

SITE PLAN
SCALE 1:200

BALCONY CALCULATION				
FLOOR	SIZE	AREA	TOTAL AREA	
FIRST FLOOR	1.02 X 2.50 X 1	2.52		13.82
	1.22 X 2.41 X 1	2.97		
	0.91 X 2.32 X 3	6.85		
SECOND FLOOR	1.02 X 2.50 X 1	2.52		19.56
	1.52 X 3.32 X 2	9.84		
	1.47 X 3.23 X 1	4.75		
THIRD FLOOR	1.02 X 2.49 X 1	2.47		19.59
	1.52 X 3.32 X 2	9.84		
	1.47 X 3.23 X 1	4.75		
FOURTH FLOOR	1.02 X 2.49 X 1	2.47		19.56
	1.52 X 3.32 X 2	9.84		
	1.47 X 3.23 X 1	4.75		
	1.02 X 2.49 X 1	2.47		

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35. In case of any condition regarding implementation of rules, of Karnataka Value Added Education (Registration) Act, 1996, the Government of Karnataka will be responsible.

36. Special Order issued per Labour Department of Government of Karnataka vide ADDN/11/Registration (Headline): LD/RSLE/2017 dated: 01-04-2013.

37. The Applicant/Builder/Owner/ Contractor shall ensure that the construction workers employed by him/her shall be registered with the Karnataka Building and Other Construction Workers Welfare Board shall be strictly adhered to.

38. The Applicant/Builder/Owner/ Contractor shall ensure that the construction workers employed by him/her shall be registered with the Karnataka Building and Other Construction Workers Welfare Board at the time of issue of Commencement Certificate.

39. The Applicant/Builder/Owner/ Contractor shall ensure that the construction workers employed by him/her shall be registered with the Karnataka Building and Other Construction Workers Welfare Board at the time of issue of Commencement Certificate.

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41. The Applicant/Builder/Owner/ Contractor shall also inform the changes if any of the list of construction workers employed by him/her.

42. Any person of his no Applicant/ Builder/ Owner/ Contractor shall ensure a construction worker in his site or work place who is not registered with the Karnataka Building and Other Construction Workers Welfare Board shall be strictly adhered to.

43. Note:

44. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps if construction is prolonged.

45. List of children of workers shall be furnished by the builder/ contractor to the Labour Department in the manner specified.

46. Employment of child labour in the construction activities strictly prohibited.

4. Obtaining NOC from the Labour Department before commencing the construction work is must.
5. SBMP 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.

II. The Applicant has paid Rs. 30,95,000/- vide receipt No.TP/UDT/PNRT/01/2015-16(Jun/04 dated 17-06-2015 for the following:-

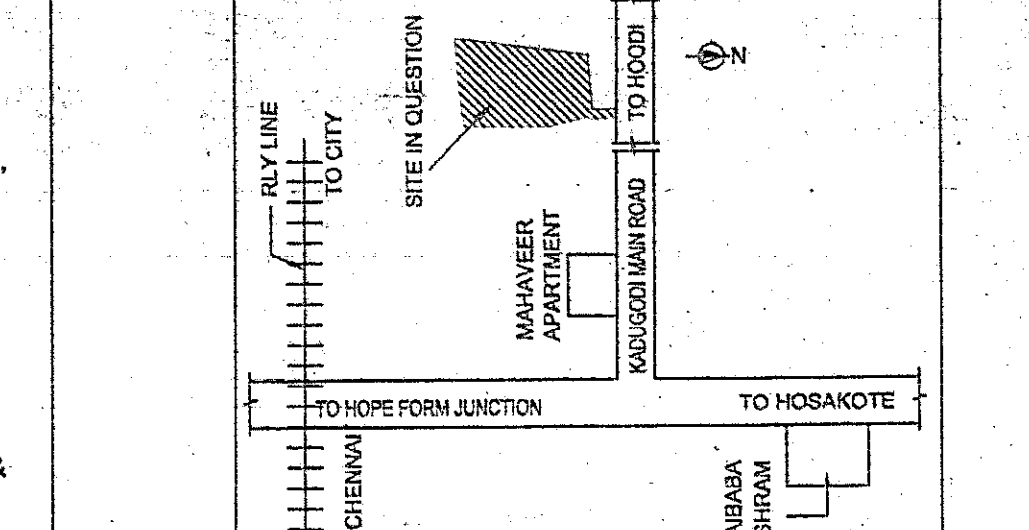
1. Licence Fees(1155679-64600)(already paid vide : Rs.10,51,079.00
Receipt No.Jan/0003 dated- 01-01-2015)=1051079)
2. Ground Rent : Rs.5,31,276.00
3. Betterment Charges
a) For Building : Rs.26,584.00
b) For Sits : Rs.87,008.00
4. Security Deposit : Rs.13,28,199.00
5. Plan cost & Compound wall charges : Rs.48,000.00

6. 1% Labour Cess Service Charges		<u>Rs.22,875.00</u>
	TOTAL	<u>Rs. 39,34,388.00</u>
Rounding off Rs.2	TOTAL	<u>Rs. 30,95,000/-</u>

7. The Applicant has produced DD No.020810 : dated: 17-08-2015 Amount Rs.22,64,800/-

Labour Cess		Rs. <u>22,84,886.00</u>
Rounding off Rs.14	TOTAL	<u>Rs.22,64,800/-</u>

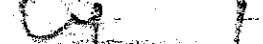
FLOORWISE FAR STATEMENT: R (RESIDENTIAL)						
Name of Floor	Total BUANA	Staircase Deduction	Lift Deduction	Lift/M/C Deduction	Void Deduction	Ramp Deduction
1st/Floor	27.58	19.81	0.00	8.27	0.00	0.00
Fourth Floor	2021.68	0.00	8.27	0.00	41.55	0.00
Second Floor	1199.00	0.00	8.27	0.00	41.55	0.00
Third Floor	1199.00	0.00	8.27	0.00	41.55	0.00
Fifth Floor	1199.00	0.00	8.27	0.00	41.55	0.00
Ground Floor	1727.79	0.00	8.27	0.00	41.55	0.00



TO	LOCATION PLAN (Not to Scale)	SA	AS
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AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No.:	BBMP/Addl Dir./D NORTH0419/14-15		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-54
Nature of Sanction:	New	Plot No Value:	-
Plot Uses:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		

Locality/Sheet:		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4352.29
DEDUCTION FOR		
Plot area deducted for Road Widening		8.54
Tot		8.54
NET AREA OF PLOT (Plot Area considered for Coverage) (B)		4341.74
BALANCE AREA OF PLOT (Considered For Perm.FAR) (C)		4341.79
MAX. PERMISSIBLE COVERAGE (C) (30%)		2170.89
Proposed Coverage Area	(46.94%)	2038.02
Actual Net coverage area	(46.94%)	2038.02
BALANCE COVERAGE AREA LEFT	(3.06%)	130.96
PERMISSIBLE FAR (per A zoning Regulation 21)	(2.35)	9788.14
ADDITIONAL FAR		
Substitute FAR		
Proposed FAR Area		9788.02
Additional Area Add in FAR (Layout L)		14.99
ACHIEVED NET FAR AREA	(2.25)	9779.94
BALANCE FAR AREA	(D)	8.79

PERMISSIBLE BUILT UP AREA	
ACHIEVED BUILT UP AREA	13281.8
ARCH/ENGG/SUPERVISOR (Regd)	OWNER
	M/S. PROPULSIVE PROPERTIES REPRESENTED BY ITS MANAGING PARTNER
J. N. GANESH, B.E., CIVIL ENGRG., Regd. Volume No. 1 3784, New Delhi, Regd. Eng. S.C.C. S.L.33-5-3557-07-08 New Delhi, India	

of S. R. Nagar, BANGALORE - 560 027. 1) Mr. L. SURENDRANATH REDDY

2) Mr. A. THULASI RAAM

h	Ganesh N	(G.P.A HOLDER FOR) Smt. CHINNAMMA w/o Sri. M.THIMMARAYAPPA
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BCC/BL-3.6/E-3097/07-08	(KATHA HOLDER)
OWNER'S NAME:	
M/s. PROPULSIVE PROPERTIES Rep By Its Managing Partners Mr. L. Sundarandhan Rao and Mr. A. Thulasi Rasm (G.P.A HOLDER FOR) Smt. CHINNAMMA w/o Sri. M. THIRUMARAYAPPA (KATHA HOLDER)	

PROJECT DESCRIPTION:-
PROPOSED RESIDENTIAL APARTMENT BUILDING #1138, SY NO.54,
BELATTURU VILLAGE, HOODI SUB-DIVISION, BIDARAHALLI HOBLI,
BANGALORE EAST TALUK, WARD NO.54, MAHADEVAPURA ZONE,
RANGALORE

ARCHITECT	Ganesh N
	BCC/BL-3.6/E-3097/07-08
BUILDING DETAILS	

Block Name	Use	Ancillary Use	Structure	
R (RESIDENTIAL)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	
Parking Type	Reord No.	Reord Area	Prop No.	Prop Area
Car*	100	1375.00	110	1512.50
Visitor's Car Parking	10	137.50	0	0.00
Total Car	110	1512.50	110	1512.50
TwoWheeler	10	137.50	0	0.00
Total 2Wheeler		1375.00		1512.50

Block Name	Residential FAR Area	Total FAR Area	Total BUA Area	Tenement No.
R-1 (RESIDENTIAL)	9745.23	9764.34	13240.37	100.00

Total	9765.23	9764.84	13240.37	100.00
ILNOC DETAILS:				
Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions	
1	KSPCS	PCB/405/CNP/14/H 1774 Dated : 11.03.2015	All the co imped in issued by	
2	BWSSB	BWSSB/E/C/CE/M/ACE(M)-III/ DCE(M)-VTA(M)-III/1458/2015-18	Statutory Bo be asher	

		Dated : 25-05-2015	

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Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
0.00	0.00	0.00	0.00

0.00	1972.06	1972.06	20.00
0.00	1950.07	1950.07	20.00
0.00	1950.07	1950.07	20.00
0.00	1950.07	1950.07	20.00
0.00	1922.96	1922.96	20.00
0.00	0.00	0.00	0.00

15	3022.20	0.00	19.91	0.00
15	3022.20	9745.23	9754.84	100.00



TITLE: SITE P	
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SCALE-1:100
Sheet - 01 of

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