



BASEMENT FLOOR PLAN

NO OF CARS = 176NOS

SCALE 1:150

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12
		VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/6223/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 36/8 and 36/10	
Nature of Sanction: NEW	City Survey No.: 36/8 and 36/10	
Location: RING-III	Khata No. (As per Khata Extract): 36/8 and 36/10	
Building Line Specified as per Z.R: NA	Locality / Street of the property: 36/8 and 36/10, YALENAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK.	
Zone: Bommanahalli		
Ward: Ward-192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8867.77
Deduction for NetPlot Area		
Road Widening Area		49.04
Total		49.04
NET AREA OF PLOT	(A-Deductions)	8818.73
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4409.36
Proposed Coverage Area (44.33 %)		3909.74
Achieved Net coverage area (44.33 %)		3909.74
Balance coverage area left (5.67 %)		499.62
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		22169.42
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		22169.42
Residential FAR (100.00%)		19551.25
Proposed FAR Area		19551.25
Achieved Net FAR Area (2.20)		19551.25
Balance FAR Area (0.30)		2618.17
BUILT UP AREA CHECK		
Proposed BuiltUp Area		26095.01
Substructure Area Add in BUA (Layout Lvl)		17.19
Achieved BuiltUp Area		26112.20

Floor Name	Gross Builtup Area	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.)	Tnmt (No.)	
				StairCase	Lift	Lift Machine	Substructure	Ramp	Parking				
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	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	
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	
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	
Ground Floor	4057.23	147.50	3909.73	29.84	13.37	0.00	0.56	0.00	0.00	3865.96	3921.32	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	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	
Total Number of Same Blocks :	1												
Total:	26861.60	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)	D3	0.76	2.10	441
SAI (SURAKSHA)	D2	0.84	2.10	484
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 USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
SAI (SURAKSHA)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

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

	Total :	-	-	-	-	180	198
--	---------	---	---	---	---	-----	-----

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.)	Tnmt (No.)
					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	19551.24	19551.24	180
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

Total.

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 A CROSS, 4TH MAIN, 6TH SECTOR, HSR LAYA, BANGALORE	
 R.Sign	

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT 36/8 AND 36/10
YALENAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK..

DRAWING TITLE : BASEMENT FLOOR PLAN

Document 2

ed plan is valid for two years from the
nce by the competent authority.

Digitally signed by
GOVINDARAJU B G
Date: 12 Mar 2024 15:16:57
Project No.:PRJ/6223/22-23IN
Organization :Bruhat Bengaluru
Mahanagara Palike
Designation : Joint Director Town

NORTH Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0035/
22-23

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



GROUND FLOOR PLAN SURFACE CAR PARKING = 22NOS SCALE 1:150

AREA STATEMENT (BBMP)		VERSION NO: 1.0.12	
PROJECT DETAIL		VERSION DATE: 09/12/2022	
Authority BBMP	Plot Use: Residential	Plot SubUse: Apartment	
Project No: PRB2022/23	Land Use Zone: Residential (Main)	Plot Area: 2696.00 Sq.m.	
Application Type: General	Plot Area: 2696.00 Sq.m.	Permit Type: Building Permission	Permit No: 365 and 3670
Nature of Sanction: NEW	City Survey No: 365 and 3670	Location: RING-III	Krata No: (As per Kheti Extract) 365 and 3670
Location: RING-III	Krata No: (As per Kheti Extract) 365 and 3670	Locality: Street of the property: 368 & 369/10, YALENAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK, KARNATAKA, INDIA	
Zone: Bommanahalli	Plot Area: 2696.00 Sq.m.	Plots: 318-Begur	
Plot Width: 18.18 m	Plot Depth: 18.18 m	Plots: 318-Begur	
Plots: 318-Begur	Plots: 318-Begur	Plots: 318-Begur	
AREA OF PLOT		SQ.MT.	
Permissible Area (A)	8897.77	Total Deduction for Plot Area	0.00
Permissible Area (A)	8897.77	Total Deduction for Plot Area	0.00
Total	8897.77	Total	0.00
NET AREA OF PLOT	(A-Deductions)		
COVERAGE (%)	100		
Proposed Coverage Area (50.00 %)	4449.38		
Proposed Coverage Area (44.33 %)	3959.74		
Achieved Coverage Area (44.33 %)	3959.74		
Exceeded Coverage area (5.67 %)	459.02		
FAR CHECK			
Permissible FAR as per zoning regulation 2015 (2.50)	2219.42		
Permissible FAR as per BBMP (per amalgamated plot -)	0.00		
Allowable TDR Area (60% of FAR -)	0.00		
Premium FAR for Plot within Impact Zone (-)	0.00		
Total Permissible FAR (2.50)	2219.42		
Proposed FAR Area (50.00 %)	10551.25		
Proposed Net FAR Area	10551.25		
Achieved Net FAR Area (2.20)	10551.25		
Total Net FAR Area (2.30)	2618.17		
BUILT UP AREA CHECK			
Proposed Built Up Area	26265.01		
Substructure Area in BUA (Layout Lf)	17.19		
Achieved Built Up Area	26112.20		

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

Required Parking (Table 7a)						
Block Name	Type	Subuse	Area (Sq.m.)	Units	Reqd.	Prop.
SAI (SURAKSHA)	Residential	Apartment	50 - 225	1	-	1
Total					180	-

Parking Check (Table 7b)						
Vehicle Type	Reqd.	Area (Sq.m.)	No.	Achieved	No.	Area (Sq.m.)
Car	180	2475.00	198	2722.50		
Two Wheeler	18	247.50				
Total Car Parking	198	2722.50	198	2722.50		
Two Wheeler	18	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.m.)	Deductions From Bldg/Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)
SAI (SURAKSHA)	1	26881.60	766.59	26905.01	200.60	13.37
Total	1	26881.60	766.59	26905.01	200.60	13.37

SCHEDULE OF JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT
SAI (SURAKSHA)	D3	0.76	2.10
SAI (SURAKSHA)	D2	0.84	2.10
SAI (SURAKSHA)	M3	2.30	2.10
SAI (SURAKSHA)	DW1	1.22	2.40
SAI (SURAKSHA)	O1	1.32	2.10
SAI (SURAKSHA)	O	2.13	2.10
SAI (SURAKSHA)	W	2.44	2.40

SCHEDULE OF JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT
SAI (SURAKSHA)	W2	1.52	1.20
SAI (SURAKSHA)	W1	1.83	1.20
SAI (SURAKSHA)	W	2.44	1.20

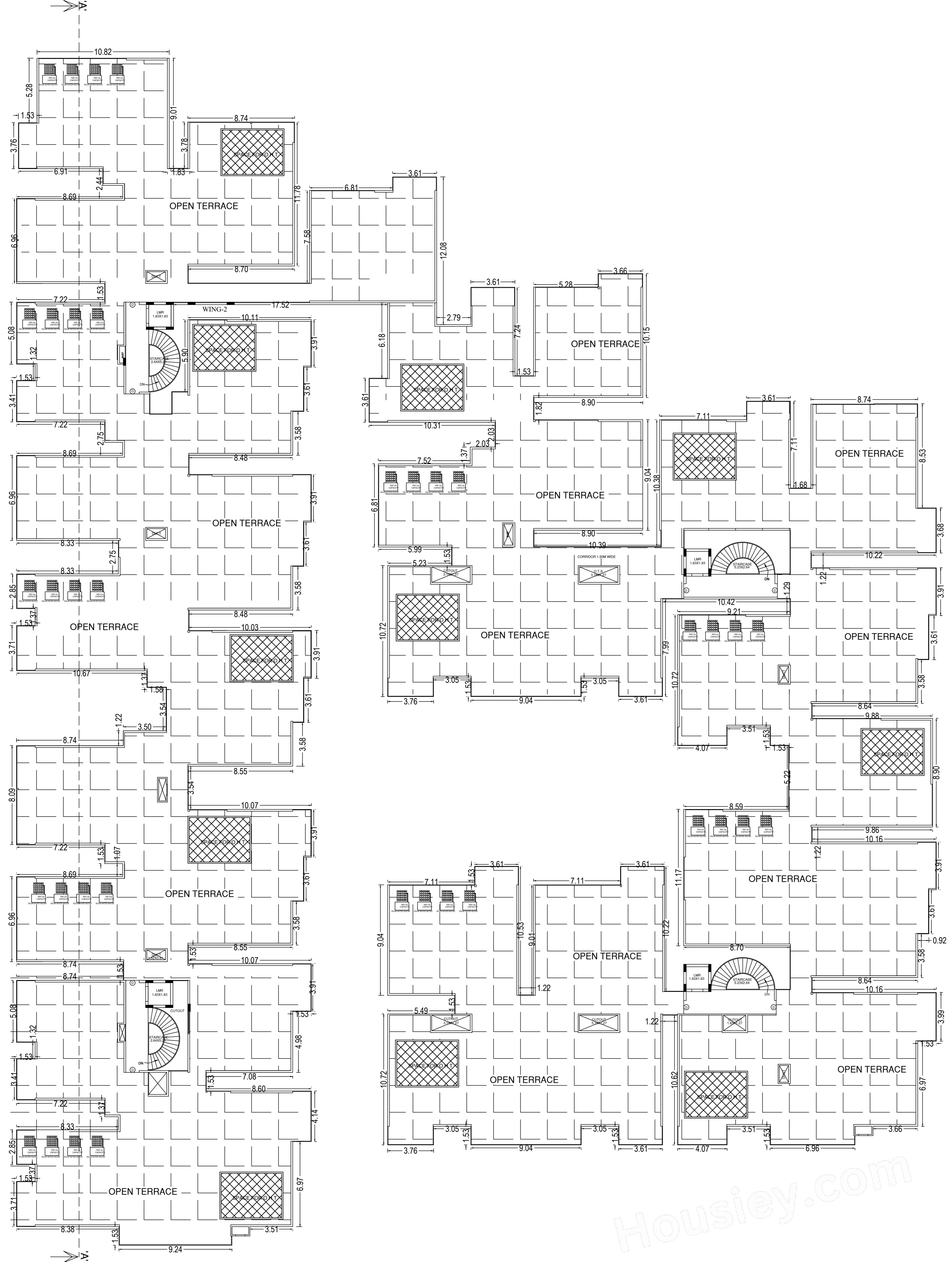
BALCONY Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.33 X 3.4 X 1 X 1	2.01	31.35
	0.35 X 4.5 X 1 X 1	1.69	
	0.35 X 3.6 X 1 X 1	1.25	
	0.68 X 2.8 X 1 X 1	1.84	
	0.83 X 3.6 X 1 X 1	2.95	
	0.91 X 3.6 X 1 X 1	3.26	
	1.03 X 3.6 X 1 X 1	3.53	
	1.18 X 3.6 X 1 X 1	4.09	
	0.98 X 3.3 X 1 X 1	3.16	
	1.12 X 3.3 X 1 X 1	4.27	
	0.38 X 3.4 X 1 X 1	1.47	
	0.35 X 3.5 X 1 X 3	3.75	
	0.88 X 3.7 X 1 X 3	6.00	
	0.68 X 2.8 X 1 X 3	5.52	
	0.83 X 3.6 X 1 X 3	8.85	
	0.91 X 3.6 X 1 X 3	9.88	
	0.63 X 3.0 X 1 X 3	6.03	
	1.10 X 5.0 X 1 X 3	15.90	
	1.18 X 3.6 X 1 X 3	12.77	
	0.98 X 3.3 X 1 X 3	5.48	
	1.12 X 3.7 X 1 X 3	12.63	

FAR & Tenement Details			
Block	No. of Same Bldg	Gross Built Up Area (Sq.m.)	Deductions From Bldg/Area (Sq.m.)
SAI (SURAKSHA)	1	26881.60	766.59
Total	1	26881.60	766.59

Approval Condition:

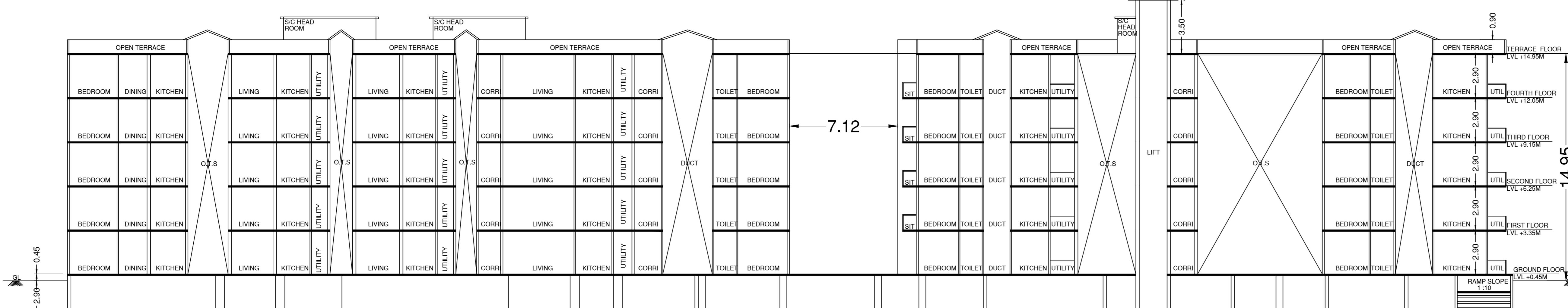
This Plan Sanction is subject to the following conditions:

- The sanction is accorded for:
 - a) Consisting of Block - SAI (SURAKSHA) Wing - SAI-1 (SURAKSHA) Consisting of BASEMENT FLOOR, GROUND FLOOR, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, 9TH FLOOR, 10TH FLOOR, 11TH FLOOR, 12TH FLOOR, 13TH FLOOR, 14TH FLOOR, 15TH FLOOR, 16TH FLOOR, 17TH FLOOR, 18TH FLOOR, 19TH FLOOR, 20TH FLOOR, 21ST FLOOR, 22ND FLOOR, 23RD FLOOR, 24RD FLOOR, 25RD FLOOR, 26RD FLOOR, 27RD FLOOR, 28RD FLOOR, 29RD FLOOR, 30RD FLOOR, 31RD FLOOR, 32RD FLOOR, 33RD FLOOR, 34RD FLOOR, 35RD FLOOR, 36RD FLOOR, 37RD FLOOR, 38RD FLOOR, 39RD FLOOR, 40RD FLOOR, 41RD FLOOR, 42RD FLOOR, 43RD FLOOR, 44RD FLOOR, 45RD FLOOR, 46RD FLOOR, 47RD FLOOR, 48RD FLOOR, 49RD FLOOR, 50RD FLOOR, 51RD FLOOR, 52RD FLOOR, 53RD FLOOR, 54RD FLOOR, 55RD FLOOR, 56RD FLOOR, 57RD FLOOR, 58RD FLOOR, 59RD FLOOR, 60RD FLOOR, 61RD FLOOR, 62RD FLOOR, 63RD FLOOR, 64RD FLOOR, 65RD FLOOR, 66RD FLOOR, 67RD FLOOR, 68RD FLOOR, 69RD FLOOR, 70RD FLOOR, 71RD FLOOR, 72RD FLOOR, 73RD FLOOR, 74RD FLOOR, 75RD FLOOR, 76RD FLOOR, 77RD FLOOR, 78RD FLOOR, 79RD FLOOR, 80RD FLOOR, 81RD FLOOR, 82RD FLOOR, 83RD FLOOR, 84RD FLOOR, 85RD FLOOR, 86RD FLOOR, 87RD FLOOR, 88RD FLOOR, 89RD FLOOR, 90RD FLOOR, 91RD FLOOR, 92RD FLOOR, 93RD FLOOR, 94RD FLOOR, 95RD FLOOR, 96RD FLOOR, 97RD FLOOR, 98RD FLOOR, 99RD FLOOR, 100RD FLOOR, 101RD FLOOR, 102RD FLOOR, 103RD FLOOR, 104RD FLOOR, 105RD FLOOR



TERRACE FLOOR PLAN

SCALE 1:150



SECTION A-A

SCALE 1:150

Number of Same Blocks :	1							
Total:	26861.60	766.59	26095.01	200.60	80.22	13.37	202.98	201.

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



FRONT ELEVATION

SCALE 1:100

SAI (SURAKSHA)	W1	1.83	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	2.01		31.3
	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	2.00		
	0.68 X 2.85 X 1 X 1	1.84		
	0.83 X 3.56 X 1 X 1	2.95		
	0.91 X 3.40 X 1 X 1	2.95		
	1.10 X 5.08 X 1 X 1	5.30		
	1.18 X 3.61 X 1 X 1	4.09		
	0.98 X 3.35 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		94.0
	0.35 X 3.56 X 1 X 3	3.75		
	0.58 X 3.71 X 1 X 3	6.00		
	0.68 X 2.85 X 1 X 3	5.52		
	0.83 X 3.56 X 1 X 3	8.85		
	0.91 X 3.40 X 1 X 3	8.85		
	0.63 X 3.41 X 1 X 3	6.03		
	1.10 X 5.08 X 1 X 3	15.90		
	1.18 X 3.61 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		

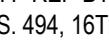
<p>Approval Condition :</p> <p>This Plan Sanction is issued subject to the following conditions :</p> <ol style="list-style-type: none"> The sanction is accorded for. Consisting of 'Block - SAI (SURAKSHA) Wing - SAI-1 (SURAKSHA) Consisting of BASEMENT, GF+4UF'. The sanction is accorded for Apartment 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, sanitary and power main has to be paid to BWSSB and BESCOM if any. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. 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 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 K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions 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 forest 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 cancel the registration 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 - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). The building shall be constructed under the supervision of a registered structural engineer. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. Construction or reconstruction of the building should 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. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. Drinking water supplied by BWSSB should not be used for the construction activity of the building. The applicant shall ensure that the Rain Water Harvesting Structures 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 32(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. IS 1893-2002 published by the Bureau of Indian Standards making 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 laws - 31) of Building bye-laws 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 Sl. No. 23, 24, 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 not 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 ---- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building). The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman and general public by erecting safe barricades. 	<ol style="list-style-type: none"> 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 Fire Safety Measures installed. The certificate should 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 empaneled 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 Force 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 / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years. The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing 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 licence. 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 earmarked 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 / Owners / 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 of 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 licence for special conditions, if any. <p>Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :</p> <ol style="list-style-type: none"> Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to 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 inspect the establishment and ensure the registration of establishment and workers working at construction site or work place. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him. 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 "Karnataka Building and Other Construction workers Welfare Board". <p>Note :</p> <ol style="list-style-type: none"> 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.
--	--

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12
		VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/6223/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 36/8 and 36/10	
Nature of Sanction: NEW	City Survey No.: 36/8 and 36/10	
Location: RING-III	Khata No. (As per Khata Extract): 36/8 and 36/10	
Building Line Specified as per Z.R: NA	Locality / Street of the property: 36/8 and 36/10, YALENAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK.	
Zone: Bommanahalli		
Ward: Ward-192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8867.77
Deduction for NetPlot Area		
Road Widening Area		49.04
Total		49.04
NET AREA OF PLOT	(A-Deductions)	8818.73
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4409.36
Proposed Coverage Area (44.33 %)		3909.74
Achieved Net coverage area (44.33 %)		3909.74
Balance coverage area left (5.67 %)		499.62
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		22169.42
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		22169.42
Residential FAR (100.00%)		19551.25
Proposed FAR Area		19551.25
Achieved Net FAR Area (2.20)		19551.25
Balance FAR Area (0.30)		2618.17
BUILT UP AREA CHECK		
Proposed BuiltUp Area		26095.00
Substructure Area Add in BUA (Layout Lvl)		17.19
Achieved BuiltUp Area		26112.20

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
SAI (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		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.)	Tnmt (No.)
					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	19551.24	19551.24	180	
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 A CROSS, 4TH MAIN, 6TH SECTOR, HSR LAYA, BANGALORE
 R_SIGN	

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26,
Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BI -3.6/F-3672/2012-13 

PROJECT TITLE :

YALENAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK..

SHEET NO : 6

modified plan is valid for two years from the licence by the competent authority.	
---	---

Date: 12 Mar 2024 15:16:57
Project No.:PRJ/6223/22-23IN
Organization :Bruhat Bengaluru
Mahanagara Palike
Designation :Joint Director Town

				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.		
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR	
				NORTH