

User-2

agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are building shall not deviate to any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose. in good and workable condition, and an affidavit to that effect shall be submitted to the 4.Development charges towards increasing the capacity of water supply, sanitary and power main Corporation and Fire Force Department every year. has to be paid to BWSSB and BESCOM if any. 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical 5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space 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 for dumping garbage within the premises shall be provided. 6. The applicant shall construct temporary toilets for the use of construction workers and it should be renewal of the permission issued that once in Two years. 36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building demolished after the construction. 7. The applicant shall INSURE all workmen involved in the construction work against any accident , one before the onset of summer and another during the summer and assure complete safety in respect of / untoward incidents arising during the time of construction. fire hazards. 8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. 37. 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 The debris shall be removed and transported to near by dumping yard. 9. The applicant / builder is prohibited from selling the setback area / open spaces and the common approval of the authority. They shall explain to the owner s about the risk involved in contravention facility areas, which shall be accessible to all the tenants and occupants. of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of 10. The applicant shall provide a space for locating the distribution transformers & associated the BBMP. equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. 38. The construction or reconstruction of a building shall be commenced within a period of two (2) 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 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. 39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be

12. 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.

13.Permission shall be obtained from forest department for cutting trees before the commencement 14.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. 15.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. 16.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). 17. The building shall be constructed under the supervision of a registered structural engineer. 18.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. 19. 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.

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the

22. 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). 23. 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. 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 26. 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. 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.

28. 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.

29.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).

30. 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.

#### list of construction workers engaged at same shall also be submitted to the con and ensure the registration of establishr 3.The Applicant / Builder / Owner / Contr workers engaged by him. 4.At any point of time No Applicant / Buil

31.Sufficient two wheeler parking shall be provided as per requirement.

and shall get the renewal of the permission issued once in Two years.

structures which shall be got approved from the Competent Authority if necessary.

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka

condition of Fire Safety Measures installed. The certificate should be produced to the Corporation

earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation

44. 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

40.All other conditions and conditions mentioned in the work order issued by the Bangalore

adhered to

vehicles.

unit/development plan.

sanction is deemed cancelled.

as per solid waste management bye-law 2016.

management as per solid waste management bye-law 2016.

46.Also see, building licence for special conditions, if any.

Development Authority while approving the Development Plan for the project should be strictly

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste

43. The Applicant / Owners / Developers shall make necessary provision to charge electrical

Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan

34. The Owner / Association of high-rise building shall get the building inspected by empaneled

Fire and Emergency Department every Two years with due inspection by the department regarding working

# ASSISTANT DIRE

## BHRUHAT B

### Block : A (VIJAYA PRAKASH)

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	Void	Parking	Resi.		
Terrace Floor	17.94	17.94	0.00	0.00	0.00	0.00	00
First Floor	116.77	8.59	11.26	0.00	96.92	96.92	00
Ground Floor	138.82	8.59	0.00	28.40	101.83	101.83	01
Total:	273.53	35.12	11.26	28.40	198.75	198.75	01
Total Number of Same Blocks :	1						
Total:	273.53	35.12	11.26	28.40	198.75	198.75	01

### SCHEDULE OF JOINERY:

•••••==••=••••••				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (VIJAYA PRAKASH)	D2	0.84	2.10	03
A (VIJAYA PRAKASH)	D1	0.90	2.10	01
A (VIJAYA PRAKASH)	D1	1.07	2.10	04
A (VIJAYA PRAKASH)	MD	1.07	2.10	01
A (VIJAYA PRAKASH)	PD	1.07	2.10	01
A (VIJAYA PRAKASH)	OP	5.39	2.10	01

### SCHEDULE OF JOINERY:

	NAME	LENGTH	HEIGHT	NOS
(ASH)	V	1.00	0.60	04
(ASH)	W	1.00	1.50	01
(ASH)	W	1.50	1.20	01
(ASH)	W	1.50	1.50	12
(ASH)	V1	2.14	0.60	01
(ASH)	W	2.44	1.50	01
(ASH)	W	3.14	1.50	01
	(ASH) (ASH) (ASH) (ASH) (ASH) (ASH) (ASH)	XASH)         V           (ASH)         W           (ASH)         W           (ASH)         W           (ASH)         W           (ASH)         W           (ASH)         W           (ASH)         V1           (ASH)         W	XASH)         V         1.00           (ASH)         W         1.00           (ASH)         W         1.50           (ASH)         W         1.50           (ASH)         W         1.50           (ASH)         W         1.50           (ASH)         W         1.20           (ASH)         W         2.14           (ASH)         W         2.44	XASH)         V         1.00         0.60           (ASH)         W         1.00         1.50           (ASH)         W         1.50         1.20           (ASH)         W         1.50         1.50           (ASH)         W         1.50         1.50           (ASH)         W         1.50         1.50           (ASH)         W         2.14         0.60           (ASH)         W         2.44         1.50

### UnitBUA Table for Block :A (VIJAYA PRAKASH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
GROUND FLOOR PLAN	SPLIT A	FLAT	189.88	189.88	5	1	
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0	
Total:	-	-	189.88	189.88	11	1	

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM	i ayment L							
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : 47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock	Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
Crystals NO.184 CHIKKAJALLA Bangalore -562157	1	BBMP/15424/CH/20-21		1 1249	Online	11279201499	10/07/2020	-
1.Registration of		No.		Head		Amount (INR)	11:04:44 AM Remark	
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare		1		Scrutiny Fee		1249	-	
Board"should be strictly adhered to						,		
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and					SITE NO 6	<b>6</b> 12.19		
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				.52	· ·	·	8.89	
and ensure the registration of establishment and workers working at construction site or work place. 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of					L			
workers engaged by him.								
4.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".							92	
Note :			90		61		NO	
1.Accommodation shall be provided for setting up of schools for imparting education to the children o			<u> </u>		SITE NO	1 74	SITE	
f construction workers in the labour camps / construction sites. 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department					Ш	1.74	SI.	
which is mandatory.			SITE		SIT			
<ul><li>3.Employment of child labour in the construction activities strictly prohibited.</li><li>4.Obtaining NOC from the Labour Department before commencing the construction work is a must.</li></ul>								
5.BBMP 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.						i		
].					、			
The plans are approved in accordance with the acceptance for approval by						!		
the Assistant Director of town planning (RR_NAGAR) on date: 16/10/2020				C C				
vide lp number: BBMP/Ad.Com./RJH/0871/20-21 subject				1:	3.4M WIDE ROAD			
to terms and conditions laid down along with this building plan approval.								
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.					<u>SITE PLAN</u>			
			NER / GPA NATURE	HULDEF	CZ			
ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)								
			NER'S ADDR					
BHRUHAT BENGALURU MAHANAGARA PALIKE			MBER & CO					
DITIONAL DEMOALONG MANANAGANATALINE			VIJAYA PRAKA			E STREET	, SOUTH	
		END	ROAD, BEHIND	MECONLI	D.			
Total FAR Area (Sq.mt.) Tnmt (No.)							1.1.1.1.1	
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0.00 00 96.92 00								
101.83 01 198.75 01			CHITECT/EN					
			JPERVISOR					
	Block Land Use	<i>'</i>	esh Gowda R 400			-Block 2nd	l Stago	
	Category		ramanya Nagar,	-	-		•	
Residential Bldg upto 11.5 mt. Ht.	R		C/BL-3.6/E:3854/2	-	~~~	7 /		
NOS 03 Required Parking(Table 7a)				-	J. Ju	m		
01 Block Type Sublice Area Units	Car				/			
01 A (VLIAYA Plotted Resi	Reqd. Prop.	┥ └──						
01 PRAKASH) Residential development 50 - 225 1 - 1	1 -		DJECT TITLE					
01 Total :	1 2		POSED GROUN EF EMPLOYEES					U 91,
Parking Check (Table 7b)					JUT MALLA	INAMALLI	VILLAGE	
NOS         Vehicle Type         Reqd.         Achieved           04         No.         Area (Sq.mt.)         No.         Area	a (Sq.mt.)							
01 Car 1 13.75 2 2	27.50							
12 TwoWheeler - 13.75 0 0	27.50 0.00			<b>_</b> . 110	64538374-15	10 2020		
01 Other Parking C	0.90				01-46\$_\$40		L L	
01 Total 27.50 01	28.40				AKASH24		۱.	
FAR &Tenement Details								
Block         Proposed           oms         No. of Tenement         No. of Same         Total Built Up         Deductions (Area in Sq.mt.)         FAR Area	Total FAR Area Tnmi	t (No.)						
Bildg     Area (Sq.mt.)     (Sq.mt.)       5     1     StairCase     Void     Parking     Resi.	- (Sq.mt.)							
	+ +							

Vehicle Type	Re	eqd.	Ach	nieved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	2	27.50
Total Car	1	13.75	2	27.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	0.90
Total		27 50		28.40

5/LET/2013, dated: 01-04-2013 : ile constructing the building should be taken to M/S Rock	Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
alore -562157	1	BBMP/15424/CH/20-21	BBMP/15424/CH/20-21	1249	Online	11279201499	10/07/2020 11:04:44 AM	-
or and the construction workers working in the		No.		Head crutiny Fee		Amount (INR)	Remark	
Building and Other Construction workers Welfare		1				1249	-	
ntractor should submit the Registration of establishment and t the time of issue of Commencement Certificate. A copy of the oncerned local Engineer in order to inspect the establishment hment and workers working at construction site or work place. ntractor shall also inform the changes if any of the list of				2 1-22	SITE NO 6	6 <u>12.19</u> 		
uilder / Owner / Contractor shall engage a construction worker istered with the "Karnataka Building and Other Construction							72	
r setting up of schools for imparting education to the children o mps / construction sites. rnished by the builder / contractor to the Labour Department instruction activities strictly prohibited. artment before commencing the construction work is a must. of dispute that may arise in respect of property in question. In respect of property in question is found to be false or of cancelled automatically and legal action will be initiated.			SITE NO 90	~	SITE NO 91	, 1.74	SITE NO 92	
ed in accordance with the acceptance for approval by of town planning ( <u>RR_NAGAR</u> ) on date: <u>16/10/2020</u> (Ad.Com./RJH/0871/20-21				13.	4M WIDE ROAD			
ng plan/ Modified plan is valid for two years from the nd building licence by the competent authority.					SITE PLAN			
ECTOR OF TOWN PLANNING ( <u>RR_NAGAR)</u> BENGALURU MAHANAGARA PALIKE		SIGN OWN NUM Smt. V	ER / GPA IATURE ER'S ADDRE BER & CON VIJAYA PRAKAS ROAD, BEHIND N	ESS WIT Itact N <b>H 90/5, MO</b>	h id Iumber <b>Del Housi</b>		SOUTH	
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Block Use     Block SubUse     Block Structure     Cat       A (VIJAYA PRAKASH)     Residential     Plotted Resi development     Bldg upto 11.5 mt. Ht.     Cat	ck Land Use egory R	∕SU Rakes Subr	HITECT/ENG PERVISOR ' sh Gowda R 4009 amanya Nagar, B /BL-3.6/E:3854/20	S SIGNA //C, 1st A M angalore-56	ain Road, B		•	
District     Type     SubUse     Area (Sq.mt.)     Onits     Original     Original       A (VIJAYA PRAKASH)     Residential     Plotted Resi development     50 - 225     1     -     1       Total :     -     -     -     -     -     -		PROF	JECT TITLE : OSED GROUND F EMPLOYEES H					O 91,
Vehicle Type         Reqd.         Achieved           No.         Area (Sq.mt.)         No.         Area (Sq.mt.)           Car         1         13.75         2         27.50           Total Car         1         13.75         0         0.00           Other Parking         -         -         0.90         0.90           Total         27.50         27.50         27.50         2.50	) )	DR	AWING TITLE	•				
Bida Area (Samt)	otal FAR rea Tnm Sq.mt.) 198.75 198.75	1t (No.) 01 1.00	EET NO : 1	PR/	AKASH24			

This is system generated report and does not require any signature. Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

PROJECT DET Authority: BBMI Inward_No: BBMP/Ad.Com, Application Typ Proposal Type: Nature of Sanct Location: RING	
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# Payment Details

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	Color Notes		SCALE : 1:100
	COLOR		
	PLOT BOU ABUTTING		
		D WORK (COVERAGE AREA)	
V		(To be retained)	
,		(To be demolished)	
AREA STATEMENT (BBMP)		VERSION NO.: 1.0.15	
		VERSION NO.: 10:15 VERSION DATE: 08/09/2020	
PROJECT DETAIL:		VERGION DATE: 00/03/2020	
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Ad.Com./RJH/0871/20-21	1	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parva		Land Use Zone: Residential (Main)	
Proposal Type: Building Permiss		Plot/Sub Plot No.: 91	
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 91	
Location: RING-II		Locality / Street of the property: NGEF EMPLOYESS HBCS LAYOU MALLATHALLI, YESHWANTHAPURA HOBLI, BANGALORE	Τ,
Building Line Specified as per Z.	R: NA		
Zone: Rajarajeshwarinagar			
Ward: Ward-129			
Planning District: 207-Unclassifie	ed		
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)		(A)	230.40
NET AREA OF PLOT		(A-Deductions)	230.40
COVERAGE CHECK	(75.0)		
Permissible Cove	÷ ,	,	172.80
Proposed Covera Achieved Net cov	•	,	138.82
Balance coverage	•	,	138.82
FAR CHECK		5 /8 ]	33.98
	as per zoning	regulation 2015 ( 1.75 )	403.20
		II ( for amalgamated plot - )	0.00
Allowable TDR Ar	•		0.00
Premium FAR for			0.00
Total Perm. FAR			403.20
Residential FAR (	100.00% )		198.75
Proposed FAR Ar	ea		198.75
Achieved Net FAR	R Area ( 0.86 )		198.75
Balance FAR Area	a ( 0.89 )		204.45
BUILT UP AREA CHECK			
Proposed BuiltUp			273.53
Achieved BuiltUp	Area		273.53

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