.65	766.59	20505.01	200.60	80.22	13.37		202.38	201.18		5845.44	19551.24	19551.24	180
Number of Same Blocks														
1														
Total	20861.65	766.59	20505.01	200.60	80.22	13.37		202.38	201.18		5845.44	19551.24	19551.24	180

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SAI (SURAKSHA)	03	0.76	2.10	441
SAI (SURAKSHA)	02	0.84	2.10	464
SAI (SURAKSHA)	MD	0.98	2.10	175
SAI (SURAKSHA)	DW1	1.22	2.40	05
SAI (SURAKSHA)	O1	1.32	2.10	05
SAI (SURAKSHA)	O	2.13	2.10	115
SAI (SURAKSHA)	DW	2.44	2.40	267

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SAI (SURAKSHA)	V	0.76	1.20	271
SAI (SURAKSHA)	W2	1.52	1.20	262
SAI (SURAKSHA)	W1	1.83	1.20	68
SAI (SURAKSHA)	W	2.44	1.20	01

Flooring Calculations Table				
Floor	SIZE	AREA	TOTAL AREA	
FIRST FLOOR PLAN	0.63 X 3.67 X 1 X 1	2.31	31.36	
	0.36 X 4.57 X 1 X 1	1.59		
	0.63 X 3.67 X 1 X 1	2.31		
	0.68 X 7.26 X 1 X 1	2.00		
	0.68 X 2.85 X 1 X 1	1.84		
	0.63 X 3.67 X 1 X 1	2.36		
	0.91 X 4.03 X 1 X 1	2.35		
	1.10 X 0.83 X 1 X 1	0.30		
	1.10 X 0.83 X 1 X 1	4.49		
	0.68 X 3.52 X 1 X 1	5.16		
TYPICAL - 2nd FLOOR PLAN	0.63 X 3.67 X 1 X 1	4.27	96.05	
	0.35 X 3.67 X 1 X 1	3.75		
	0.68 X 7.21 X 1 X 1	6.00		
	0.68 X 2.85 X 1 X 1	5.50		
	0.68 X 3.52 X 1 X 1	8.85		
	0.91 X 4.03 X 1 X 1	8.85		
	0.63 X 4.41 X 1 X 1	6.00		
	1.10 X 0.83 X 1 X 1	15.50		
	1.18 X 0.61 X 1 X 1	12.27		
	0.68 X 3.53 X 1 X 1	9.48		
Total	1.12 X 3.76 X 1 X 1	12.63	125.40	

(No.)	
180	
180.00	

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :

SRI PRASANNA KUMAR AND SRI ABHILASH P REP BY ITS GPA
HOLDER M/s AJK SURAKSHA PROPERTIES, 494, 16TH
A CROSS, 4TH MAIN, 6TH SECTOR, HSR LAYOUT, CHENNAI - 600 092

 R. SIGN

ARCHITECT/ENGINEER
/SUPERVISOR'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyanasagar. No.26,
Bhudevi nilaya, 2nd main road, kalyanasagar.
BOC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT 35/8 AND 35/10
YALENAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK..

DRAWING TITLE - SITE PLAN

SHEET NO : 1

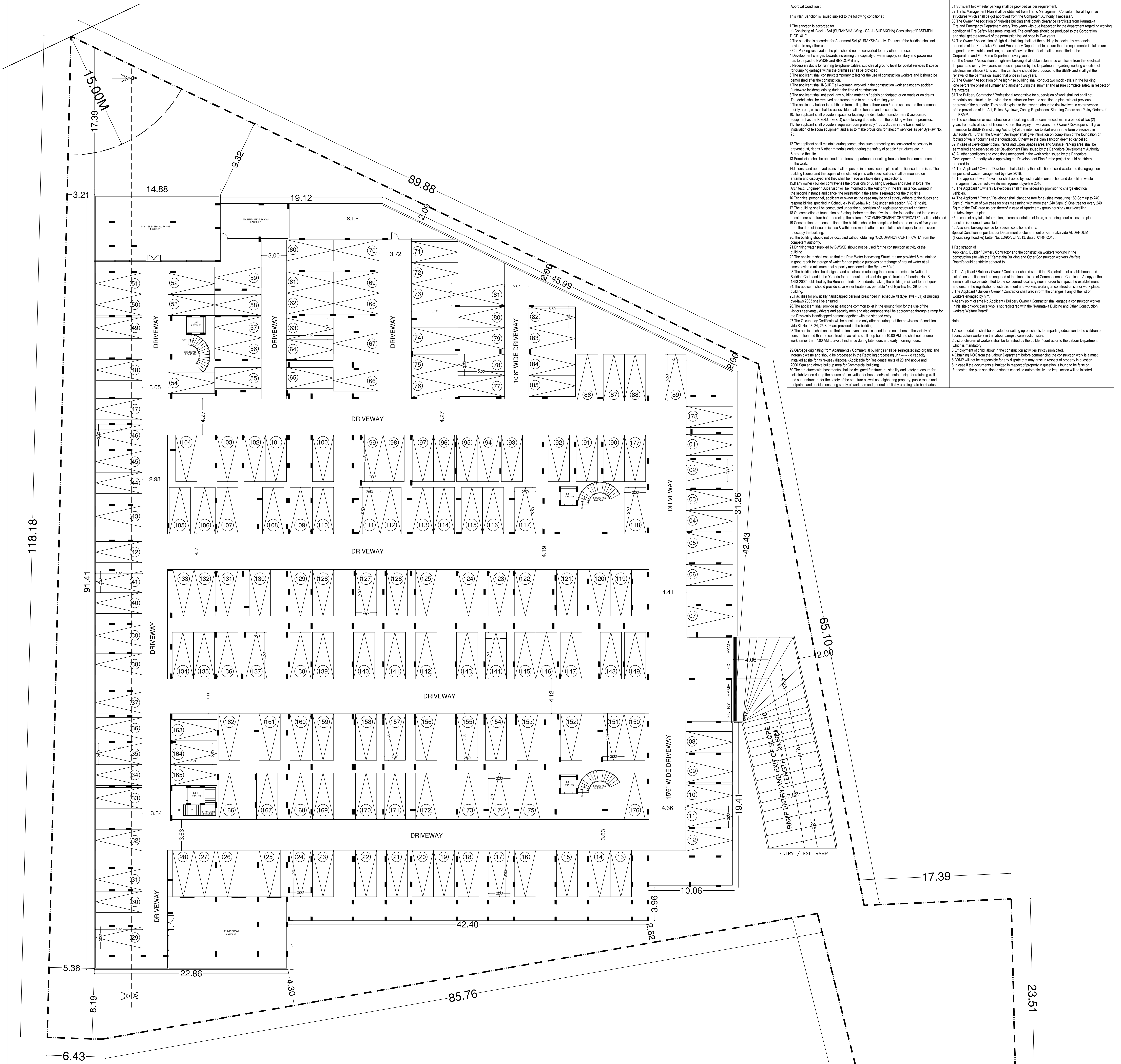
SANCTIONING AUTHORITY :			
APPROVED BY (NAME & DESIGNATION)	APPROVED DATE/TIME	EMPLOYED OFFICE/TYPE	PROJECT CODE/TYPE

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.



**Bharat Banasahi
Mahanganga Parish
NORTH**

Digitally approved by
 Jyoti Banasahi, P.E.E. (I)
 License No. 174/2022-23, 11-01-2023
 Project No. 16/2022-23/11-01-2023
 Organization: Bharat Banasahi
 Mahanganga Parish
 Mahanganga, 500112, Dandekar Town
 Panchajanya, 500112
 Jyoti Banasahi, P.E.E. (I)



BASEMENT FLOOR PLAN

NO OF CARS = 176NOS

SCALE 1:150

AREA STATEMENT (BMP)		VERSION NO. 1.0.12
PROJECT DETAIL:		VERSION DATE: 09/12/2022
Authority: BMP	Plot Use: Residential	
Project No: PR/REG/2023	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposed Type: Building Permission	Plot Sub Use Plot No: 36/8 and 36/10	
Nature of Sanction: NEW	City Survey No: 36/8 and 36/10	
Location: RINGHILL	Khatia No. (As per Khata Extract): 36/8 and 36/10	
Building Line Specified as per Z.R. NA	Locality (Sheet of the property): 36/8 and 36/10, VALENNAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK, BEGUR HOBLI, BANGALORE SOUTH TALUK.	
Zone: Bormannahalli		
Zone: Ward No.		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6882.72
Deduction for NoPlot Area		48.04
Net Plot Area		49.04
NET AREA OF PLOT	(A-Deductions)	8818.73
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4409.59
Proposed Coverage area (44.33 %)		3909.74
Achieved Net coverage area (44.33 %)		3909.74
Balance coverage area left (5.67 %)		459.62
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.30)		22189.42
Additional F.A.R. within Ring and I for amalgamated plot -		0.00
Maximum FAR area (60% of Perm FAR)		2222.50
Premium FAR for Plot within Impact Zone -		0.00
Total Perm. FAR area (2.30)		22189.42
Residential FAR (100.00%)		19551.25
Proposed FAR area		19551.25
Achieved Net FAR Area (2.30)		19551.25
Balance FAR Area (0.00%)		2618.17
BUILT UP AREA CHECK		
Proposed Builtup Area		26095.01
Substructure Area Add in BUA (Layout Lft)		17.19
Achieved Builtup Area		26112.20

Block Name		Block SubUse	Block Structure	Block Land Use Category
SAI (SURAKSHA)	Residential	Apartment	Block upto 15.0 mt. Ht.	

Required Parking (Table 7a)		Block Name	Type	SubUse	Area (Sq.mt.)	Units	Prop.	Rept.	Unit	Rept.	Unit	Prop.
SAI (SURAKSHA)	Residential	Apartment	50 - 225	1	-	-	1	180	-	-	-	-
Total	-	-	-	-	-	-	-	-	180	180	-	-

Parking Check (Table 7b)		Vehicle Type	Rept.	Achieved
Car	No	Area (Sq.mt.)	No	Area (Sq.mt.)
Visitors Car Parking	18	247.50	0	222.50
Total Car	198	2722.50	198	2722.50
TwoWheeler	-	247.50	0	0.00
Other Parking	-	-	-	3411.69
Total	-	-	-	2970.00

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.)						
SAI (SURAKSHA)	Grand					Cutout	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking
SAI (SURAKSHA)	1	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44		
Grand	1	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44		

Block SAI (SURAKSHA)													
Floor Name	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.)	Tnt (No.)		
		Cutout	Stair Case	Lift	LR Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	70.88	31.89	38.19	25.82	0.00	13.37	0.00	0.00	0.00	0.00	0.00	0.00	
Ground Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	0.00	3921.32	3921.32	36	
First Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	0.00	3921.32	3921.32	36	
Second Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	0.00	3921.32	3921.32	36	
Third Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	0.00	3921.32	3921.32	36	
Fourth Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	0.00	3921.32	3921.32	36	
Roof Top	4057.23	147.50	3909.73	29.84	13.37	0.00	0.56	0.00	0.00	3865.96	3821.32	36	
Basement	6287.97	0.00	6287.97	25.58	13.37	0.00	202.42	201.16	5845.44	0.00	0.00	0.00	
Total	26091.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44	19551.24	19551.24	180	
Total Number of Same Blocks	1												
Total	26091.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44	19551.24	19551.24	180	

SCHEDULE OF JOINERY:		BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
		SAI (SURAKSHA)	D1	0.76	2.10	441
		SAI (SURAKSHA)	D2	0.84	2.10	484
		SAI (SURAKSHA)	D3	0.98	2.10	175
		SAI (SURAKSHA)	D4	1.22	2.40	55
		SAI (SURAKSHA)	D5	1.32	2.10	55
		SAI (SURAKSHA)	D6	2.13	2.10	115
		SAI (SURAKSHA)	D7	2.44	2.40	287

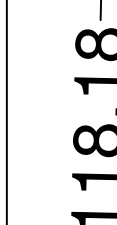
SCHEDULE OF JOINERY:		BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
		SAI (SURAKSHA)	V	0.76	1.20	271
		SAI (SURAKSHA)	W1	1.52	1.20	282
		SAI (SURAKSHA)	W2	1.83	1.20	68
		SAI (SURAKSHA)	W3	2.44	1.20	61

Balcony Calculations Table		FLOOR	SIZE	AREA	TOTAL AREA
		FIRST FLOOR PLAN	0.63 X 3.47 X 1 X 1	2.01	31.35
			0.35 X 4.57 X 1 X 1	1.59	0
			0.35 X 3.58 X 1 X 1	1.25	0
			0.58 X 3.71 X 1 X 1	2.00	0
			0.68 X 2.83 X 1 X 3	1.94	0
			0.63 X 3.58 X 1 X 1	2.25	0
			0.91 X 3.40 X 1 X 1	3.06	0
			1.10 X 3.58 X 1 X 1	3.92	0
			1.18 X 3.81 X 1 X 1	4.09	0
			0.98 X 3.35 X 1 X 1	3.25	0
			1.12 X 3.33 X 1 X 1	3.71	0
		TYPICAL 2-4 FLOOR PLAN	0.35 X 4.57 X 1 X 3	4.77	94.05
			0.35 X 3.58 X 1 X 3	3.75	0
			0.58 X 3.71 X 1 X 3	6.00	0
			0.68 X 2.83 X 1 X 3	5.82	0
			0.63 X 3.58 X 1 X 3	8.85	0
			0.91 X 3.40 X 1 X 3	9.09	0
			0.63 X 4.57 X 1 X 3	6.03	0
			1.10 X 5.68 X 1 X 3	15.90	0
			1.18 X 3.81 X 1 X 3	12.27	0
			0.98 X 3.35 X 1 X 3	9.48	0
			1.12 X 3.75 X 1 X 3	12.63	0
		Total	-	-	125.40

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- The sanction is accorded for:
 - Consisting of Block SAI (SURAKSHA) Wing - SAI-1 (SURAKSHA) Consisting of BASEMENT, 7, GF+4UP.
 - The sanction is accorded for Apartment SAI (SURAKSHA) only. The use of the building shall not deviate to any other use.
 - Car Parking reserved in the plan should not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, electricity and power main has to be paid to BRWSB and BESCOM if any.
 - Electricity 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 sheds for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 - The applicant / builder is prohibited from selling the 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 I.E.C.O. (IS) 17 code having 1.00 mt. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.65 in the basement for installation of telecom equipment and also to make provision for telecom services as per bye-law No. 25.
 - 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 local department for cutting trees before the commencement of the work.
 - 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.
 - 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 cannot be repeated 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 (Bye-law No. 13) under sub-section 13.3(a) to 13.3(d).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or loadings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT" CERTIFICATE shall be obtained from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BRWSB should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain Water Harvesting Structure 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 20(a).
 - 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. 15, 1952-2002 published by the Bureau of Indian Standards relating to the building resistant to earthquake.
 - 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-law - 31) of Building bye-law 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 25, 26, 25 & 26 are provided in the building.
 - 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 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 - 1.0 capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 sq.mt. 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 structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
 - Sufficient two wheeler parking shall be provided as per requirement.
 - Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
 - The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of the Safety Measures. The certificate shall be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
 - The Owner / Association of high-rise building shall get the building inspected by authorized 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 Department every year.
 - 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 LfEs etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
 - The Owner / Association of the high-rise building shall conduct two mock - tests in the building one before the start of summer and another during the summer and ensure complete safety in respect of fire hazards.
 - The Subter / Contractor / Professional responsible for supervision of work shall not shut off electricity 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, Sanction Orders and Policy Orders of the BBMP.
 - The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to 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.
 - In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be maintained and reserved as per Development Plan issued by the Bangalore Development Authority. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
 - The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.
 - 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 in the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - Also see, building license for special conditions, if any.
 - Special Condition as per Labour Department of Government of Karnataka vide ADEQUIM (Housing) Circular Letter No. L3065.ET/2013, dated 01-04-2013.

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.
- BBMP 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, the plan sanctioned stands cancelled automatically and legal action will be initiated.



SCALE 1:150

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
SN (SURAKSHA)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	180	2475.00	198	2722.50
Visitor's Car Parking	18	247.50	0	0.00
Total Car	198	2722.50	198	2722.50
TwoWheeler	-	247.50	0	0.00
Other Parking	-	-	-	3411.69
Total		2870.00		6134.19

FAR & Setback Details													
Block	No. of Same Block	Gross Built-Up Area (Sq.Mt)	Deductions From Gross BUA/Area in (Sq.Mt)	Total BUA Area (Sq.Mt)	Deductions (Area in Sq.Mt)						Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Trst (No)
			Colout		Star/Case	Lit	Lit Machine	SubStructure	Ramp	Parking	Resi		
SAI (SURASKASHA)	1	26861.80	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5645.44	19551.24	19551.24	180
Grand Total	1	26861.80	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5645.44	19551.24	19551.24	180.00

BOOK NAME	NAME	LENGTH	HEIGHT	NOS
SAI (SURAASHA)	D3	0.76	2.10	441
SAI (SURAASHA)	D2	0.84	2.10	484
SAI (SURAASHA)	MD	0.98	2.10	175
SAI (SURAASHA)	DW1	1.22	2.40	05
SAI (SURAASHA)	O1	1.32	2.10	05
SAI (SURAASHA)	O	2.13	2.10	115
SAI (SURAASHA)	DW	2.44	2.40	267

Flooring Calculations Table				
FLOOR		SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN		0.83 X 3.41 X 1 X 1	2.01	31.35
		0.25 X 4.62 X 1 X 1	1.59	
		0.35 X 3.58 X 1 X 1	1.25	
		0.83 X 3.71 X 1 X 1	3.04	
		0.83 X 2.83 X 1 X 1	2.34	
		0.83 X 3.56 X 1 X 1	2.95	
		0.81 X 3.40 X 1 X 1	2.75	
		1.03 X 5.88 X 1 X 1	6.00	
		1.18 X 4.81 X 1 X 1	5.68	
		0.88 X 3.35 X 1 X 1	2.94	
		1.12 X 3.78 X 1 X 1	4.21	
	TYPICAL - 2-4 FLOOR PLAN		0.83 X 3.41 X 1 X 1	
		0.35 X 3.58 X 1 X 1	1.25	
		0.35 X 3.56 X 1 X 1	1.25	
		0.38 X 3.71 X 1 X 1	1.41	
		0.88 X 2.83 X 1 X 1	2.48	
		0.83 X 3.56 X 1 X 1	2.95	
		0.81 X 3.40 X 1 X 1	2.75	
		0.83 X 3.71 X 1 X 1	3.04	
		0.83 X 2.83 X 1 X 1	2.34	
		0.83 X 3.41 X 1 X 1	2.01	
		1.03 X 5.88 X 1 X 1	6.00	
		1.18 X 3.81 X 1 X 1	4.50	
	0.88 X 3.35 X 1 X 1	2.94		
	1.12 X 3.78 X 1 X 1	4.21		
Total				125.40

1. **Registration of**
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Kamatake 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 initiate 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 "Kamatake Building and Other Construction workers Welfare Board".

SITE B

3.51

A diagram of a bridge structure with three numbered arches: 9, 18, and 17. The arches are supported by a horizontal beam. A vertical line is drawn to the right of the arches.

AREA = 49.04 S

2.20

24.0M ROAD

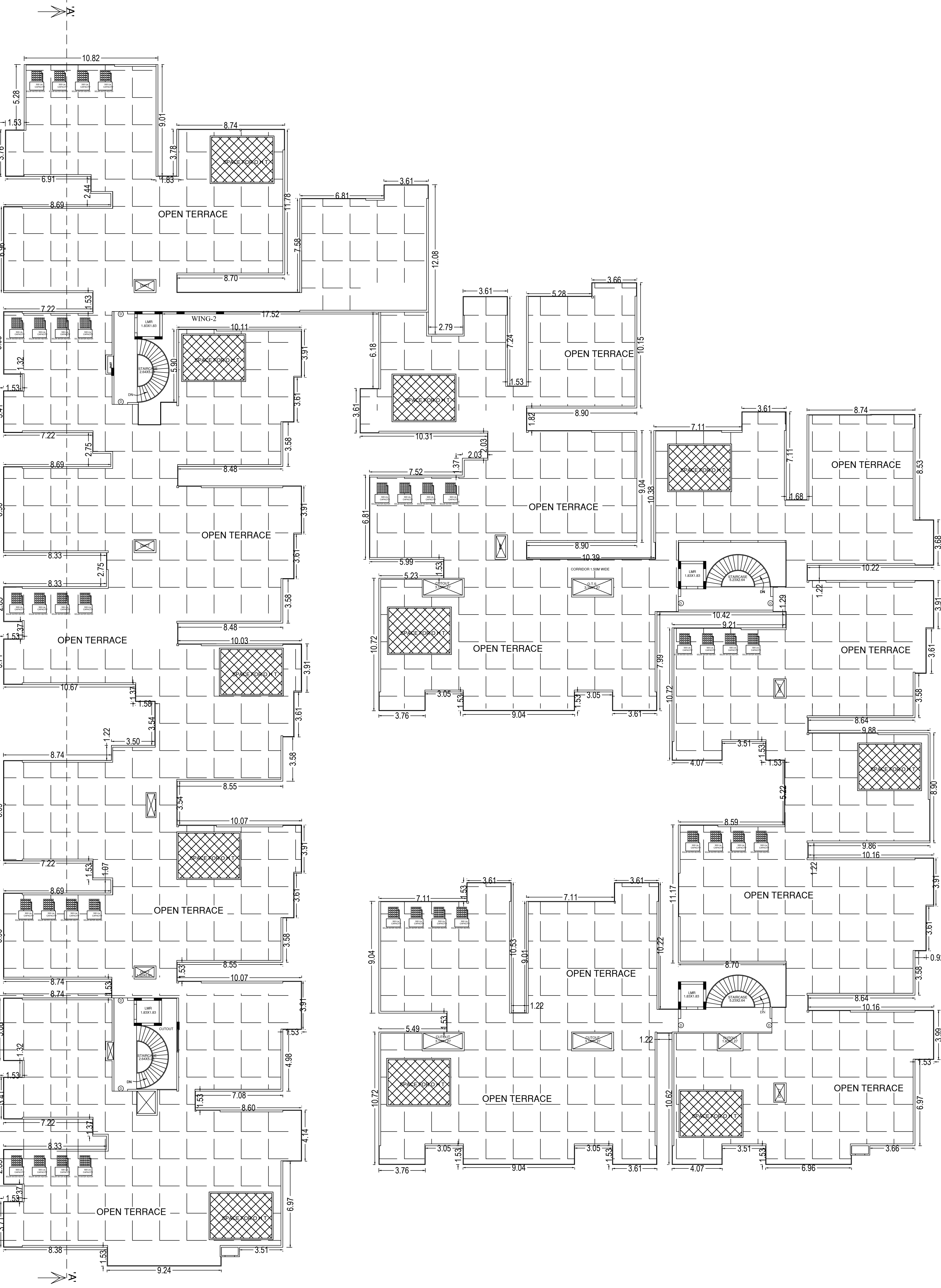
6M WIDE ROAD
AS PER R.M.

OWNER / GPA HOLDER'S _____

ARCHITECT/ENGINEER
/SUPERVISOR'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyanasagar. No.26,
Bhudevi nilaya, 2nd main road, kalyanasagar
BCCBL-3 & E-3672/2012-13

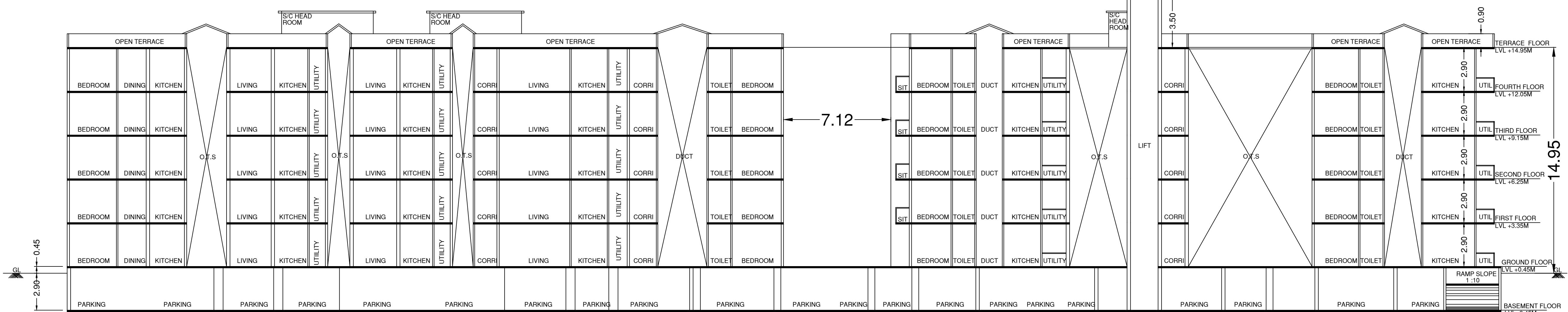
SHEET NO : 3	
Building plan/ Modified plan is valid for two years from the plan and building licence by the competent authority.	

This is system generated report and does not require any signature, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



TERRACE FLOOR PLAN

SCALE 1:150



SECTION A-A

SCALE 1:150

Block -SAI (SURAKSHA)		Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)		Tmt (No.)	
Floor Name	Gross Built Up Area	Carpet	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Rest.				
Terrace Floor	70.88	31.69	39.19	25.82	0.00	13.37	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	3921.32	3921.32	3921.32	36	36
Third Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	3921.32	3921.32	3921.32	36	36
Second Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	3921.32	3921.32	3921.32	36	36
First Floor	4111.38	146.85	3964.53	29.84	13.37	0.00	0.00	0.00	3921.32	3921.32	3921.32	36	36
Ground Floor	4057.23	147.50	3909.73	29.84	13.37	0.00	0.00	0.00	3869.96	3921.32	3921.32	36	36
Basement Floor	6287.97	0.00	6287.97	25.58	13.37	0.00	202.42	201.16	5845.44	0.00	0.00	0.00	00
Total	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44	19551.24	19551.24	180	180

SCHEDULE OF JOINERY				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SAI (SURAKSHA)	DS	0.76	2.10	441
SAI (SURAKSHA)	OT	0.66	2.10	464
SAI (SURAKSHA)	MD	0.98	2.10	175
SAI (SURAKSHA)	DWI	1.22	2.40	65
SAI (SURAKSHA)	OT	1.30	2.10	65
SAI (SURAKSHA)	O	2.13	2.10	115
SAI (SURAKSHA)	DW	2.44	2.40	267

SCHEDULE OF JOINERY				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SAI (SURAKSHA)	V	0.76	1.20	271
SAI (SURAKSHA)	W1	1.82	1.20	262
SAI (SURAKSHA)	W2	1.82	1.20	68
SAI (SURAKSHA)	W	2.44	1.20	01

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.63 X 3.41 X 1 X 1	2.61	31.35
	0.35 X 4.57 X 1 X 1	1.59	
	0.35 X 3.56 X 1 X 1	1.25	
	0.58 X 3.71 X 1 X 1	2.20	
	0.68 X 2.82 X 1 X 1	1.94	
	0.83 X 3.56 X 1 X 1	2.95	
	0.97 X 3.42 X 1 X 1	3.36	
	1.10 X 6.58 X 1 X 1	5.30	
	1.18 X 5.81 X 1 X 1	4.69	
	0.86 X 3.58 X 1 X 1	3.16	
	1.12 X 3.76 X 1 X 1	4.21	
TYPICAL - 2 & 4 FLOOR PLAN	0.35 X 4.57 X 1 X 3	4.77	94.05
	0.35 X 3.56 X 1 X 3	3.75	
	0.68 X 3.71 X 1 X 3	6.80	
	0.68 X 2.85 X 1 X 3	5.52	
	0.83 X 3.56 X 1 X 3	8.85	
	0.97 X 3.42 X 1 X 3	8.85	
	0.63 X 3.41 X 1 X 3	6.03	
	1.10 X 6.58 X 1 X 3	15.90	
	1.18 X 5.81 X 1 X 3	12.27	
	0.98 X 3.35 X 1 X 3	9.48	
	1.12 X 3.76 X 1 X 3	12.63	
Total			125.40



FRONT ELEVATION

SCALE 1:100

Approval Condition :		31 Sufficient two wheeler parking shall be provided as per requirement.	
This Plan Sanction is issued subject to the following conditions :		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.	
1 The sanction is accorded for:		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 the safety measures installed. The certificate shall be produced to the Corporation and shall get the renewal of the permission issued once in Two years.	
a) Considering Block -SAI (SURAKSHA) Wing -SAI 1 (SURAKSHA) Consisting of BAESEN 7, GF+4UP		34 The Owner / Association of high-rise building shall get the building inspected by registered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and working condition, and an affidavit to that effect shall be submitted to the Corporation and shall get the renewal of the permission issued once in Two years.	
b) The sanction is accorded for Apartment SAI (SURAKSHA) only. The use of the building shall not deviate to any other use.		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 LTB etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.	
3 c) Parking reserved in the plan should not be converted for any other purpose.		36 The Owner / Association of the high-rise building shall conduct two mock - tests in the building one before the period of summer and another during the summer and assess complete safety in respect of fire hazards.	
4 Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BBWSB and BESCOM if any.		37 The Subsoil / Contractor / Professional responsible for supervision of work shall not shut off the water supply and electricity during the construction of 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, Schemes, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.	
5 Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.		38 The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to 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.	
6 The applicant shall construct temporary toilet to the use of construction workers and it should be demolished after the construction.		39 In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be maintained and reserved as per Development Plan issued by the Bangalore Development Authority. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.	
7 The applicant shall INSURE all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.		40 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.	
8 The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.		41 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.	
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 occupant.		42 The applicant/owner/developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.	
10 The applicant shall provide a space for locating the distribution transformers & associated equipment as per I.E.C.C (IS) 01 code having 1.00 mt. from the building within the premises.		43 The Applicant / Owner / Developers shall make necessary provision to charge electrical connection fee 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.	
11 The applicant shall provide a separate room preferably 4.50 x 3.65 mt in the basement for installation of telecom equipment and also to make provision for telecom services as per bye-law No. 25.		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 Sqm in the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit development plan.	
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.		45 In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.	
13 Permission shall be obtained from local department for cutting trees before the commencement of the work.		46 In case of any dispute that may arise in respect of property in question, the applicant / builder / Owner / Contractor shall also inform the charges / fine of the list of workers engaged by him.	
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 inspection.		47 Any point of view of the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place which is not registered with the "Karnataka Building and Other Construction workers Welfare Board".	
15 If any owner / builder contravenes the provisions of Building Bye-law and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cannot the responsibility of the same is repaired for the first time.		Note:	
16 Technical personnel, applicant or owner of the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - VI (Bye-law No. 13) under sub-section 13.36 (b) (i).		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.	
17 The building shall be constructed under the supervision of a registered structural engineer.		2 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.	
18 On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the sanctioning authority.		3 Employment of child labour in the construction activities strictly prohibited.	
19 Construction or reconstruction of the building shall 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.		4 Obtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.	
20 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.		5 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.	
21 Driving water supplied by BBWSB should not be used for the construction activity of the building.			
22 The applicant shall ensure that the Rain Water Harvesting Structure are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 30A.			
23 The building shall be designed and constructed according to the norms prescribed in National Building Code and the "Criteria for earthquake resistant design of structures" bearing No. 15 1992-2002 published by the Bureau of Indian Standards relating to the building resistant to earthquake.			
24 The applicant should provide surface water features as per table 17 of bye-law No. 29 for the building.			
25 Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building bye-law 2003 shall be ensured.			
26 The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / 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 shall be considered only after ensuring that the provisions of conditions vide S. No. 25, 26, 27 & 28 are provided in the building.			
28 The applicant shall ensure that no non-residence is caused to the neighbors in the vicinity of construction and that the construction activities shall start 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 disposed in the specified processing unit - i.e. inorganic material shall be at site for its re-use / disposal (Applicable for Residential unit of 20 and above and 1000 sqm and above built up area).			
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.			

AREA STATEMENT (BBMP)		VERSION NO. - 1.12	
		VERSION DATE: 08/10/2022	
PROJECT DETAIL			
Authority: BBMP	Plot Use: Residential		
Project No.: PG/2022/23	Pot SubUse: Apartment		
Application Type: General	Land Use: Zone - Residential (Main)		
Proposed Type: Building Permission	Plot/Sub Plot No.: 36/1 and 36/10		
Name of Applicant: M/S	City Survey No.: 36/1 and 36/10		
Location: RING-1	Khata No. (As per Khata Extract): 36/1 and 36/10		
Building Line Specified as per Z.R. & A	Locality / Street of the property: 36/1 & 36/10, VALENHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK.		
Zone: Suburban			
Ward: Ward 192			
Planning District: 318 Segur			
AREA DETAILS:			
AREA OF PLOT (Minimum)		(A)	52.00 MT
Deduction for NoPtd Area			6867.77
Total			49.04
NET AREA OF PLOT		(A-Deductions)	49.04
COVERABLE CHECK			4609.36
Permissible Coverage area (50.00 %)			2454.70
Proposed Coverage area (43.33 %)			2093.74
Achieved Net coverage area (43.33 %)			499.62
Balance coverage area left (5.67 %)			2169.42
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.50)			12473.50
Additional F.A.R. within Ring 1 and 1 for amalgamation plot -			0.00
Allowable F.A.R. Area (50% of Permissible)			2711.88
Premium FAR for Plot within Impact Zone (-)			0.00
Total Permissible FAR Area (2.50)			2711.88
Residential FAR (100.00 %)			19551.25
Proposed FAR Area			19551.25
Achieved Net FAR Area (2.50)			2615.17
Balance FAR Area (0.35)			17.19
BUILT UP AREA CHECK			
Proposed Built Up Area			26065.91
Substructure Area Add in BUA (Layout Lit)			17.19
Achieved Builtup Area			26112.20

Block USE/SUBUSE Details			
Block Name	Block Use	Block SubUse	Block Structure
SAI (SURAKSHA)	Residential	Apartment	Buildings upto 15.0 mt. Ht.

Required Parking (Table 7a)									
Block Name	Type	SubUse	Area (Sq.mt.)	Reqt.	Units	Reqt.	Prop.	Car Reqt.	Prop.
SAI (SURAKSHA)	Residential	Apartment	50 - 225	1	-	-	1	180	-
Total	-	-	-	-	-	-	-	180	198

Parking Check (Table 7b)				
Vehicle Type	Reqt.	No.	Area (Sq.mt.)	Achieved
Car	180	247.50	198	2722.50
Visitor's Car's Parking	18	247.50	0	0.00
Total Car	198	247.50	198	2722.50
Two Wheeler	-	247.50	0	0.00
Other Parking	-	-	-	3411.69
Total	-	2970.00	-	6134.19

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.)	Tmt (No.)
			Cutout		Star/Case	Lift	Lift Machine	SubStructure	Ramp	Parking	Res.		
SAI (SURAKSHA)	1	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44	19551.24	19551.24	180.00
Grand Total	1	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.16	5845.44	19551.24	19551.24	180.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRI PRASANNA KUMAR AND SRI ABHILASH P REP BY ITS GPA HOLDER M/s. AUK SURAKSHA PROPERTIES 494, 16TH CROSS, 4TH MAIN, 6TH SECTOR, HSR LAYOUT

R. SIGN

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

GNO D.No.26, Shudheer Nilaya, 2nd main road, kalyanahalli, 560026
SOCB-3-EE-367202-12

DESIGN

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING AT 36/1 and 36/10 VALENHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK.

DRAWING TITLE : TERRACE FLOOR PLAN

SHEET NO. : 6

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.	
REGULATING AUTHORITY (MUNICIPALITY)	APPROVING AUTHORITY	SEALING AUTHORITY	JANITORY AUTHORITY		
				NORTH	
				This is system generated report and does not require any signature.	