

Approval Condition:

The Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for:
 - Construction of Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of STILT, GF+2UF.
- The sanction is accorded for Potted Rain Development A (RESIDENTIAL) only. The use of the building shall deviate to any other use.
- 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, cables 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 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 using the adjacent 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 loading the distribution transformers & associated equipment as per K.E.C (E.C.D) code having 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. 2.0) under sub-section 1(i) to (iv).
- 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 column 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 shall 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 25(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. 10-1852-2002 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 nuisance is caused to the neighbors in the vicinity of the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during night 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 - 4 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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.

Color Notes

COLOR INDEX

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

AREA STATEMENT (BMPF)

PROJECT DETAIL:	VERSION DATE:	21/01/2021
Authority: BMPF	Plot User: Residential	
Invoice No: PW/2020/37-22	Plot Sub-User: Potted Rain development	
Application Type: Systems Planning	Land Use Zone: Residential (Plan)	
Proposed Type: Building Permission	Plot/Sub-Plot No.: 839	
Nature of Sanction: NEW	City Survey No.:	
Location: RING-IT	Khasra No. / As per Khata Extract:	
Building Line Specified as per Z/R: NA	Locality / Street of the property: Srirampura Telecom Layout, M.C.E.C.H.S. Layout, Jakkur.	
Zone: Yelahanka		
Ward: Ward-05		
Planning District: 304-Byalayarangasw		
AREA DETAILS:		
AREA OF PLOT (Minimum)	[A]	50.00
COVERAGE CHECK		186.65
Permissible Coverage area (75.00 %)		139.99
Proposed Coverage Area (60.68 %)		113.28
Achieved net coverage area (90.68 %)		113.28
Balance coverage area (net) (14.32 %)		26.71
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		326.64
Additional F.A.R. within Ring and EC (for envisaged plot -)		0.00
Allowable F.A.R. Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within impact Zone (-)		0.00
Total Perm. FAR area (1.75)		326.64
Residential FAR (100.00%)		298.18
Proposed FAR Area		298.18
Achieved net FAR Area (1.60)		298.18
Balance FAR Area (0.15)		28.45
BUILT UP AREA CHECK		
Proposed BuiltUp Area		475.84
Achieved BuiltUp Area		475.84

Approval Date:

Block A (RESIDENTIAL)

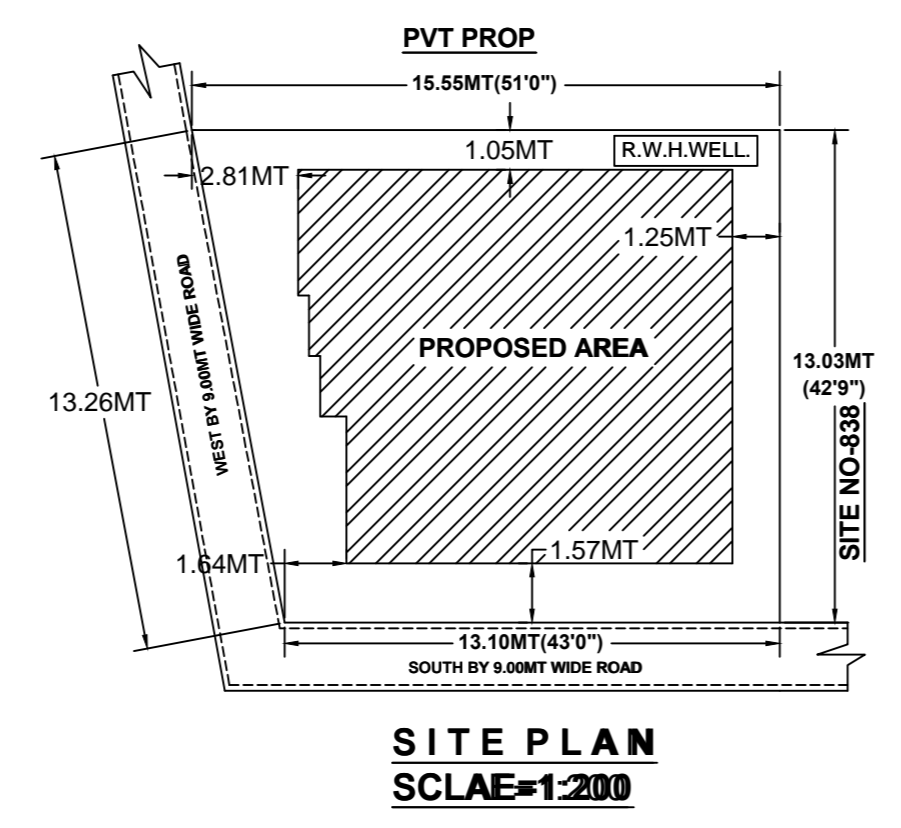
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StarCase	Lift	Lift Machine	Parking	Res.		
Terrace Floor	22.84	19.04	0.00	3.60	0.00	0.00	0.00	0.00
Second Floor	113.31	9.36	3.60	0.00	0.00	100.35	100.35	0.00
First Floor	113.31	9.36	3.60	0.00	0.00	100.35	100.35	0.01
Ground Floor	113.31	12.24	3.60	0.00	0.00	97.47	97.47	0.01
Stilt Floor	113.27	13.01	3.60	0.00	96.66	0.00	0.00	0.00
Total	475.84	63.01	14.40	3.60	96.66	298.17	298.17	0.02
Total Number of Same Blocks	1							
Total	475.84	63.01	14.40	3.60	96.66	298.17	298.17	0.02

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt.)	Achieved	Area (Sq.mt.)
Car	2	27.50	3	41.25
Total Car	2	27.50	3	41.25
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	56.41
Total	-	41.25	-	97.66

Required Parking (Table 7a)

Block Name	Type	Sub-Use	Area (Sq.mt.)	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Potted Rain development	50 - 225	1	-	1	2
Total:	-	-	-	-	-	2	3



FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
			StarCase	Lift	Lift Machine	Parking	Res.		
A (RESIDENTIAL)	1	475.84	63.01	14.40	3.60	96.66	298.17	298.17	0.02
Grand Total	1	475.84	63.01	14.40	3.60	96.66	298.17	298.17	2.00

UthBUA Table for Block A (RESIDENTIAL)

FLOOR	NAME	UthBUA Type	UthBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	109.71	9.28	9	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	219.43	17.33	7	1
SECOND FLOOR PLAN	SPLIT 2	FLAT	0.00	0.00	8	0
Total	-	-	329.14	26.61	24	2

Block USE/SUBUSE Details

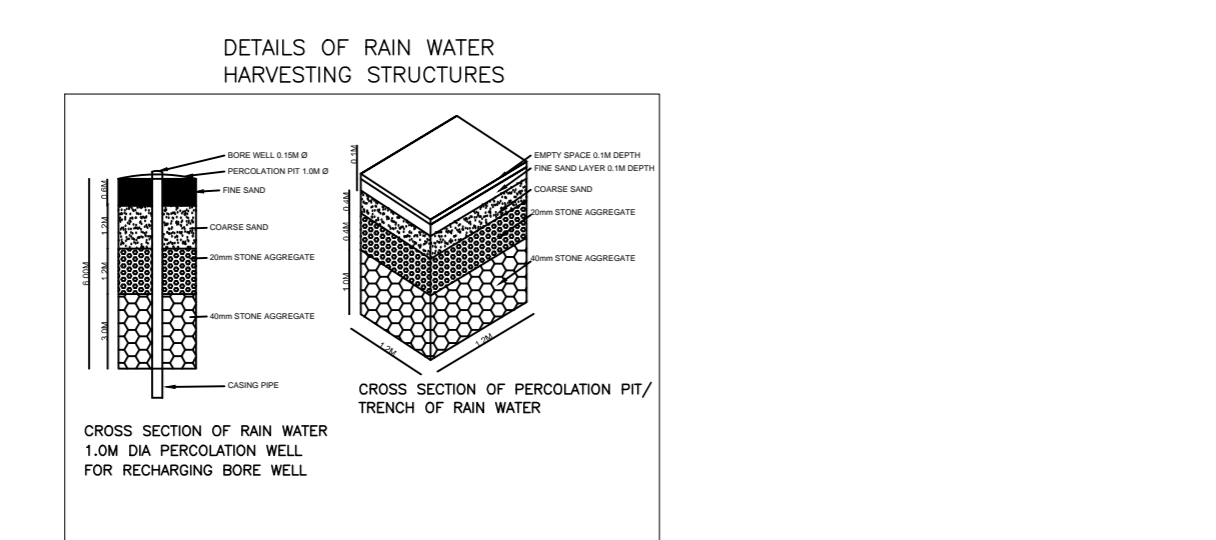
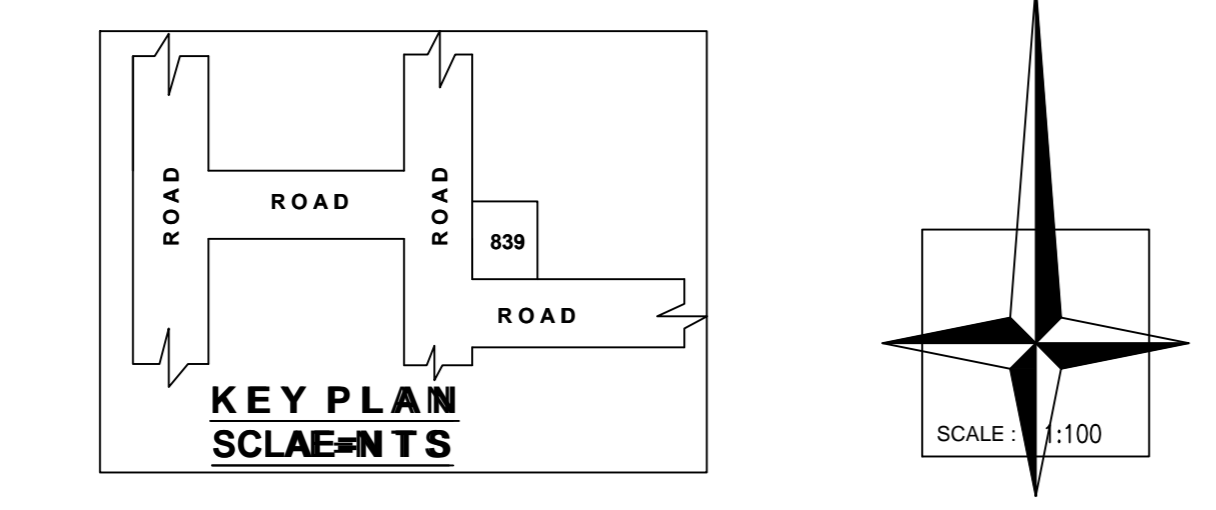
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Potted Rain development	Blg upto 11.5 mt. Ht.	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.10	06
A (RESIDENTIAL)	D	0.90	2.10	15
A (RESIDENTIAL)	MD	1.00	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.90	0.90	06
A (RESIDENTIAL)	W	1.20	1.20	36
A (RESIDENTIAL)	W	1.80	1.20	12



OWNER / GFA HOLDER'S SIGNATURE
 OWNER'S ADDRESS: WITH ID NUMBER & CONTACT NUMBER :
 Smt. Sharda Sampath and M. Sampath No. 14, Megha Sandesh, Museum Road, Ashok Nagar, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 SANTOSH W. 44, 5TH CROSS, 4TH MAIN, NEAR CROSSROADS COLLEGE, MANHALLAKSHMI LAYOUT, FUTHER EXTENSION#4, 6TH CROSS, 4TH MAIN, NEAR BSES COLLEGE, MANHALLAKSHMI LAYOUT, FUTHER EXTENSION BCCBL-3, 6/35602/10-11

PROJECT TITLE:
 PLAN SHOWING PROPOSED RESIDE
 356394/839, M.C.E.C.H.S. LAYOUT, SF
 6465ANTH NAGAR, IN W. NO. 95, 95B

DRAWING TITLE : 699742638-24-08-2021/07-16-055, 0550000 - A (RESIDENTIAL) with STILT, GF+2UF

SHEET NO : 1

SANCTIONING AUTHORITY :	The approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.
Sanctioning Authority	Sanctioning Authority
Sanctioning Authority	Sanctioning Authority

YELAHANKA