

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	(Area in	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sg.mt.)	Tnmt (No.)
		(0q.m.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(0q.iii.)	Resi.	(09.111.)	
A (RESIDENTIAL)	1	280.20	141.84	138.36	13.90	32.84	141.84	91.62	233.46	02
Grand Total:	1	280.20	141.84	138.36	13.90	32.84	141.84	91.62	233.46	02

Block : A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	、 i ,	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	· · · /	Resi.	· · · /	
Terrace Floor	13.90	0.00	13.90	13.90	0.00	0.00	0.00	0.00	00
Proposed Second Floor	85.02	0.00	85.02	0.00	0.00	0.00	85.02	85.02	01
Proposed Addition & Alteration to Exist First Floor	90.64	90.64	0.00	0.00	0.00	90.64	0.00	90.64	00
Proposed Addition & Alteration to Exist Ground Floor	90.64	51.20	39.44	0.00	32.84	51.20	6.60	57.80	01
Total:	280.20	141.84	138.36	13.90	32.84	141.84	91.62	233.46	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.76	2.10	03
A (RESIDENTIAL)	D	0.90	2.10	09
A (RESIDENTIAL)	ED	1.05	2.10	02

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	
A (RESIDENTIAL)	Residential	Residential	Bldg upto 11.5 mt. Ht.	R	
Required Parking(Table 7a)					

Block	Туре	SubUse	Area	Ur	nits		Car	
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Residential	50 - 225	1	-	1	2	2
	Total :		-	-	-	-	2	2
Darking Chask	Derlving Chaoly (Table 7b)							

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Ac	hieved
venicie i ype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
Other Parking	-	-	-	5.34
Total		27.50		32.84

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Residential Building at 17 (OLD NO.69), 3RD CROSS, MICO LAYOUT, BANGALORE.

Bangalore. a).Consist of 1Ground + 2 upper floors+ terrace floor only.

2.Sanction is accorded for Residential use only. The use of the building

shall not be deviated to any other use.

3.32.84 area reserved for car parking shall not be converted for any other purpose. 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

7. 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. 8. 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.

9. The applicant shall plant at least two trees in the premises. 10.Permission shall be obtained from forest department for cutting trees before the commencement

of the work.

11.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.

12.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.

13. 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). 14. The building shall be constructed under the supervision of a registered structural engineer.

15.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. 16.Drinking water supplied by BWSSB should not be used for the construction activity of the building. 17. 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). 18.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.

19. 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.

20.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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 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. 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if 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 o 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 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. 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. 7. THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ FOUNDATION/STILT AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE, SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS.

OWNER/BUILDER WILL BE HELD RESPONSIBLE FOR ANY LAPSES IN THIS REGARD.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date: 30/05/2020 vide lp number: BBMP/AD.COM./SUT/0025/20-21 subject to terms and conditions laid down along with this building plan approval.

Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH

BHRUHAT BENGALURU MAHANAGARA PALIKE

A STATEMENT (BBMP)
JECT DETAIL:
ority: BBMP
d_No:
P/Ad.Com./SUT/0025/20-21 cation Type: Suvarna Parvar
osal Type: Building Permission
e of Sanction: Addition or
ision
ion: Ring-II
ng Line Specified as per Z.R
: South
: Ward-132
ning District: 212-Vijayanagar
A DETAILS:
EA OF PLOT (Minimum)
T AREA OF PLOT
VERAGE CHECK
Permissible Covera
Proposed Coverage
Achieved Net cove
Balance coverage a
R CHECK
Permissible F.A.R.
Additional F.A.R wi
Allowable TDR Are
Premium FAR for F
Total Perm. FAR a
Residential FAR
Existing Residentia
Proposed FAR Are
Achieved Net FAR
Balance FAR Area
LT UP AREA CHECK
Proposed BuiltUp A
Existing BUA Area
Achieved BuiltUp A

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVE
EXISTING (To be retained)
EXISTING (To be demolished

		SCALE : ^N 1:10	0
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018		
PROJECT DETAIL: Authority: BBMP	Plot Use: Residential		
Inward_No: BBMP/Ad.Com./SUT/0025/20-21	Plot SubUse: Residential		
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main))	
Proposal Type: Building Permission Nature of Sanction: Addition or	Plot/Sub Plot No.: 17 (old no.69)		
Extension	PID No. (As per Khata Extract): 40 Locality / Street of the property: 3R		
Location: Ring-II	BANGALORE	D CROSS, MICO LATOUT,	
Building Line Specified as per Z.R: NA Zone: South			
Ward: Ward-132			
Planning District: 212-Vijayanagar AREA DETAILS:		SQ.	.MT.
AREA OF PLOT (Minimum)	(A)	13	39.29
NET AREA OF PLOT COVERAGE CHECK	(A-Deductions)	13	39.29
Permissible Coverage area (75		10)4.47
Proposed Coverage Area (65.0 Achieved Net coverage area (6	•		90.64 90.64
Balance coverage area left (9.9			13.83
FAR CHECK	a regulation 2015 (1.75)		12 7
Permissible F.A.R. as per zonir Additional F.A.R within Ring I a		24	13.76 0.00
Allowable TDR Area (60% of P	erm.FAR)		0.0
Premium FAR for Plot within Im Total Perm. FAR area(1.75)	upaci 2011e (-)	24	0.0
Residential FAR		ç	91.62
Existing Residential FAR Proposed FAR Area			41.84 33.40
Achieved Net FAR Area (1.68)	23	33.40
Balance FAR Area (0.07) BUILT UP AREA CHECK		1	10.3
Proposed BuiltUp Area		13	88.36
Existing BUA Area Achieved BuiltUp Area			41.84 30.20
OWNER / GPA H OWNER'S ADDRES CONTACT NUMBE 1)THIMMARAJU.G 2)SHASIKALA.T.C NO.69, 3RD CROSS VIJAY NAGAR 2ND	SS WITH ID NUM R : 5, NEAR BCC LAYOL	BER & J T, MICO LAYOUT ,	,
ARCHITECT/ENGIN Shobha. N no.06, Geleya Stage, Mahaslakshmiput BCC/BL-3.2.3/E-2520/20	ara Balaga 1st ram	R'S SIGNATUR	E
(OLD NO.69), 3RD C	E PROPOSED ADDIT DENTIAL BUILDING C ROSS, MICO LAYOU D NO.40),. PID NO. 40	ON PROPERTY NO.1 T, BANGALORE.	
DRAWING TITLE :	-		
SHEET NO: 1			

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A STATEMENT (BBMP)	VERSION NO.: 1.0.11	SCALE : ^N 1:100
JECT DETAIL:	VERSION DATE: 01/11/2018	
ority: BBMP	Plot Use: Residential	
rd_No: P/Ad.Com./SUT/0025/20-21	Plot SubUse: Residential	
ication Type: Suvarna Parvangi osal Type: Building Permission	Land Use Zone: Residential (Main) Plot/Sub Plot No.: 17 (old no.69)	
re of Sanction: Addition or nsion	PID No. (As per Khata Extract): 40-39-7	17
tion: Ring-II	Locality / Street of the property: 3RD C	ROSS, MICO LAYOUT,
ing Line Specified as per Z.R: NA	BANGALORE	
e: South d: Ward-132		
ning District: 212-Vijayanagar		1
A DETAILS: EA OF PLOT (Minimum)	(A)	SQ.MT. 139.29
T AREA OF PLOT	(A-Deductions)	139.29
VERAGE CHECK Permissible Coverage area (75.00) %)	104.47
Proposed Coverage Area (65.07 Achieved Net coverage area (65.	•	90.64
Balance coverage area left (9.93	•	90.64 13.83
R CHECK Permissible F.A.R. as per zoning	regulation 2015 (1 75)	243.76
Additional F.A.R within Ring I and	III (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perr Premium FAR for Plot within Impa		0.00
Total Perm. FAR area (1.75)	······································	243.76
Residential FAR Existing Residential FAR		91.62 141.84
Proposed FAR Area		233.46
Achieved Net FAR Area(1.68) Balance FAR Area(0.07)		233.46
ILT UP AREA CHECK		400.00
Proposed BuiltUp Area Existing BUA Area		138.36 141.84
Achieved BuiltUp Area		280.20
val Date : 05/30/2020 5:18:19 PM	l	
Var Balo : 00/00/2020 0.10.101 W		
OLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)		
EXISTING (To be retained)		
EXISTING (To be demolished)		
OWNER / GPA HO		
OWNER'S ADDRES		IR &
CONTACT NUMBER	₹:	
1)THIMMARAJU.G		
2)SHASIKALA.T.C NO.69, 3RD CROSS,		
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		-0000-0.
ARCHITECT/ENGIN	EER/SUPERVISOR	'S SIGNATURE
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Stage, Mahaslakshmipura	•	
BCC/BL-3.2.3/E-2520/200		
Shoth		
PROJECT TITLE :		
	E PROPOSED ADDITIC	
	ENTIAL BUILDING ON ROSS, MICO LAYOUT,	
	NO.40),. PID NO. 40-3	
DRAWING TITLE :		
SHEET NO: 1		

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