



Approval Condition:

- The Plan Sanction is issued subject to the following conditions:
1. The sanction is accorded for:
 - a) Consisting of Block - A (JA) Wing - A-1 (JA) Consisting of STILT, GF+2UF.
 - b) The sanction is accorded for Plotted Residential Development (A) only. The use of the building shall not be for any other use.
 - c) Car Parking reserved in the plan should not be converted for any other purpose.
 - d) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWS&S and BESCOM if any.
 - e) Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - f) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - g) The applicant shall INSURE all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - h) The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
 - i) The debris shall be removed and transported to near by dumping yard.
 - j) 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.
 - k) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E&D) code leaving 3.00 mt. from the building within the premises.
 - l) The applicant shall provide a separate room preferably 4.50 x 3.65 mt. in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 28.
2. The applicant shall maintain during construction such barricading as considered necessary to prevent feet, debris & other materials endangering the safety of people / structures etc. in & around the site.
3. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
4. 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.
5. 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.
6. 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) (under sub-section 11.8 (a) to (k)).
7. The building shall be constructed under the supervision of a registered structural engineer.
8. On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
9. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
10. Drinking water supplied by BWS&S should not be used for the construction activity of the building.
11. 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 30a.
12. 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.
13. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
14. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building Bye-laws 2003 shall be ensured.
15. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants, drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
16. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Ss. 23, 24, 25 & 26 are provided in the building.
17. 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.
18. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - 1 g capacity installed at site for its reuse / disposal (Applicable for Residential areas of 20 and above and 2000 Sqm and above built up area for Commercial Building).
19. 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 workmen and general public by erecting safe barricades.

Color Notes

COLOR INDEX

| | |
|-------------------------------|--------|
| Plot Boundary | Blue |
| Abutting Road | Red |
| Proposed Work (Coverage Area) | Green |
| Existing (To be retained) | Yellow |
| Existing (To be demolished) | Black |

AREA STATEMENT (B&MP)

| | |
|--|--|
| PROJECT DETAIL: | VERSION NO. : 1.1 |
| Authority: B&MP | VERSION DATE: 16/09/2020 |
| Tenant No: P/RES/21/02-21 | Plot Use: Residential |
| Proposed Type: Building Permission | Plot Sub-Use: Plotted Res. Development |
| Location: RVC-1 | City Survey No.: 2819 |
| Building Line Specified as per Z.R. NA | Khata No. (As per Khata Extract): 56-145-2819 |
| Zone: South | Locality / Street of the property: 6TH MAIN ROAD, BSK 2ND STAGE, BENGALURU |
| Ward: Ward-165 | |
| Planning District: 21T-Banashanari | |
| AREA DETAILS: | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) |
| NET AREA OF PLOT | 185.01 |
| COVERABLE CHECK: | (A-Deductions) |
| Permissible Coverage Area (75.00%) | 138.76 |
| Proposed Coverage Area (83.78%) | 118.00 |
| Achieved Net coverage area (83.78%) | 118.00 |
| Balance coverage area (NR) (11.22%) | 20.76 |
| FAR CHECK: | |
| Permissible F.A.R. as per zoning regulation 2015 (1.75) | 323.77 |
| Additional F.A.R. within 50% and 1% for unorganised part - | 0.00 |
| Allowable TDR Area (60% of Perm.FAR) | 0.00 |
| Plurimum FAR for Plot within TDR Zone (-) | 0.00 |
| Total Perm. FAR Area (1.75) | 323.77 |
| Residential FAR (100.00%) | 313.14 |
| Proposed FAR Area | 313.14 |
| Achieved Net FAR Area (1.69) | 313.14 |
| Balance FAR Area (0.06) | 10.63 |
| BUILT UP AREA CHECK: | |
| Proposed Builtup Area | 492.71 |
| Achieved Builtup Area | 492.71 |

Block -A (JA)

| Floor Name | Total Built Up Area (Sq.mt) | Deductions (Area in Sq.mt) | | | | Proposed FAR Area (Sq.mt) | Total FAR Area (Sq.mt) | Tmt (No.) |
|---------------|-----------------------------|----------------------------|------|--------------|---------|---------------------------|------------------------|-----------|
| | | StarCase | Lift | Lift Machine | Parking | | | |
| Terrace Floor | 20.71 | 18.25 | 0.00 | 2.46 | 0.00 | 0.00 | 0.00 | 00 |
| Second Floor | 118.00 | 11.16 | 2.46 | 0.00 | 0.00 | 104.38 | 104.38 | 01 |
| Fifth Floor | 118.00 | 11.16 | 2.46 | 0.00 | 0.00 | 104.38 | 104.38 | 01 |
| Ground Floor | 118.00 | 11.16 | 2.46 | 0.00 | 0.00 | 104.38 | 104.38 | 01 |
| S&R Floor | 118.00 | 11.16 | 2.46 | 0.00 | 0.00 | 104.38 | 104.38 | 01 |
| Total | 492.71 | 62.89 | 9.84 | 2.46 | 104.38 | 313.14 | 313.14 | 03 |

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) | Tmt (No.) |
|-------------|------------------|-----------------------------|----------------------------|------|--------------|---------|---------------------------|------------------------|-----------|
| | | | StarCase | Lift | Lift Machine | Parking | | | |
| A (JA) | 1 | 492.71 | 62.89 | 9.84 | 2.46 | 104.38 | 313.14 | 313.14 | 03 |
| Grand Total | 1 | 492.71 | 62.89 | 9.84 | 2.46 | 104.38 | 313.14 | 313.14 | 3.00 |

Parking Check (Table 7b)

| Vehicle Type | No. | Required | | Achieved | |
|---------------|-----|--------------|-----|--------------|-----|
| | | Area (Sq.mt) | No. | Area (Sq.mt) | No. |
| Car | 3 | 41.25 | 3 | 41.25 | 3 |
| Total Car | 3 | 41.25 | 3 | 41.25 | 3 |
| TwoWheeler | - | 13.75 | 0 | 0.00 | - |
| Other Parking | - | - | - | 63.13 | - |
| Total | - | 55.00 | - | 104.38 | - |

Block USE/SUBUSE Details

| Block Name | Block Use | Block SubUse | Plotted Res. development | Block Structure | Block Land Use Category |
|------------|-------------|--------------|--------------------------|------------------------|-------------------------|
| A (JA) | Residential | Residential | | Bldg upto 11.5 mt. Ht. | R |

Required Parking (Table 7a)

| Block Name | Type | SubUse | Area (Sq.mt) | Units | | Car | |
|------------|-------------|--------------------------|--------------|--------|-------|--------|-------|
| | | | | Resid. | Prop. | Resid. | Prop. |
| A (JA) | Residential | Plotted Res. development | 50-225 | 1 | - | 1 | 3 |
| Total | - | - | - | - | - | 3 | 3 |

UHB&A Table for Block -A (JA)

| FLOOR | Name | UHB&A Type | UHB&A Area | Carpet Area | No. of Rooms | No. of Tenement |
|---------------------------------------|------|------------|------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | 1 | FLAT | 115.54 | 94.63 | 10 | 1 |
| TYPICAL - 18 TH FLOOR PLAN | 23 | FLAT | 115.54 | 94.63 | 10 | 2 |
| Total | - | - | 346.62 | 283.88 | 30 | 3 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (JA) | G2 | 0.90 | 2.10 | 09 |
| A (JA) | D1 | 1.00 | 2.10 | 15 |
| A (JA) | MD | 1.05 | 2.10 | 03 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (JA) | V | 1.20 | 1.20 | 09 |
| A (JA) | W | 1.50 | 1.20 | 24 |
| A (JA) | W | 1.51 | 1.20 | 09 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS: WITH ID NUMBER & CONTACT NUMBER

1) VENKATARAMANA G. 2) P.N SRINIVASAN

3) P.N RAGHAVAN 4) P.N GOVINDARAJAN 295, 1st main, vijayapetha road, BSK 3rd stage

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Deshmukh Jyoti 169, 4th Main, 4th Block, 3rd Stage, BSK 3rd Stage, Bengaluru

III Stage BSK-3, 2, 3E-214/001-02

PROJECT TITLE: PLAN SHOWING THE PROPOSED RE

2819, 6TH MAIN ROAD, BSK 2ND STA

165, PHD, 56-145-2819

DRAWING TITLE : 170785332-08-11-202012-34-038 -VENKATARAMANA BSK 3 STAGE - A (JA) 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 licence by the competent authority. |
| DATE OF PLAN APPROVAL : | |
| APPROVED SIGNATURE : | |
| DATE : | |
| SOUTH | |