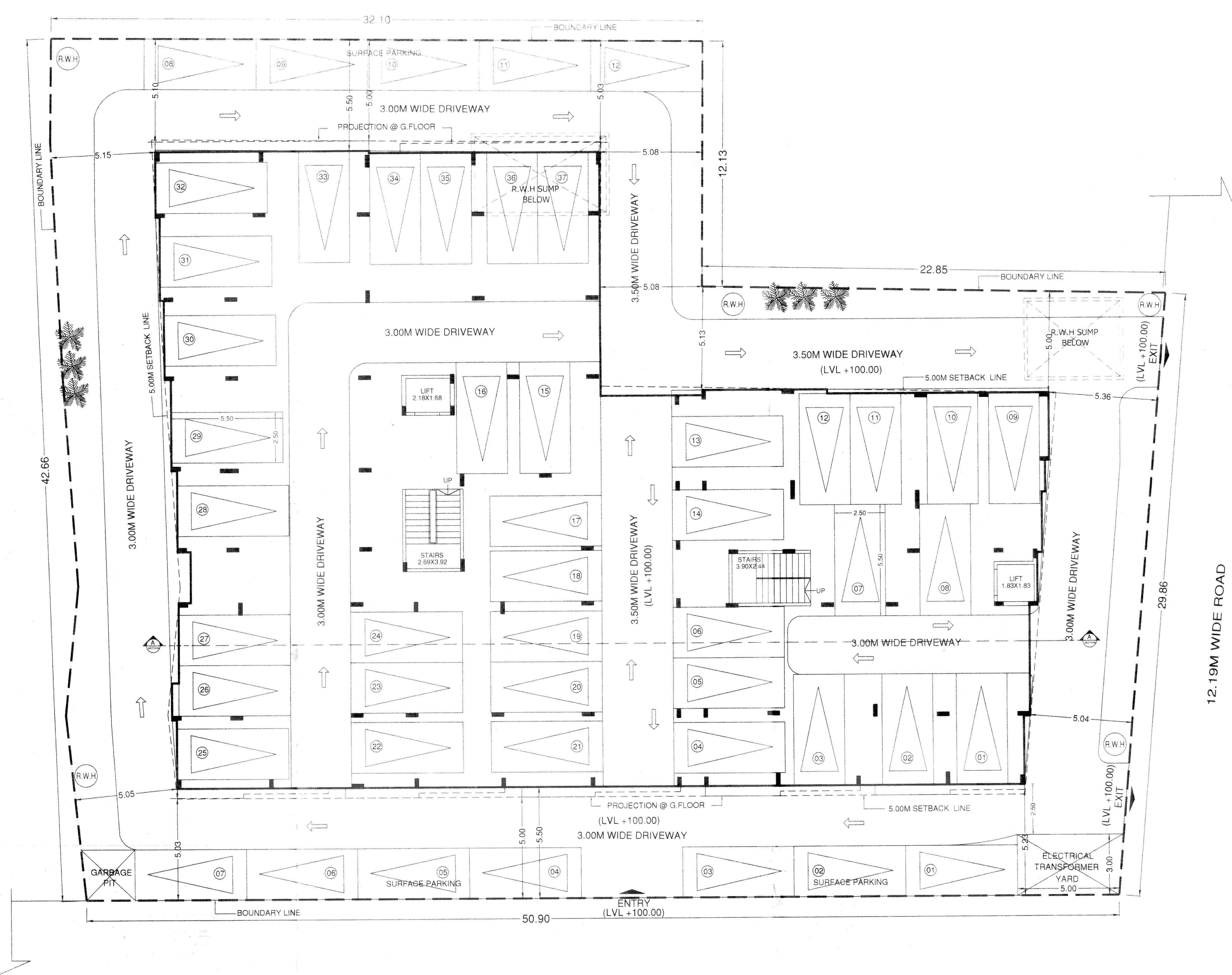
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO-1,2 & 15, KATHA NO:271, 1,2 & 15, HEROHALLI VILLAGE, WARD NO-72, BENGALURU.

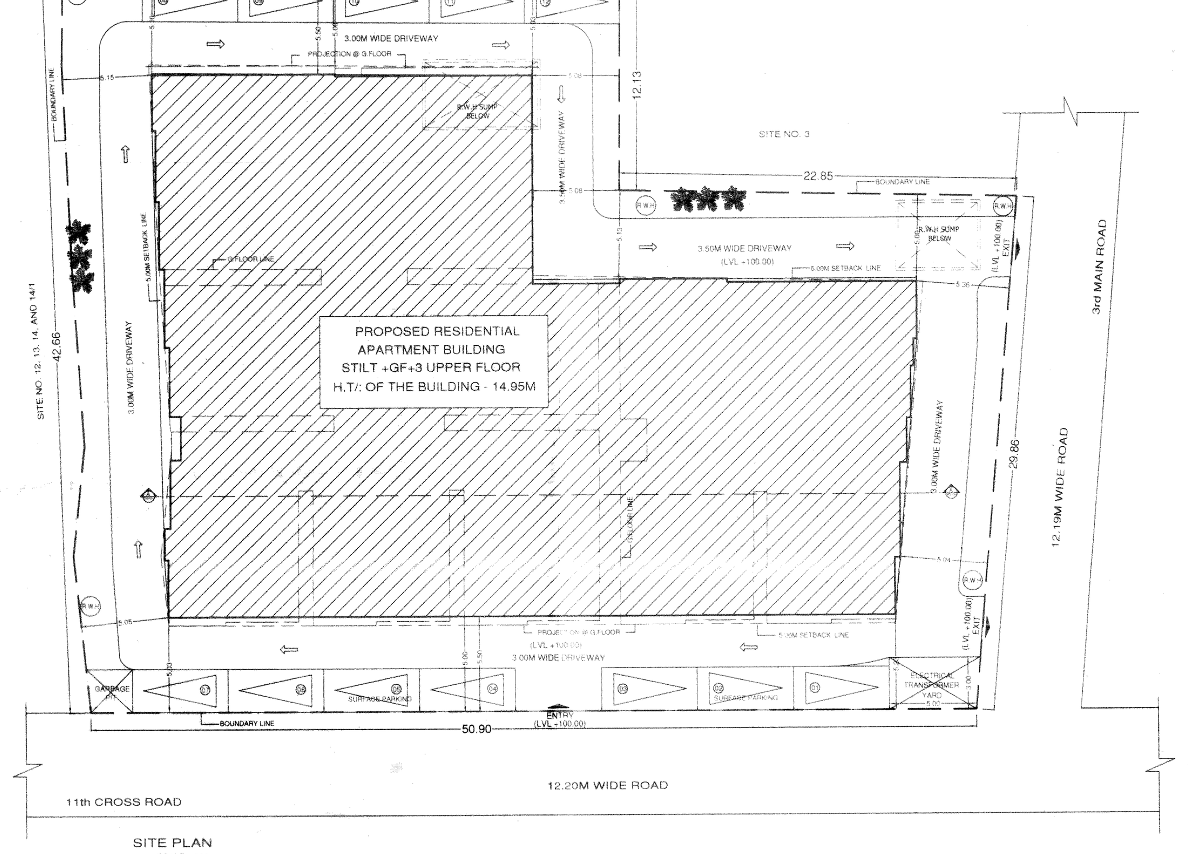


STILT FLOOR PLAN (LVL +100.00)

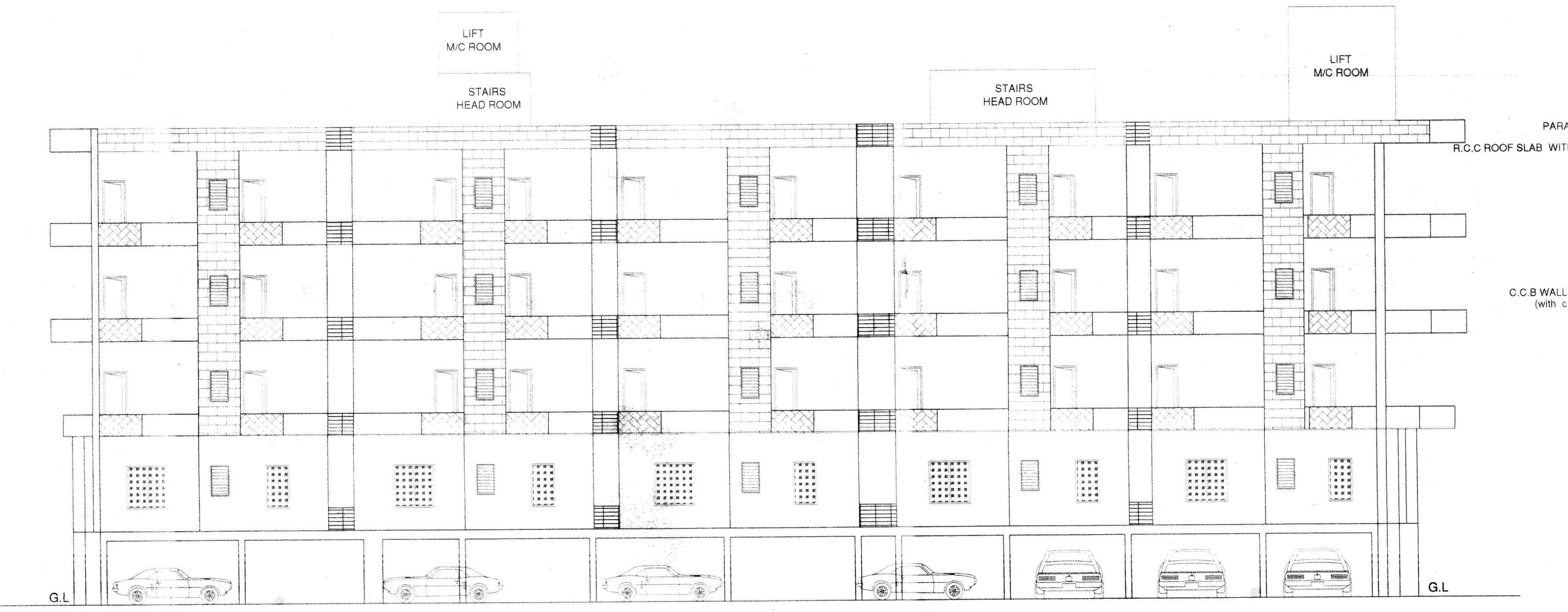
STILT FLOOR PARKING - 37 CARS
SURFACE PARKING - 12 CARS
TOTAL - 49 CARS

GROUND FLOOR PLAN (LVL +102.40)

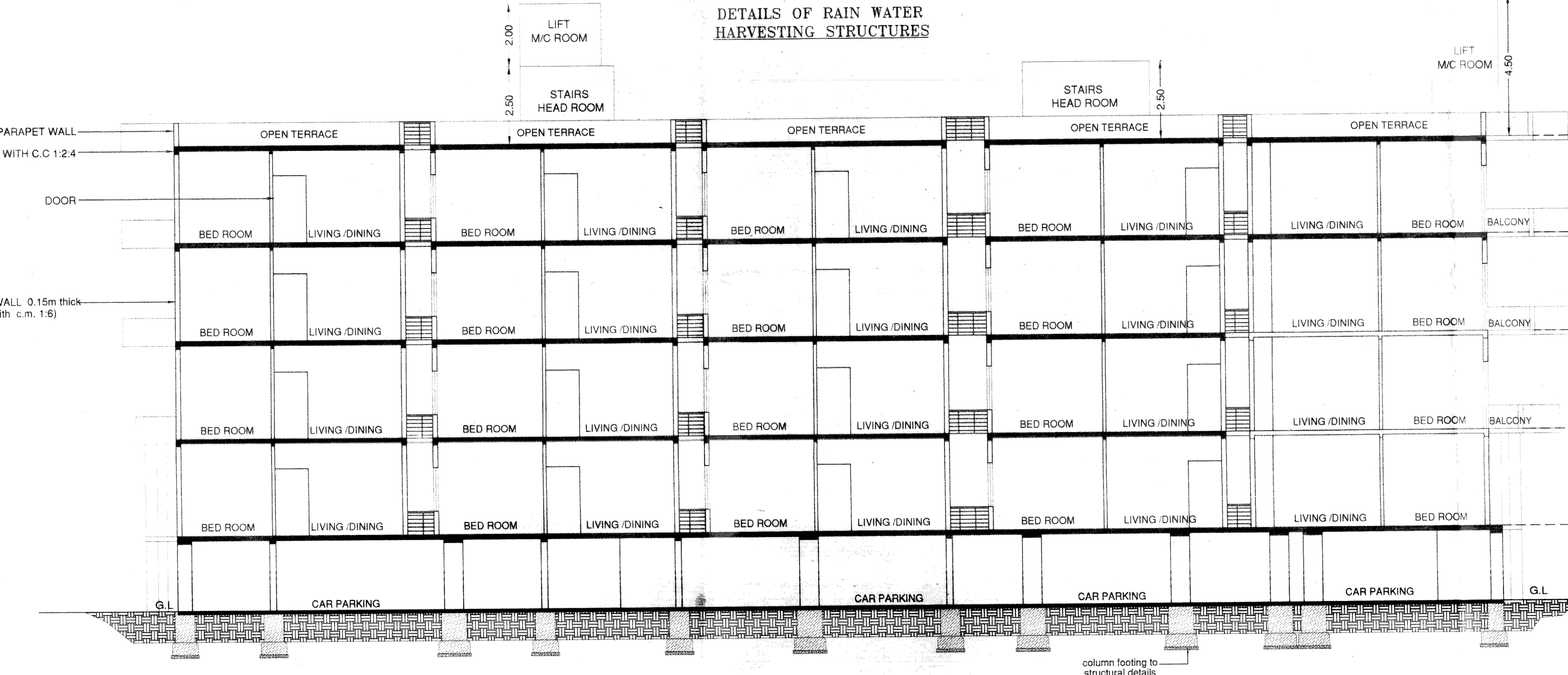
No oF UNITS - 11 Nos



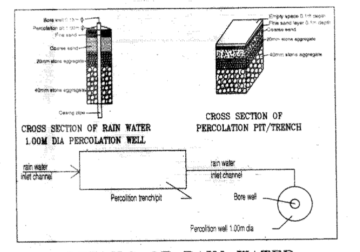
SITE PLAN
SCALE 1:200



SOUTH SIDE ELEVATION



SECTION@ "A-A"



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Sanctioned as per the Plan Submitted/as Corrected in green, with the following Conditions

1.Sanction is accorded for proposed:
a)Additions/alterations to .... floors
b)Construction of .... floor over existing ....
c)Construction of ST+GF+UF+3 ....upper floors only.

2. Sanction is accorded for Residential /Commercial/ Industrial /public and semi public use only. The use of the building shall not be deviated to any other use.

3.BF/SF/GF/Part of GF /Surface area in open space reserved for car parking shall not be converted for any other purpose.

4.The Applicant shall plant at least two trees in the premises.

5.License and approved plans shall be posted in a conspicuous place of the license 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.

6.On Completion of foundation or footings before ereation of walls on the foundation and in the case of columnar structure before ereating the columns "COMMENCEMENT CERTIFICATE" Shall be obtained.

7.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" form the competent authority.

8.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).

9.The Applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

NOTE:-

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.
2.List of Children of workers shall be furnished by builder/contractor to the Labour Department and Education Department and is mandatory.
3.Employment of Child labour in the construction activities is Strictly prohibited.
4.Obtaining NOC from the labour Department and Education Department before commencing the Construction work is must.

NOTE:-

1.Corporation will not be responsible for any dispute that may arise in respect of property in question.
2.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.

The Owner should obtain appropriate structural drawings and details form the Registered structural Engineer and should ensure the safety of the building form all Failures. It is the sole responsibility of the owner and his associates for any lapses,accidents and any untoward incident.

IV-8(I) They shall not materially and structurally deviate from the sanctioned plan without previous approval of the authority. they shall explain to the owners about the risk involved in contravention of the provisions of the act, rules bye-laws, zoning regulations, standing orders and policy order of the corporation.

IV-7-1. The validity of every registration so granted for the above categories by the authority shall be for a period of give years and renewable thereafter for every five years unless the same is cencelled by the authority, the application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the provision of these bye-laws and rules in force the authority shall inform the same to the registered ARCHITECT/ENGINEERS/SUPERVISORS in the first instance warn in the second instance, and cancel the registration if the same repeated for the third time.

JOINT COMMISSIONER
RAJARAJESHWARI NAGAR
BHRUHATH BENGALORE MAHANAGARA PALIKE

LP. NO.AD.COM/RJH/0247/18-19.

VALID FROM
DATE: 16/10/2018. DATE: 15/10/2020

For two years, sanctioned as per plan/as corrected in green.

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
S.SANTOSH	1.V.VENUGOPAL 2.Y.RENUKA 3.SIRISHA KUMAR.V REPRESENTED BY THEIR G.P.A HOLDER LAKSH HEIGHTS REPRESENTED BY ITS PARTNERS G.PRATHAP KUMAR #346, 3rd MAIN, 12th CROSS, NEAR MAHALAKSHMIPURAM POLICE STATION, 2nd STAGE, MAHALAKSHMIPURAM, BANGALORE-560086.

AREA STATEMENT (BBMP) — VERSION NO.: 1.0.7 — VERSION DATE: 18/09/2018

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Application Type: General	Plot SubUse: MultiDwelling Units	
Proposal Type: Building Permission	Land Use Zone: Residential (Main)	
Nature of Sanction: New	Plot/Sub Plot No.: 271	
Location: Ring-III	Khata No. (As per Khata Extract): 271	
Building Line Specified as per Z.R	Locality / Street of the property: herohalli village, yeshwanthapura hobli, Bangalore	
Zone: Rajarajeshwarinagar	North: PLOT NO - 9,8,7,6,3	
Ward: Ward-072	South: ROAD WIDTH - 12.20	
Planning District: 302-Herohalli	East: ROAD WIDTH - 12.19	
	West: PLOT NO - 12,13,14,14/1	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1983.34
NET AREA OF PLOT	(A-Deductions)	1983.34
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		1190.00
Proposed Coverage Area (54.54 %)		1081.71
Achieved Net coverage area (55.55 %)		1101.77
Balance coverage area left (4.45 %)		88.23
FAR CHECK		
F.A.R. as per zoning regulation 2015 (2.25)		4462.52
Additional F.A.R within Ring I and II ( )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Total Perm. FAR area (2.25)		4462.52
Residential FAR (99.53%)		4265.44
Proposed FAR Area		4285.47
Substructure Area Add in FAR (Layout Lvl)		15.00
Achieved Net FAR Area (2.17)		4300.47
Balance FAR Area (0.08)		162.05
BUILT UP AREA CHECK		
Proposed BuiltUp Area		5588.25
Achieved BuiltUp Area		5588.25

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	MultiDwelling Units	50 - 225	1	-	1	44	-
	Total :		-	-	-	-	44	49

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	44	605.00	49	673.75
Total Car	44	605.00	49	673.75
Visitor's Parking	4	55.00	0	0.00
Other Parking	-	-	-	545.93
Total		660.00		1219.68

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	5588.25	35.90	35.00	12.57	164.64	1054.68	4265.43	20.03	4285.46	44
Grand Total:	1	5588.25	35.90	35.00	12.57	164.64	1054.68	4265.43	20.03	4285.46	44.00

Block :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	48.47	35.90	0.00	12.57	0.00	0.00	0.00	0.00	0.00	00
Third Floor	1139.52	0.00	7.00	0.00	41.16	0.00	1091.36	0.00	1091.36	11
Second Floor	1139.52	0.00	7.00	0.00	41.16	0.00	1091.36	0.00	1091.36	11
First Floor	1113.47	0.00	7.00	0.00	41.16	0.00	1065.31	0.00	1065.31	11
Ground Floor	1065.56	0.00	7.00	0.00	41.16	0.00	1017.40	0.00	1017.40	11
Stilt Floor	1081.71	0.00	7.00	0.00	0.00	1054.68	0.00	20.03	20.03	00
Total:	5588.25	35.90	35.00	12.57	164.64	1054.68	4265.43	20.03	4285.46	44
Total Number of Same Blocks	1									
Total:	5588.25	35.90	35.00	12.57	164.64	1054.68	4265.43	20.03	4285.46	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	173
A (RESIDENTIAL)	D1	0.90	2.10	148
A (RESIDENTIAL)	ED	1.10	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	92
A (RESIDENTIAL)	W	1.52	1.80	300
A (RESIDENTIAL)	W	2.50	1.80	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.20 X 4.06 X 1 X 1	0.79	47.92
	1.10 X 3.91 X 1 X 1	4.30	
	1.10 X 3.31 X 1 X 1	3.64	
	1.10 X 3.87 X 1 X 1	4.19	
	1.10 X 2.40 X 2 X 1	5.28	
	1.10 X 2.50 X 1 X 1	2.75	
	1.10 X 3.03 X 1 X 1	3.33	
	1.10 X 3.45 X 1 X 1	3.80	
	1.10 X 1.39 X 10 X 1	15.30	
	1.10 X 4.17 X 1 X 1	4.54	
TYPICAL - 2& 3 FLOOR PLAN	0.74 X 4.06 X 1 X 2	6.02	147.82
	1.65 X 3.91 X 1 X 2	12.90	
	1.65 X 3.31 X 1 X 2	10.92	
	1.65 X 3.96 X 1 X 2	12.82	
	1.65 X 2.40 X 2 X 2	15.80	
	1.65 X 3.14 X 1 X 2	8.50	
	1.65 X 3.03 X 1 X 2	10.00	
	1.65 X 3.45 X 1 X 2	11.40	
	1.39 X 1.65 X 10 X 2	45.80	
	1.65 X 4.17 X 1 X 2	13.66	
Total	-	-	195.74

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-1	FLAT	50.89	50.89	5	11
	GF-10	FLAT	109.95	109.95	10	
	GF-11	FLAT	78.66	78.66	7	
	GF-2	FLAT	70.47	70.47	8	
	GF-3	FLAT	69.98	69.98	6	
	GF-4	FLAT	71.73	71.73	6	
	GF-5	FLAT	74.79	74.79	6	
	GF-6	FLAT	74.79	74.79	6	
	GF-7	FLAT	71.27	71.27	6	
	GF-8	FLAT	72.54	72.54	7	
	GF-9	FLAT	120.32	120.32	10	
FIRST FLOOR PLAN	FF-1	FLAT	56.86	56.86	5	11
	FF-10	FLAT	117.79	117.79	10	
	FF-11	FLAT	81.29	81.29	7	
	FF-2	FLAT	73.22	73.22	8	
	FF-3	FLAT	76.84	76.84	6	
	FF-4	FLAT	74.79	74.79	6	
	FF-5	FLAT	77.85	77.85	6	
	FF-6	FLAT	77.85	77.85	6	
	FF-7	FLAT	74.32	74.32	6	
	FF-8	FLAT	77.07	77.07	7	
	FF-9	FLAT	125.42	125.42	10	
TYPICAL - 2& 3 FLOOR PLAN	TYF-1	FLAT	59.85	59.85	5	22
	TYF-10	FLAT	121.83	121.83	10	
	TYF-11	FLAT	82.61	82.61	7	
	TYF-2	FLAT	74.73	74.73	8	
	TYF-3	FLAT	80.27	80.27	6	
	TYF-4	FLAT	76.32	76.32	6	
	TYF-5	FLAT	79.38	79.38	6	
	TYF-6	FLAT	79.38	79.38	6	
	TYF-7	FLAT	75.85	75.85	6	
	TYF-8	FLAT	79.37	79.37	7	
	TYF-9	FLAT	129.79	129.79	10	
Total:	-	-	3657.39	3657.39	308	44