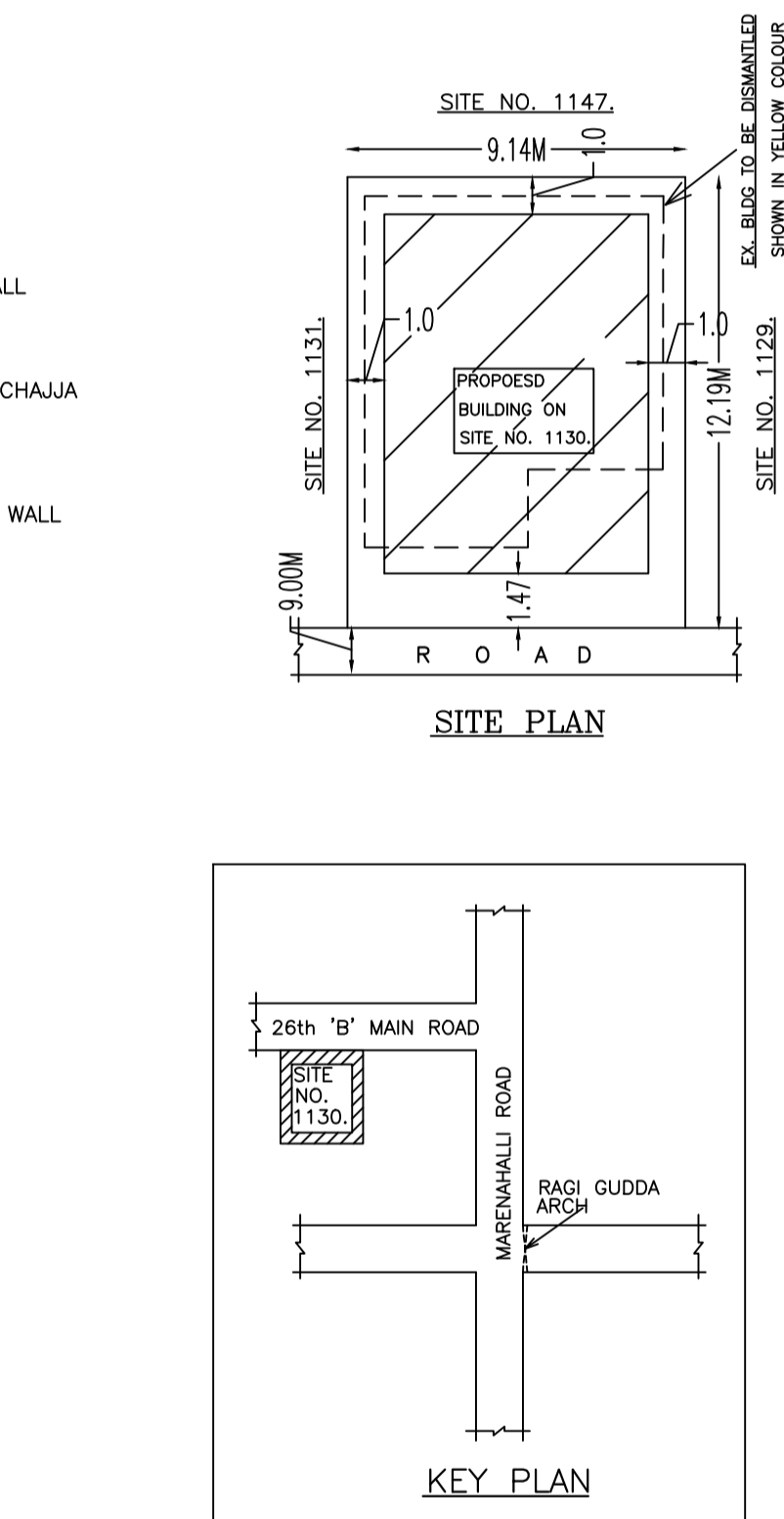
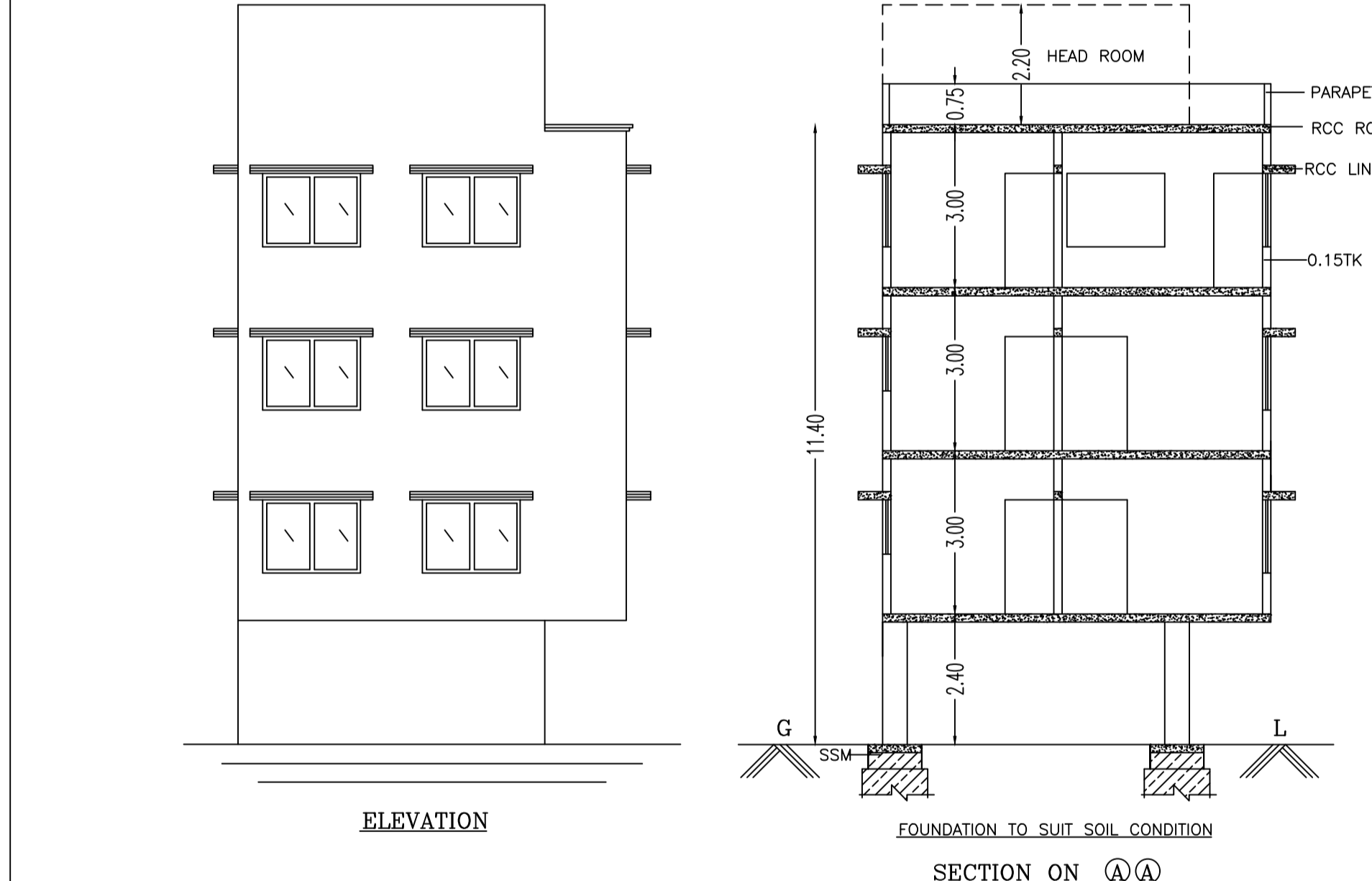


Color Notes	
COLOR INDEX	
PLOT BOUNDARY	██████████
ABUTTING ROAD	██████████
PROPOSED WORK (COVERAGE AREA)	██████████
EXISTING (To be retained)	██████████
EXISTING (To be demolished)	██████████

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.1
PROJECT DETAIL:		VERSION DATE: 18/09/2020
Authority: BBMP	Plot Use: Residential	
Inward No: PRJ/0209/21	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: New No. 32 (Old No. 1130)	
Nature of Sanction: NEW	City Survey No.: 0	
Location: RING-II	Khata No. (As per Khata Extract): New No. 32 (Old No. 1130)	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 64-123-32	
Zone: South	Locality / Street of the property: 26th 'B' Main, 9th Block, Jayanagar, Bangalore.	
Ward: Ward-170		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	111.42
NET AREA OF PLOT	(A-Deductions)	111.42
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		83.56
Proposed Coverage Area (49.2 %)		54.82
Achieved Net coverage area (49.2 %)		54.82
Balance coverage area left (25.8 %)		28.74
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		194.98
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Farm FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		194.98
Residential FAR (100.00%)		158.95
Proposed FAR Area		158.95
Achieved Net FAR Area (1.43)		158.95
Balance FAR Area (0.32)		36.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		278.25
Achieved BuiltUp Area		278.25

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- The sanction is accorded for: a) Consisting of Block - A (KUSUMA M) Wing - A-1 (KUSUMA M) Consisting of STILT, GF-ZUF; 2. The sanction is accorded for Plotted Resi development A (KUSUMA M) 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 shall 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 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 / Owner / 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.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodke) Letter No. LD/95LET/2013, dated: 01-04-2013 :

- 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".
- Note :
- 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.



Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	3	41.25
Total Car	3	41.25	3	41.25
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	7.81
Total		55.00	49.06	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (KUSUMA M)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
A (KUSUMA M)	Residential	Plotted Resi development	50 - 225	1	-	1	3
Total :			-	-	-	-	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.)
			StairCase	Parking			
A (KUSUMA M)	1	278.25	70.25	49.06	158.94	158.94	03
Grand Total:	1	278.25	70.25	49.06	158.94	158.94	3.00

SCHEDULE OF JOINERY:

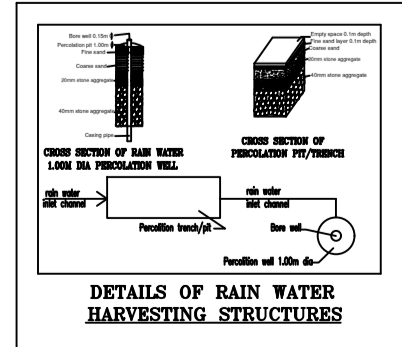
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (KUSUMA M)	D2	0.75	2.10	06
A (KUSUMA M)	D1	0.90	2.10	09
A (KUSUMA M)	D	1.05	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (KUSUMA M)	V	1.00	1.00	06
A (KUSUMA M)	W3	1.20	1.80	03
A (KUSUMA M)	W2	1.50	1.20	03
A (KUSUMA M)	W1	1.80	1.80	20
A (KUSUMA M)	W	2.50	2.00	03

UnitBUA Table for Block :A (KUSUMA M)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT UNIT-1	FLAT	69.40	46.99	6	1
FIRST FLOOR PLAN	SPLIT UNIT-2	FLAT	69.40	46.99	6	1
SECOND FLOOR PLAN	SPLIT UNIT-3	FLAT	69.40	46.99	6	1
Total:	-	-	208.20	140.97	18	3



SANCTIONING AUTHORITY :

OFFICER / JMD OWNER / PWD PLANNER	APPOINTING OFFICER

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.

SOUTH