



Block 'A' (SUJAY)

Floor Name	Total Built Up Area (Sq.mt)	Star Case	Lift	Lift Machine	Parking	Res.	Commercial	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tent (No.)	Carpet Area other than Tenement
Terrace Floor	30.33	28.08	0.00	2.25	0.00	0.00	0.00	0.00	0.00	00	0.00
Third Floor	144.85	22.23	2.25	0.00	120.37	0.00	120.37	01	100.37	01	0.00
Second Floor	183.99	22.23	2.25	0.00	159.51	0.00	159.51	00	159.51	00	181.74
First Floor	183.99	22.23	2.25	0.00	159.51	0.00	159.51	00	159.51	00	181.74
Ground Floor	183.99	13.99	2.25	0.00	118.41	0.00	49.74	49.74	00	00	0.00
Basement Floor	43.52	18.77	2.25	0.00	22.50	0.00	22.50	00	22.50	00	41.27
Total	770.68	127.13	11.25	2.25	118.41	461.89	49.74	511.63	01	404.75	
Total	770.68	127.13	11.25	2.25	118.41	461.89	49.74	511.63	01	404.75	

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Star Case	Lift	Lift Machine	Parking	Res.	Commercial	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tent (No.)	Carpet Area other than Tenement
A (SUJAY)	1	770.67	127.13	11.25	2.25	118.41	461.89	49.74	511.63	01	404.75	
Grand Total	1	770.67	127.13	11.25	2.25	118.41	461.89	49.74	511.63	1.00	404.75	

Approval Condition:

- This Plan Sanction is issued subject to the following conditions:
- The sanction is accorded for a) Commercial of Block 'A' (SUJAY) Wing 'A-1' (SUJAY) Consisting of Basement, GF+2/F+2.
- The sanction is accorded for Hostel A (SUJAY) only. The use of the building shall be restricted 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 BWS&S and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level and for postal services & space for during garage works shall be provided as per the plan.
- The applicant shall construct temporary toilets for the use of construction workers and it should 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 any other public area, which shall be accessible to all the roads and occupants.
- The debris shall be removed and transported to near by dumping yard.
- The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the roads and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (Grid D) code leaving 3.00 mt. from the building within the premises.
- 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 By-law No. 28.
- 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.
- Permissions 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.
- Any owner / builder contravenes the provisions of Building Bye-laws and laws 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 'V' (By-law No. 3) (under sub section V-8 (a) to (k)).
- 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 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWS&S should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structure is 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 By-law 30a.
- 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.
- The applicant should provide water meter as per clause 17 of By-law No. 28 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (By-law - 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 issued only after ensuring that the provisions of conditions vide S.I. No. 23, 24, 25 & 26 are provided in the building.
- 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.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit. — g capacity installed at site for its reuse / disposal (Applicable for Residential areas 0.20 and above and 2000 Sq.m and above built up area for Commercial building).
- All structures with basements shall be designed for lateral 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.

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved
Car	3	4
Total Car	41.25	55.00
TwoWheeler	3	4
Other Parking	41.25	0.00
Total	82.50	118.41

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	No. of Room
A (SUJAY)	Residential	Hostel	Bldg upto 11.5 mt. Hgt	R	8

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Units	Car	Prop.
A (SUJAY)	Residential	Hostel	> 0	10	9.00	1
A (SUJAY)	Commercial	Professional	50-225	1	1	1
A (SUJAY)	Commercial	Office	> 0	50	49.74	1
Total						3

SCHEDULE OF JOINERY:

Block Name	Name	LENGTH	HEIGHT	NOS
A (SUJAY)	D2	0.75	2.10	11
A (SUJAY)	D3	0.90	2.10	04
A (SUJAY)	D1	1.10	2.10	09
A (SUJAY)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

Block Name	Name	LENGTH	HEIGHT	NOS
A (SUJAY)	V	1.00	0.60	10
A (SUJAY)	WT	1.80	1.80	09
A (SUJAY)	W	3.20	1.80	21

UnBUA Table for Block 'A' (SUJAY)

FLOOR	Name	UnBUA Type	UnBUA Area	Carpet Area	No. of Rooms	No. of Tenement
THIRD FLOOR	SPLIT 3	FLAT	142.60	107.94	7	1
Total			142.60	107.94	7	1

Color Notes

COLOR INDEX

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

AREA STATEMENT (B&M)

VERSION NO: 1.0.2
VERSION DATE: 21/11/2020

PROJECT DETAIL:

Authority: B&M
Tward: No. PRE18120-21
Application Type: General
Proposed Type: Building Permission
Nature of Sanction: NEW
Location: RNC-1
Building Line Specified as per Z.R. NA
Zone: South
Ward: Ward-179
Planning Officer: T/0-Jayanagar

AREA DETAILS:

AREA OF PLOT (Minimum) (A) 292.68
NET AREA OF PLOT (A-Deductions) 292.68
COVERABLE CHECK
Permissible Coverage area (F.S.00%) 219.51
Proposed Coverage Area (S2.87%) 183.99
Achieved Net coverage area (S2.87%) 183.99
Balance coverage area (Wt) (12.14%) 35.52

FAR CHECK:

Permissible F.A.R. as per zoning regulation 2015 (1.75) 512.19
Additional F.A.R. within RNC-1 and 11 for unavailability post. (-) 0.00
Allowable TDR Area (65% of Perm.FAR) 0.00
Permitted FAR for Plot within Impact Zone (-) 0.00
Total Perm. FAR area (1.75) 512.19
Residential FAR (90.25%) 461.90
Commercial FAR (9.75%) 49.74
Proposed FAR Area 511.64
Achieved Net FAR Area (1.75) 511.64
Balance FAR Area (0.00) 0.55

BUILT UP AREA CHECK:

Proposed BuiltUp Area 770.68
Substructure Area Add in BUA (Layout/Lvl) 0.92
Achieved BuiltUp Area 771.59

Approval Date:

1. 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.

2. 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 be submitted to the concerned local Engineer in order to register the establishment 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 in any of the list of 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".

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 the builder / contractor to the Labour Department which is mandatory.

3. Employment of child labour in the construction activities strictly prohibited.

4. Obtaining NOC from the Labour Department before commencing the construction work is a must. B&M will not be responsible for any dispute that may arise in respect of property in question.

5. 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.

OWNER / GFA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
SRI SUDHAKAR K. P. 32, 4th Model House Street, Bangalore. BOCB-3-6F-3104/2007-09

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

PROJECT TITLE:
PLAN FOR PROPOSED COMMERCIAL SITE NO. 35 (OLD NO. 81), 6TH MAIN JAYANAGAR, BANGALORE IN WARD ... 58-106-35, AFTER DEMOLISHING THE EXISTING BUILDING.

DRAWING TITLE:
BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, TERRACE FLOOR, SITE PLAN, SECTION, ELEVATION AND KEY PLAN

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.

SOUTH