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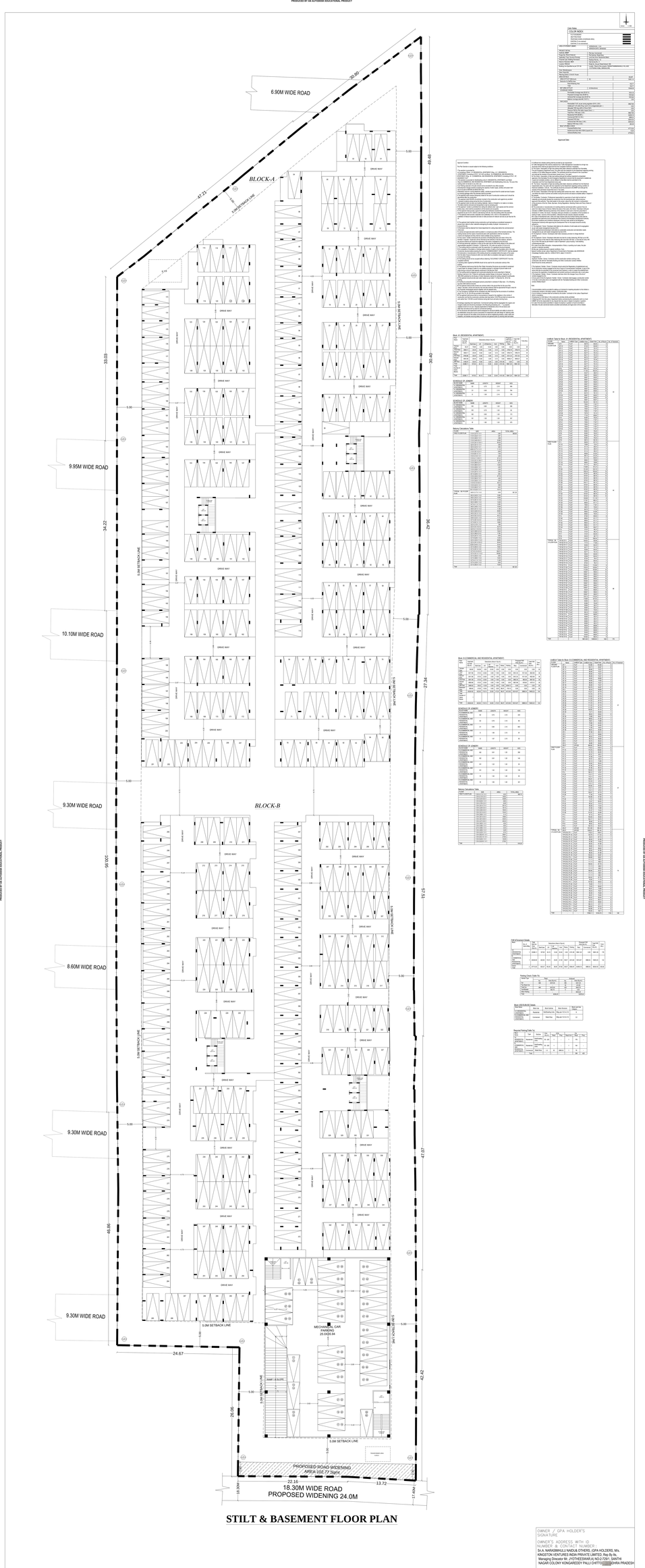

STILT & BASEMENT FLOOR PLAN

Color Index

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (residential area)	
PROPOSED WORK (commercial area)	

1 AREA STATEMENT	BANGALORE	BANGALORE - 1 ST
	VARIFICATION DETAILS	VARIFICATION DETAILS
Plot bearing	NORTH	
Property Plot area(sqmt)	1,332.77 Sqmt	
Proposed Road Widening area	332.77 Sqmt	
Total Plot area (sqmt)	1,000.00 Sqmt	
Existing Road	6.90 M	
Proposed Road	24.00 M	
Total Road	30.90 M	
Zoning Classification (as per Master Plan)	RESIDENTIAL WITH COMMERCIAL PLUS	
	CITY/MAIN ROAD ZONE(R2)	
Type of Development	NEW	
Plot Classification	Residential Building	
Residential Building		
BASE FAR		Sqmt
Permissible FAR (R2(0.5))	1.25	1,665.96
Premium FAR		
Premium Fee (R2)		1,665.96
MAX FAR		1,665.96
Permissible Ground Coverage (R2)	50 %	666.38
Proposed Ground Coverage		666.38
Proposed Net Ground Coverage (R2)		666.38
Proposed Net Ground Coverage		666.38
Total Carpet Area		
Permissible Total Carpet Area (Total FAR area)		3,331.92
Total Carpet Area (Total FAR area) (Sq.mt.)		3,331.92
Proposed Total Carpet Area		3,331.92
Proposed Net Carpet Area		2,664.54
Proposed Net Carpet Area (Sq.mt.)		2,664.54
Proposed Total Built Up Area		4,997.25
Proposed Total Built Up Area (Sq.mt.)		4,997.25
Balance FAR		1.25
Balance Total Built Up Area		4,997.25
Balance Total Built Up Area (Sq.mt.)		4,997.25
Total units		
PROPOSED FLAT (AVG AREA 1100 SFT)		1
PROPOSED FLAT (AVG AREA 1100 SFT) (Equivalent pcu)		1.00
Required No. of Car parking		25
Required No. of Car parking (Sq.mt.)		625.00
Required Bike parking		26
Required Bike parking (Sq.mt.)		26.00
Required No. of Visitor's Car parking		3
Required Visitor's Car parking (Sq.mt.)		75.00
Required Bike Visitor's parking		3
Required Bike Visitor's parking (Sq.mt.)		3.00
BUILT UP AREA CHECK		
Proposed Built Up Area		4,997.25
Proposed Built Up Area (Sq.mt.)		4,997.25

Approval Date:

Approval Condition :

1. This Plan Sanction is issued subject to the following conditions :

Special Condition :

1. According to Govt. G.O. 560/2014,In APARTMENT BLDG, 1ST, GROUNDFLOOR, 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD,

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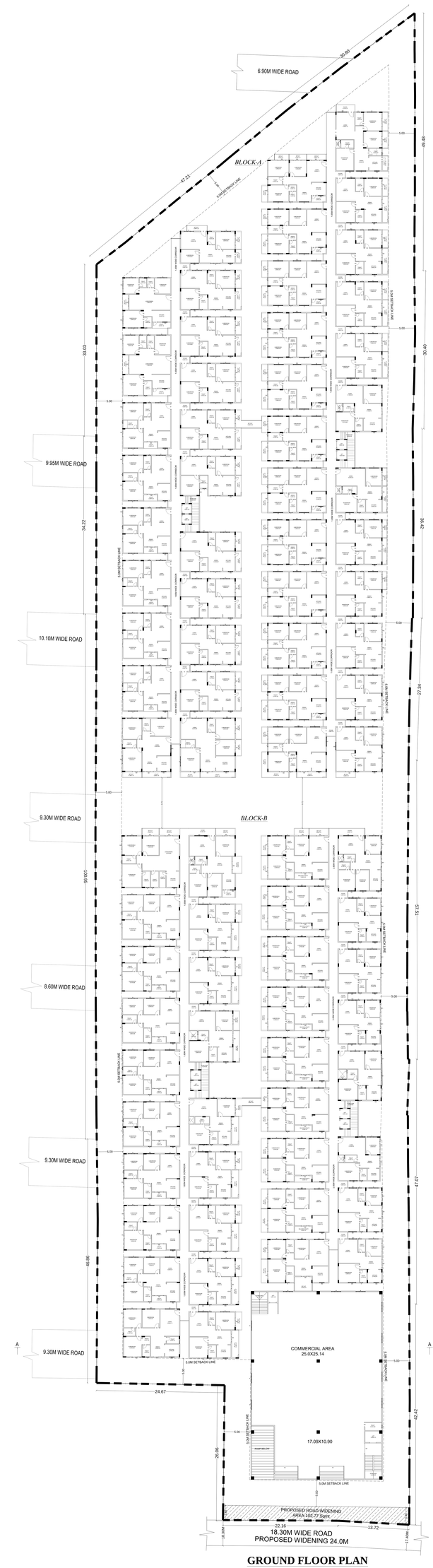

COLOR INDEX	
PLAY AREA	
NOT TO BE CONSIDERED	
PARTITION WORK BETWEEN VARIOUS AREAS	
OPEN TERRACE AREA	
COVERED TERRACE AREA	

FAR & TNMC Details		
PLOT No.	2	
Khata No.	2	
Revised Plot No.		
Revised Khata No.		
Plot Area	1,11,111.00	Sq.mt.
Zone	Bangalore East	
Ward	Ward No.-52	
Planning District	215-Kaggadasapura	
AREA OF PLOT	(MIN.)	
Net Area of Plot	1,11,111.00	Sq.mt.
Road Widening Area	335.77	Sq.mt.
Total Extent of the Site	1,10,775.23	Sq.mt.
Proposed Development		
Residential Use	1,10,775.23	Sq.mt.
Total Built Up Area	1,10,775.23	Sq.mt.
Density		
Dwelling Units	1,110.00	Units
Mix Density		
Maximum Dwelling Units allowed for Residential Use	1,110.00	Units
Maximum Dwelling Units allowed for Mix Use		
Maximum Tenement allowed for Residential Use	1,110.00	Units
Maximum Tenement allowed for Mix Use		
Maximum Commercial Area	1,110.00	Sq.mt.
FAR & TNMC Fee Details		
Basic FAR	2.25	
Permissible FAR		
Additional FAR		
Premium FAR		
Total FAR	2.25	
Total Built Up Area Allowed	2,49,999.18	Sq.mt.
Deduction for Road Widening Area	335.77	Sq.mt.
Deduction for Reserved Area	1,110.00	Sq.mt.
Deduction for Commercial Area	1,110.00	Sq.mt.
Net Area	2,47,443.41	Sq.mt.
Total Tenement Allowed	1,110.00	Units
Tenement Fee (Rs.)	1,110.00	Units
Tenement Fee (Rs.)	1,110.00	Units
Tenement Fee (Rs.)

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FIRST FLOOR PLAN

TYPICAL 2ND & 3RD FLOOR PLAN

Block : D (RESIDENTIAL APARTMENT)															
Floor	Height of Storey	Deduction Area For -												Net Area	No. of Tenements
		Door	Window	Ventilator	Shaft	Stair	Lift	Pump room	Tank	Terrace	Common Passage	Parking	Total		
Stilt Floor	10.07	19.84	4.8	0.67	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.31	1.31	00
1 ST STAGE	3.05	19.84	4.8	0.67	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.31	1.31	00
2 ND STAGE	3.05	19.84	4.8	0.67	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.31	1.31	00
Total :	16.17	59.52	14.4	2.01	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	75.93	3.93	00
Total in Sqmts	1.50	5.53	1.34	0.19	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.05	0.36	
Total in Cubic Meters	24.26	82.97	20.16	2.71	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	105.84	5.49	
Total in Sqfts	161.7	595.2	144.0	20.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	759.3	39.3	

SCHEDULE OF JOINERY

BLOCK NAME	NAME	QUANTITY	SIZE	NOS
D (RESIDENTIAL APARTMENT)	D	00	1.0 X 2.1	00
	D1	00	0.9 X 2.1	00
	D2	00	0.8 X 2.1	00
	D3	00	1.5 X 2.1	00
	D4	00	1.2 X 2.1	00
	D5	00	1.0 X 2.1	00
	D6	00	1.0 X 2.1	00

SCHEDULE OF JOINERY

BLOCK NAME	NAME	QUANTITY	SIZE	NOS
D (RESIDENTIAL APARTMENT)	D	00	1.0 X 2.1	00
	D1	00	0.9 X 2.1	00
	D2	00	0.8 X 2.1	00
	D3	00	1.5 X 2.1	00
	D4	00	1.2 X 2.1	00
	D5	00	1.0 X 2.1	00
	D6	00	1.0 X 2.1	00

Material Calculations Table

Name	UNIT	QTY	TOTAL QTY
TOTAL SUM OF	CUBIC METERS	00.00	00.00
	CUBIC METERS	00.00	00.00
	CUBIC METERS	00.00	00.00

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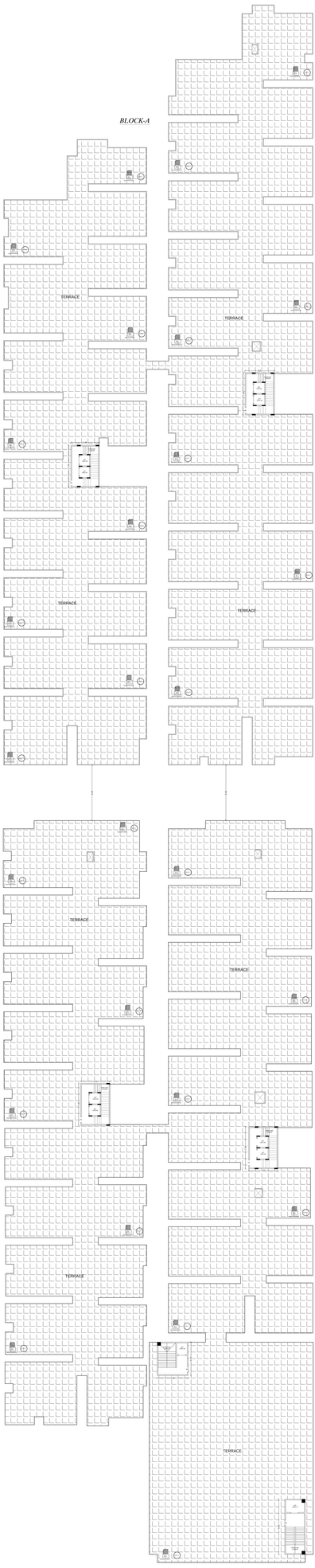
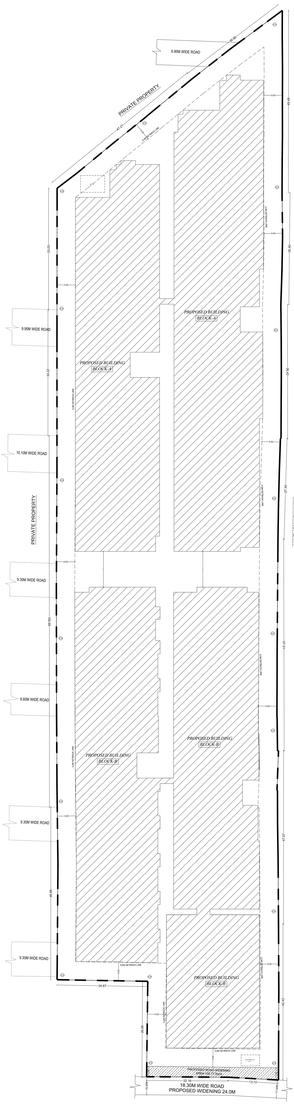
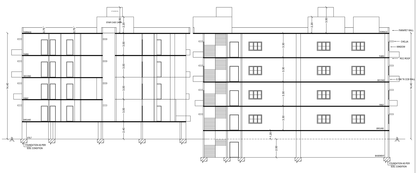


TERRACE FLOOR PLAN



SITE PLAN (Scale 1:200)

FRONT ELEVATION



SECTION ON A-A

DETAILS OF RAIN WATER HARVESTING STRUCTURE

Approval Condition :

1. The Plan sanctioned is subject to the following conditions.

2. The building is sanctioned for :
A BLOCK(A) : 1 RESIDENTIAL APARTMENTS WITH 7 UNITS
B BLOCK(B) : 1 RESIDENTIAL APARTMENTS WITH 7 UNITS
TOTAL : 2 RESIDENTIAL APARTMENTS WITH 14 UNITS

3. The area of land under the site is 2400.00 Sq.Mts. and the area of land under road widening is 0.00 Sq.Mts. as per the Revenue Records.

4. The applicant has to register the residential apartments as per the provisions of the Karnataka Apartment Ownership Act 1972 and should sell the apartments only after obtaining the Occupancy Certificate from the competent authority.

5. Provision shall be made for disposal of solid waste generated from the apartment premises. Segregation of wet and dry waste and its processing and disposal shall be made as per the provisions of the Karnataka Municipal Corporations Act and the Bye-laws thereon.

6. The applicant shall obtain the Consent to Establish from the Karnataka State Pollution Control Board before commencement of the construction and shall comply with the conditions stipulated therein.

7. The applicant shall obtain the Clearance from the Fire and Emergency Services Department before commencement of the construction and shall comply with the conditions stipulated therein.

8. The applicant shall obtain the Clearance from the Airport Authority of India before commencement of the construction and shall comply with the conditions stipulated therein.

9. The applicant shall obtain the Clearance from the Environmental Impact Assessment Authority before commencement of the construction and shall comply with the conditions stipulated therein.

10. The applicant shall make provision for the generation of power from renewable energy sources for the common purposes of the apartment to the extent of not less than 1 kilowatt.

11. The applicant shall make provision for the installation of solar water heaters in the common area of the apartment to the extent of not less than 1 kilowatt.

12. The applicant shall construct and maintain a rain water harvesting structure and use the water harvested from the premises for various purposes as per the provisions of the Karnataka Municipal Corporations Act and the Bye-laws thereon.

13. The applicant shall provide adequate drainage and sewerage facilities within the premises of the apartment and shall not allow the sewerage or any other effluent to flow out of the premises or into any nala or storm water drain or any other public place.

14. The applicant shall make provision for the parking of vehicles in the premises as per the provisions of the Karnataka Municipal Corporations Act and the Bye-laws thereon.

15. The applicant shall make provision for the installation of lifts and ramps for the movement of the disabled persons in the premises as per the provisions of the Karnataka Municipal Corporations Act and the Bye-laws thereon.

16. The applicant shall make provision for the installation of a suitable incinerator within the premises for the disposal of sanitary napkins generated by the women residents of the premises.

17. The applicant shall register the project with the Karnataka Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016 and the Karnataka Real Estate (Regulation and Development) Rules 2017 before commencement of the construction of the building and shall be accountable to the buyers of the apartment units for any violations or contraventions of the provisions of the Act or the rules or regulations made thereunder.

18. The applicant shall comply with the provisions of the Karnataka Municipal Corporations Act and the Bye-laws thereon and the Karnataka Apartment Ownership Act 1972 and the Rules and Bye-laws thereon while developing the property and selling the apartments.

19. The applicant shall comply with the provisions of the Karnataka Municipal Corporations Act and the Bye-laws thereon while developing the property and selling the apartments.

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ZONING	
LAYOUT PLAN	
PLAT BOUNDARY	
BUILDING LINE	
PROPOSED BUILDING(PARTLY WITHIN THE PLOT BOUNDARY)	
PROPOSED TO BE DEMOLISHED	

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.27
	VERSION DATE: 01/08/2020
PROJECT DETAILS:	
Authority: BBMP	Inward No: PRJ/8055/20/21
Nature of Sanction: NEW	Date of Sanction: 01-Jan-0000
Proposal Type: Building Permission	Nature of Project: New Project
Property Type: Corporation	Location: Inner
Area Details: SQ.MT.	
Total Plot Area (Sq.Mts.)	2400.00
Deduction for Roads (Sq.Mts.)	0.00
Net Area of Plot	2400.00
Total Built Up Area	1800.00
Deduction for Spl.Reqd	
Net Area of Plot after Deduction for Spl.Reqd	2400.00
Min. Site Area	2400.00
Permissible FAR	1.75
Total Permissible Built Up Area (Sq.Mts.)	4200.00
Total Proposed Built Up Area (Sq.Mts.)	1800.00
Balance FAR Area (Sq.Mts.)	2400.00
Total Carpet Area (Sq.Mts.)	1530.00
USE DETAILS	
Residential	
Residential Housing Unit Area (Sq.Mts.)	1530.00
Residential Housing Unit No.	14
Residential Housing Unit Type	14 (Fourteen)
Total Units	14
PARKING DETAILS (Car)	
Parking Area (Sq.Mts.)	270.00
Total Parking	9
Visitor's Parking	0
Reqd. Parking	9
Parking Area Provided (Sq.Mts.)	270.00
Total Parking Provided