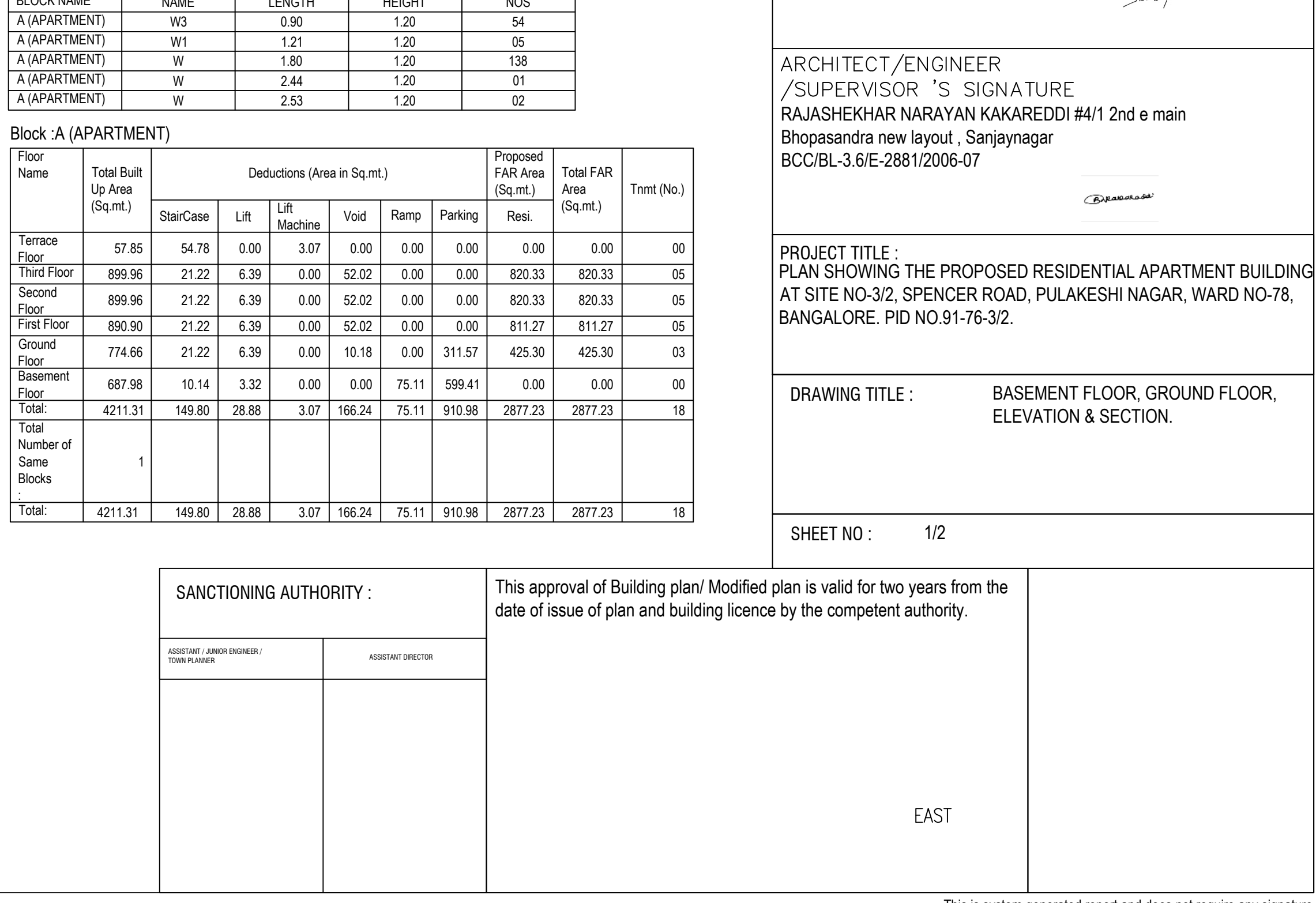
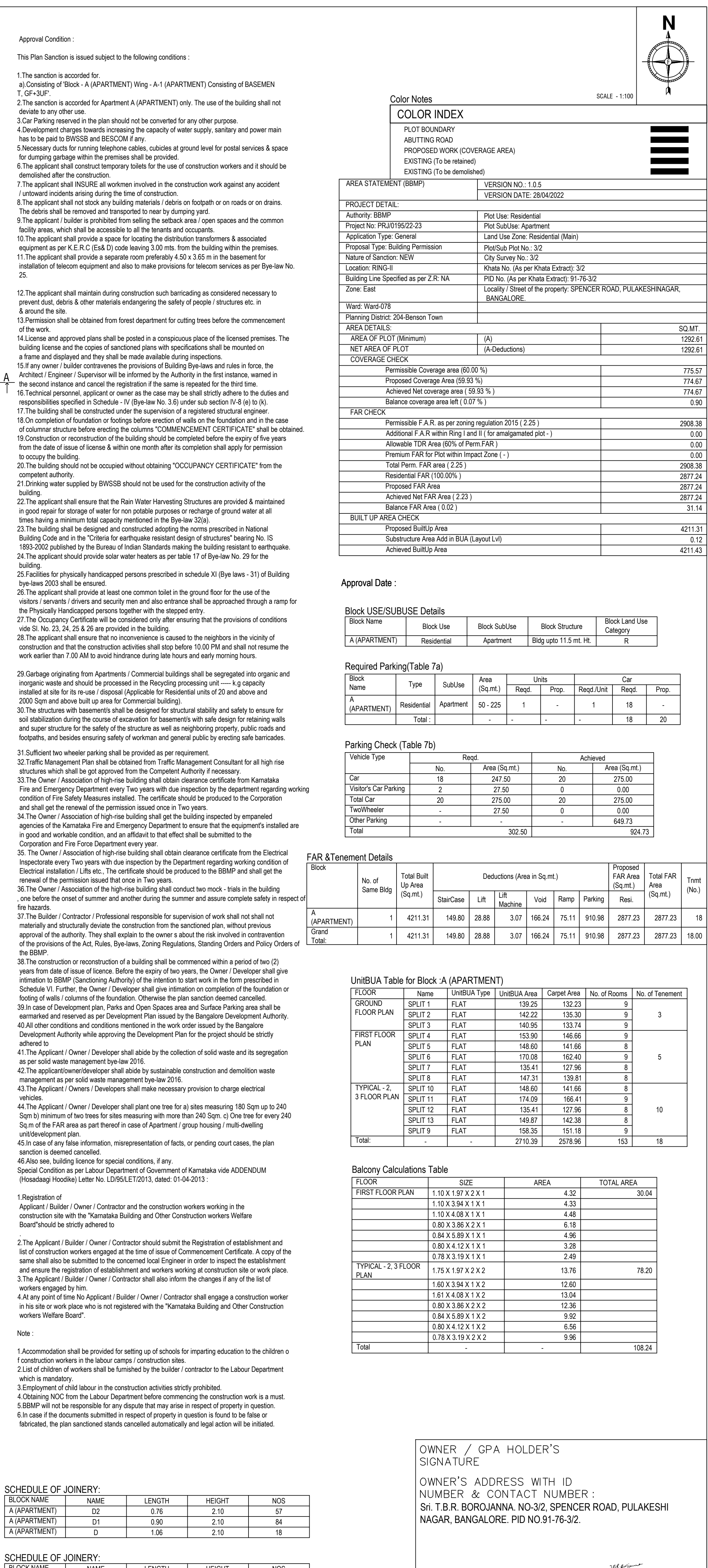
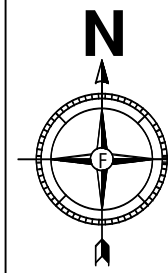






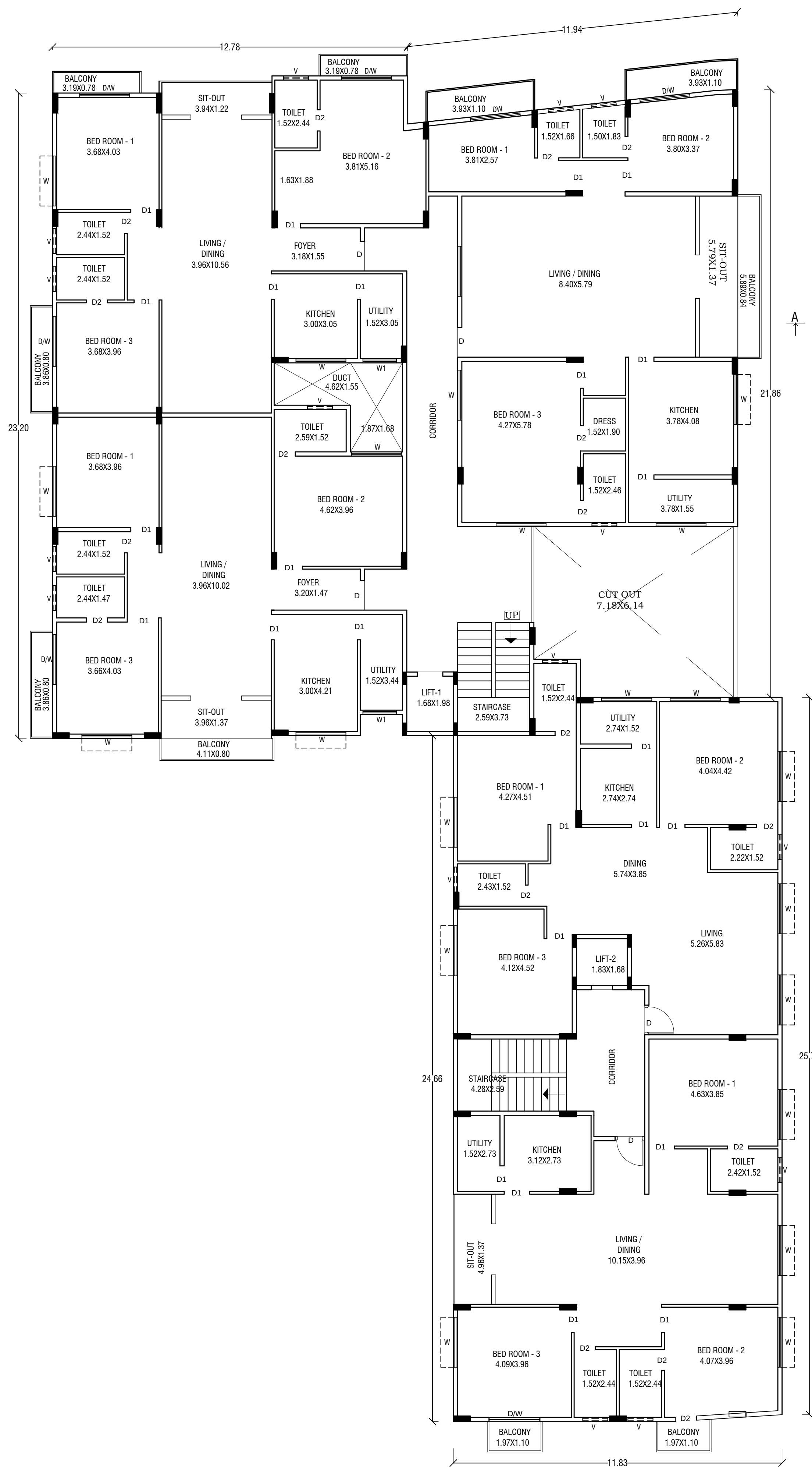
SCALE - 1:100

Color Index

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

AREA STATEMENT (BEMF)		VERSION NO. 1.0.5
PROJECT DETAIL		VERSION DATE: 28/04/2022
Authority BEMF	Plot Use: Residential	
Project No. PRJ01952223	Plot Sub Use: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 3/2	
Nature of Sanction: NEW	City Survey No.: 3/2	
Location: RING-II	Khata No. (As per Khata Extract): 3/2	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 91-76-3/2	
Zone: East	Locality / Street of the property: SPENCER ROAD, PULAKESHINAGAR, BANGALORE.	
Ward: Ward-078		
Planning District: 204-Benson Town		80 MT.
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	1292.61
NET AREA OF PLOT	(A-Deductions)	1292.61
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		775.57
Proposed Coverage area (59.93 %)		774.67
Achieved Net coverage area (59.93 %)		774.67
Balance coverage area left (0.07 %)		0.90
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		2908.38
Additional F.A.R. within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (80% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		2908.38
Residential FAR (100.00%)		2877.24
Proposed FAR Area		2877.24
Achieved Net FAR Area (2.23)		2877.24
Balance FAR Area (1.02)		31.14
BUILT UP AREA CHECK		
Proposed BuiltUp Area		4211.31
Substructure Area Add in BUA (Layout Lvl)		0.12
Achieved BuiltUp Area		4211.43

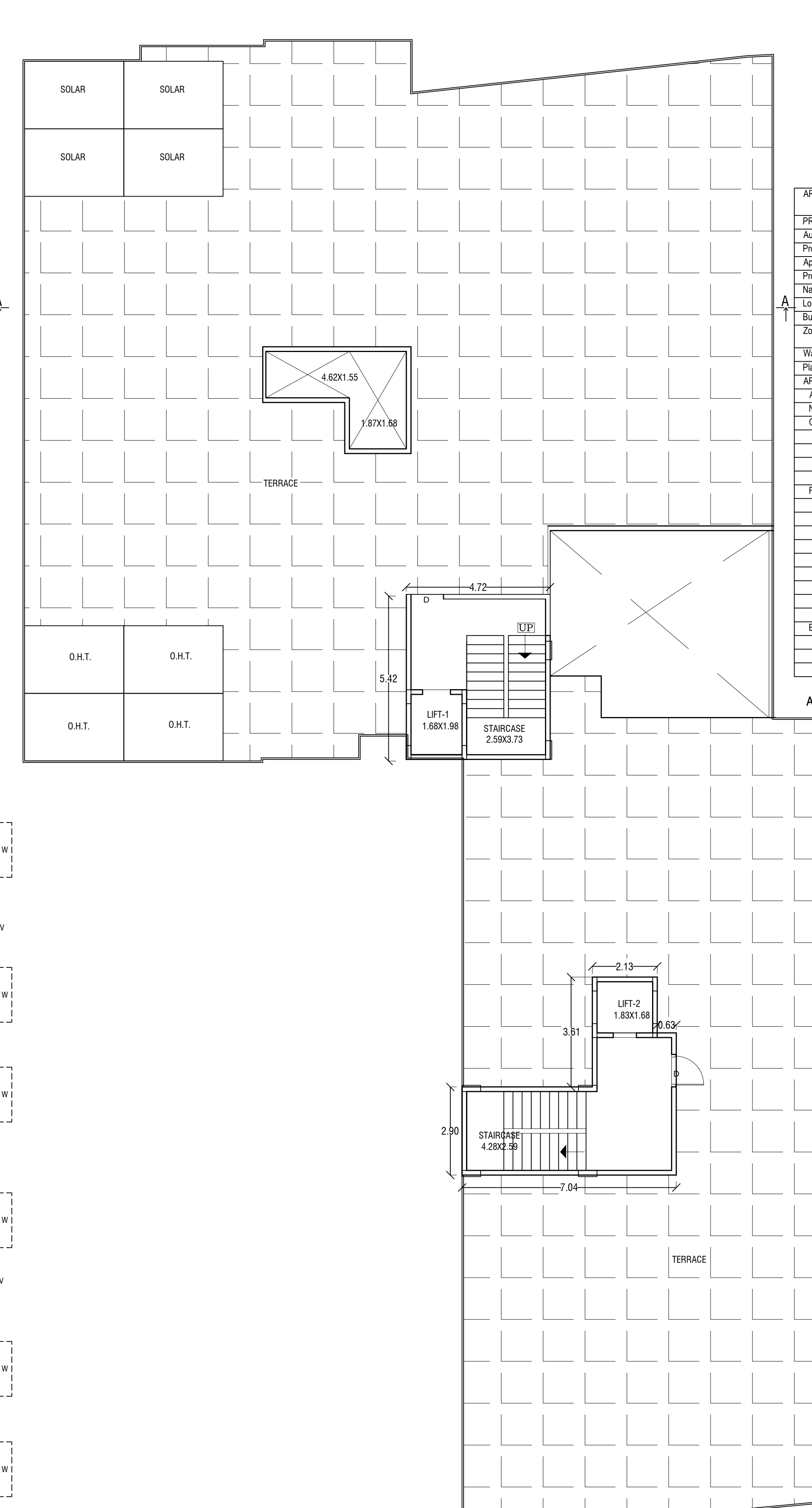
Approval Date :



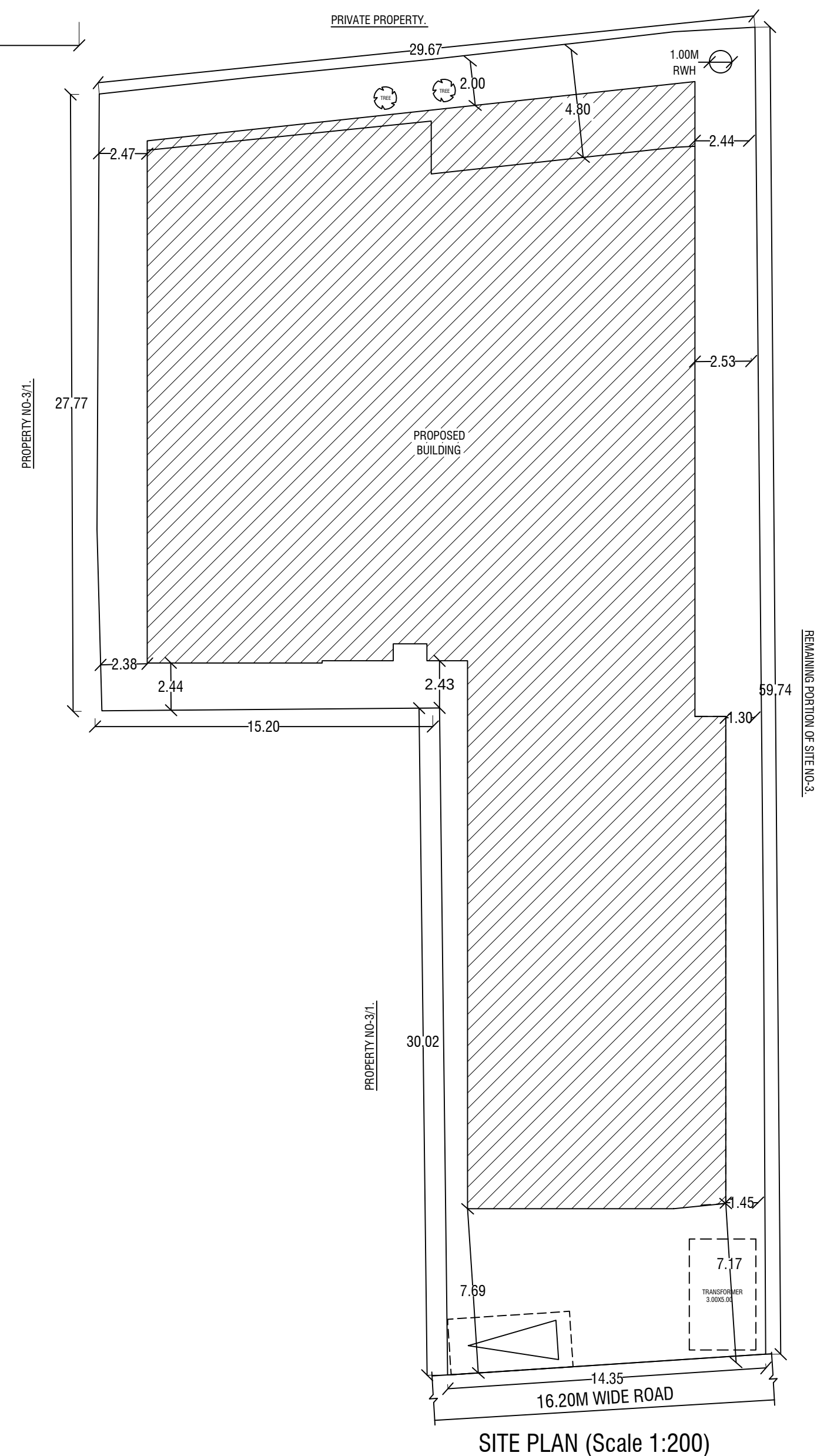
FIRST FLOOR PLAN



TYPICAL - 2ND & 3RD FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN (Scale 1:200)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	57
A (APARTMENT)	D1	0.90	2.10	84
A (APARTMENT)	D	1.06	2.10	18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	54
A (APARTMENT)	W1	1.21	1.20	05
A (APARTMENT)	W	1.80	1.20	138
A (APARTMENT)	W	2.44	1.20	01
A (APARTMENT)	W	2.53	1.20	02

Block A (APARTMENT)

Floor Name	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	Void	Ramp	Parking	Resi.	
Terrace Floor	57.85	54.78	0.00	3.07	0.00	0.00	0.00	0.00	00
Third Floor	899.96	21.22	6.39	0.00	52.02	0.00	0.00	820.33	820.33 05
Second Floor	899.96	21.22	6.39	0.00	52.02	0.00	0.00	820.33	820.33 05
First Floor	890.90	21.22	6.39	0.00	52.02	0.00	0.00	811.27	811.27 05
Ground Floor	774.68	21.22	6.39	0.00	10.18	0.00	311.57	425.30	425.30 03
Basement Floor	687.98	10.14	3.32	0.00	0.00	75.11	599.41	0.00	00
Total	4211.31	149.80	28.88	3.07	166.24	75.11	910.98	2877.23	2877.23 18
Total Number of Same Blocks	1								
Total	4211.31	149.80	28.88	3.07	166.24	75.11	910.98	2877.23	2877.23 18

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	18	-
	Total :	-	-	-	-	-	18	20

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Achieved	
		Area (Sq.mt.)	No.	Area (Sq.mt.)	No.
Car	18	247.50	20	275.00	20
Visitor's Car Parking	2	27.50	0	0.00	0
Total Car	20	275.00	20	275.00	20
TwoWheeler	-	27.50	0	0.00	0
Other Parking	-	-	-	645.73	-
Total		302.50		924.73	

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	Void	Ramp			
A (APARTMENT)	1	4211.31	149.80	28.88	3.07	166.24	75.11	910.98	2877.23	18
Grand Total	1	4211.31	149.80	28.88	3.07	166.24	75.11	910.98	2877.23	18.00

SANCTIONING AUTHORITY :

ASSISTANT COMMISSIONER (CIVIL ENGINEER)

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.

EAST

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SH. T.B.R. BORUJANNA, NO-3/2, SPENCER ROAD, PULAKESHI NAGAR, BANGALORE. PID NO.91-76-3/2.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
RAJASHEKHAR NARAYAN KAKAREDDI #4/1 2nd e main
Bhopsandra new layout, Sanjaynagar
BCC/BL-3.6/E-2881/2006-07

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO-3/2, SPENCER ROAD, PULAKESHI NAGAR, WARD NO-78, BANGALORE. PID NO 91-76-3/2.

DRAWING TITLE : FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, TERRACE FLOOR & SITE PLAN.

SHEET NO : 2/2