

Approval Condition :
This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 398, KORAMANGALA 3RD BLOCK, BANGALORE, Bangalore.
- Consist of 1 Basement + 1 Ground + 2 upper floors only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated 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 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 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.
- The applicant shall plant at least two trees in the premises.
- 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, application 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 (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 column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
- Premium FAR for plot within Impact Zone (-)
- Total Perm. FAR area (1.25)
- Residential FAR
- Existing Residential FAR
- Proposed FAR Area
- Achieved Net FAR Area (0.73)
- Balance FAR Area (1.52)
- 1517.21

AREA STATEMENT (BMP)	VERSION NO. 1.0.11
PROJECT DETAIL	Plot Use: Residential
Authority: BMRP	Plot SubUse: Bangalore
Inward No: BMRP/Adm. Com. SUT/0078/20-21	Land Use Zone: Residential (Main)
Application Type: General	Plot Sub Plot No: 398
Proposal Type: Building Permission	Locality / Street of the property: KORAMANGALA 3RD BLOCK, BANGALORE
Nature of Sanction: Addition or Extension	Khata No. (As per Khata Extract): 68 - 2 - 398
Location: Ring II	Building Lines Specified as per Z.R. NA
Zone: South	Ward: Ward-151
Planning District: 208-Koramangala	SQ.MT.
AREA DETAILS:	998.20
AREA OF PLOT (Minimum)	(A) 998.20
NET AREA OF PLOT	(A-Deductions) 998.20
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	548.83
Proposed Coverage Area (34.17 %)	341.08
Achieved Net coverage area (34.17 %)	341.08
Balance coverage area left (30.83 %)	307.75
FAR CHECK	
Permissible F.A.R. as per zoning regulation (2.25)	2245.95
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TOR Area (65% of Perm FAR)	0.00
Premium FAR for plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.25)	2245.95
Residential FAR	12.13
Existing Residential FAR	716.61
Proposed FAR Area	728.74
Achieved Net FAR Area (0.73)	728.74
Balance FAR Area (1.52)	1517.21
BUILT UP AREA CHECK	
Proposed BuiltUp Area	673.00
Existing BUA Area	716.61
Substructure Area Add in BUA (Below Lvl)	15.00
Achieved BuiltUp Area	783.61

Approval Date : 06/06/2020 4:47:24 PM

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Residential	Bldg upto 11.5 mt. Ht	R

Block Name	Type	SubUse	Area (Sq. mt.)	Regd.	Prop.	Reed./Unit	Car	Prop.
A (A)	Residential	Residential	675.00	1	-	5	5	8
Total :			-	-	-	-	5	8

Vehicle Type	No.	Area (Sq. mt.)	No.	Achieved	Area (Sq. mt.)
Car	5	68.75	8	110.00	
Total Car	5	68.75	8	110.00	
Other Parking	-	-	-	34.87	
Total	-	68.75	-	149.87	

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
H.R. RAVICHANDRA
NO. 748, 18TH MAIN, KORAMANGALA 6TH BLOCK, BANGALORE.

ARCHITECT/ENGINEER/SUPERVISOR'S SIGNATURE
RANGANATH. H.C
#556.43RD CROSS, 8TH BLOCK, JAYANAGAR, BANGALORE.
BCC/BL-3.6/E-2747/2005-06

PROJECT TITLE :
- PLAN SHOWING THE EXISTING BASEMENT, GROUND & FIRST FLOORS AND ADDITIONS TO THE EXISTING SECOND FLOOR RESIDENTIAL BUILDING ON PROPERTY NO. 398, KORAMANGALA 3RD BLOCK, BANGALORE, WARD NO. 151 (OLD NO. 68), PID NO : 68 - 2 - 398.

DRAWING TITLE :
SHEET NO : 1

SCHEDULE OF JOINERY:

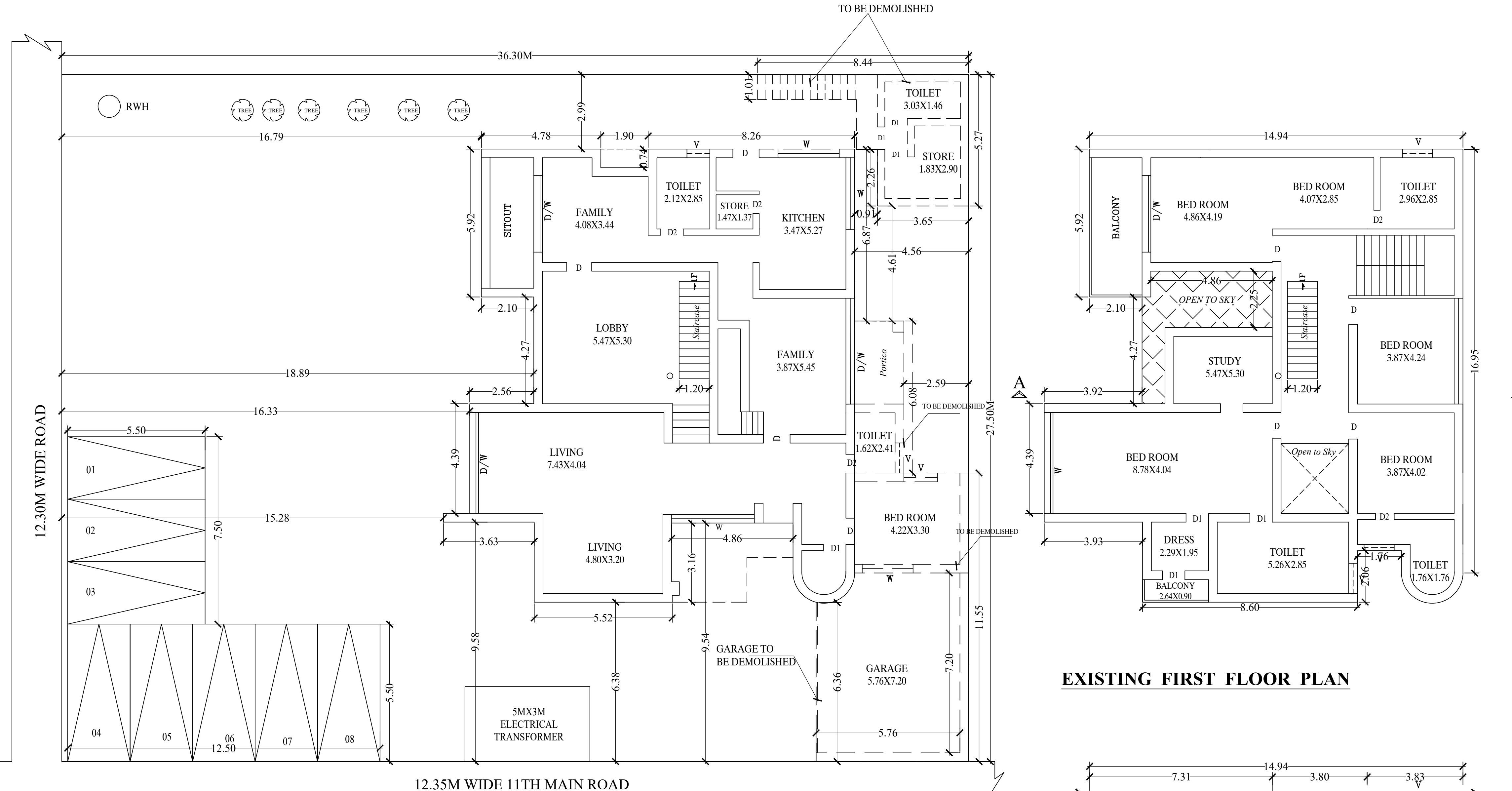
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	D2	0.75	2.10	04
A(A)	D1	0.90	2.10	06
A(A)	D2	0.90	2.10	02
A(A)	D	1.05	2.10	16

SCHEDULE OF JOINERY:

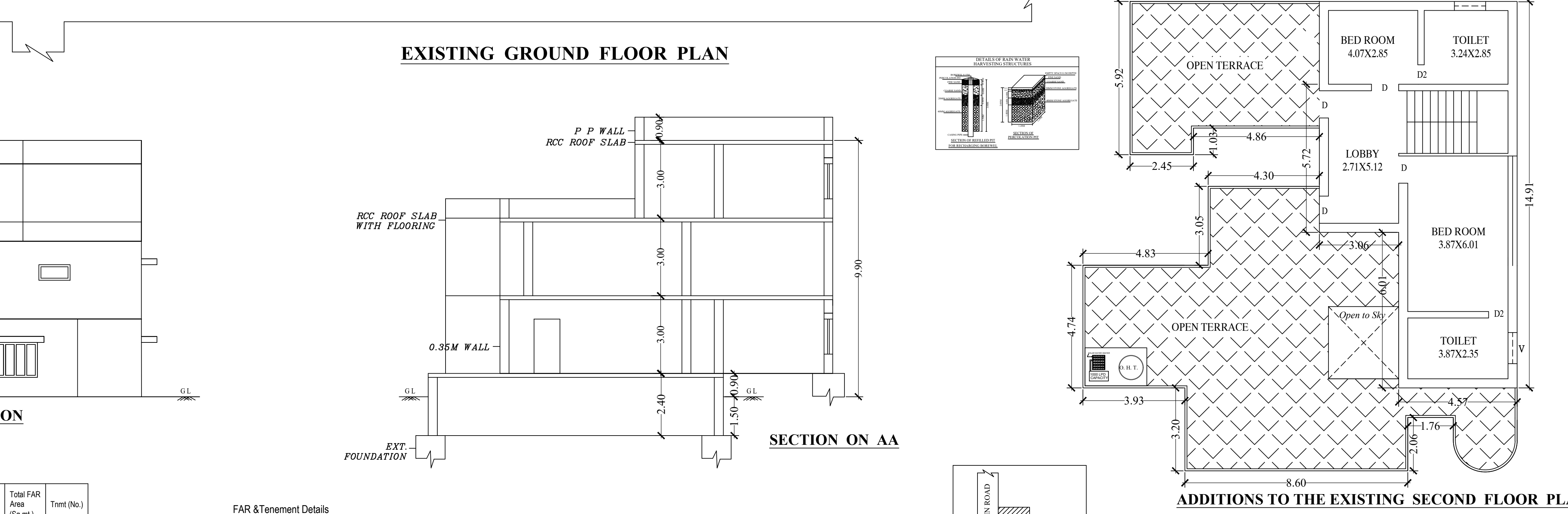
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	W2	1.20	1.20	08
A(A)	W	2.40	1.20	25

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date: 06/06/2020 vide lp number: BMRP/AD.COM./SUT/0078/20-21 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

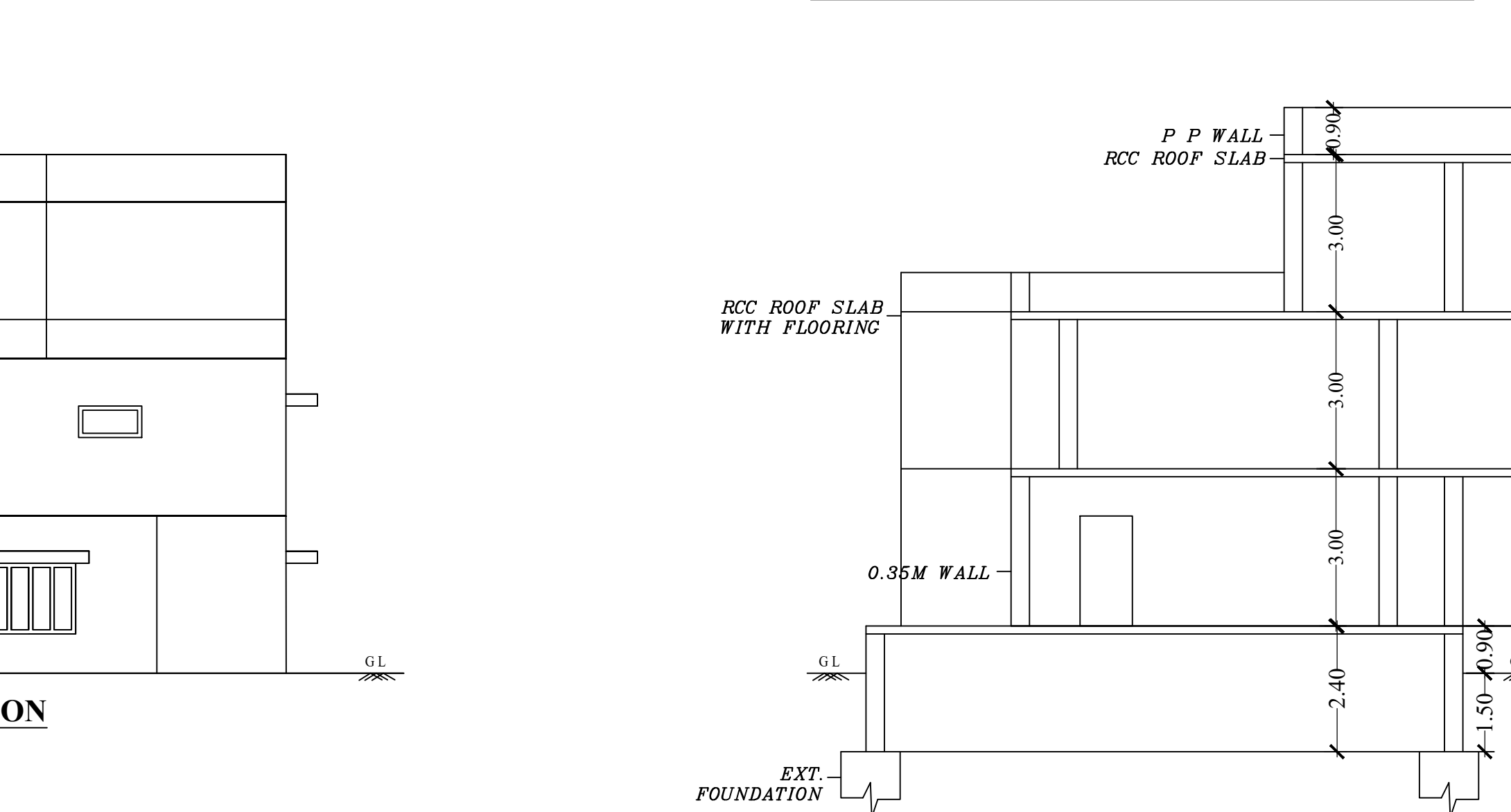


EXISTING FIRST FLOOR PLAN



ADDITIONS TO THE EXISTING SECOND FLOOR PLAN

EXISTING GROUND FLOOR PLAN



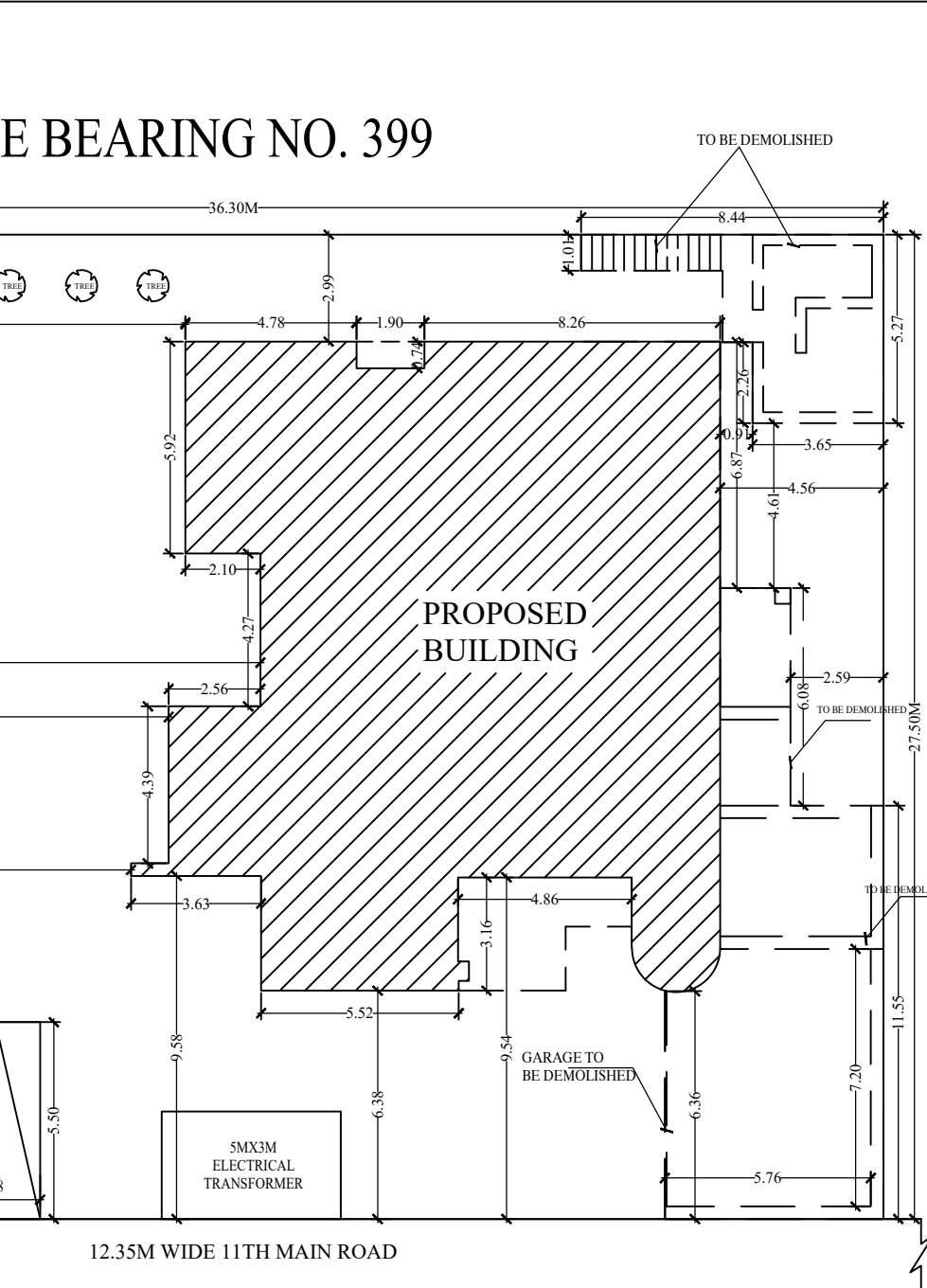
SECTION ON AA

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trent (No.)
Second Floor	102.76	90.63	12.13	0.00	90.63	12.13	102.76	00
First Floor	273.75	273.75	0.00	0.00	273.75	0.00	273.75	00
Ground Floor	341.08	301.21	39.87	301.21	0.00	301.21	00	
Basement Floor	51.02	51.02	0.00	0.00	51.02	0.00	51.02	01
Total	768.61	716.61	52.00	39.87	716.61	12.13	728.74	01

FAR & Tenement Details

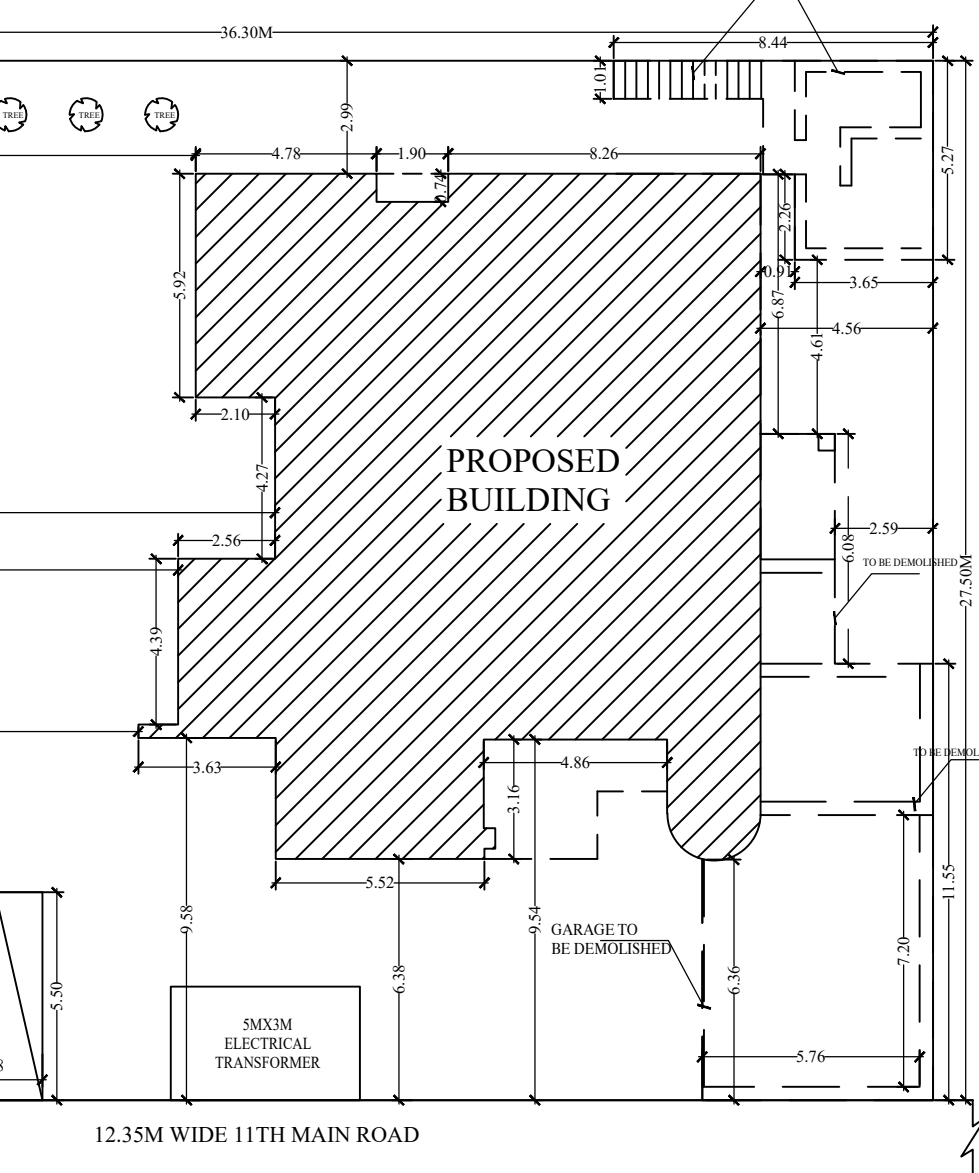
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trent (No.)
A(A)	1	768.61	716.61	52.00	39.87	716.61	12.13	728.74	01
Grand Total	1	768.61	716.61	52.00	39.87	716.61	12.13	728.74	01

EXISTING BASEMENT FLOOR PLAN

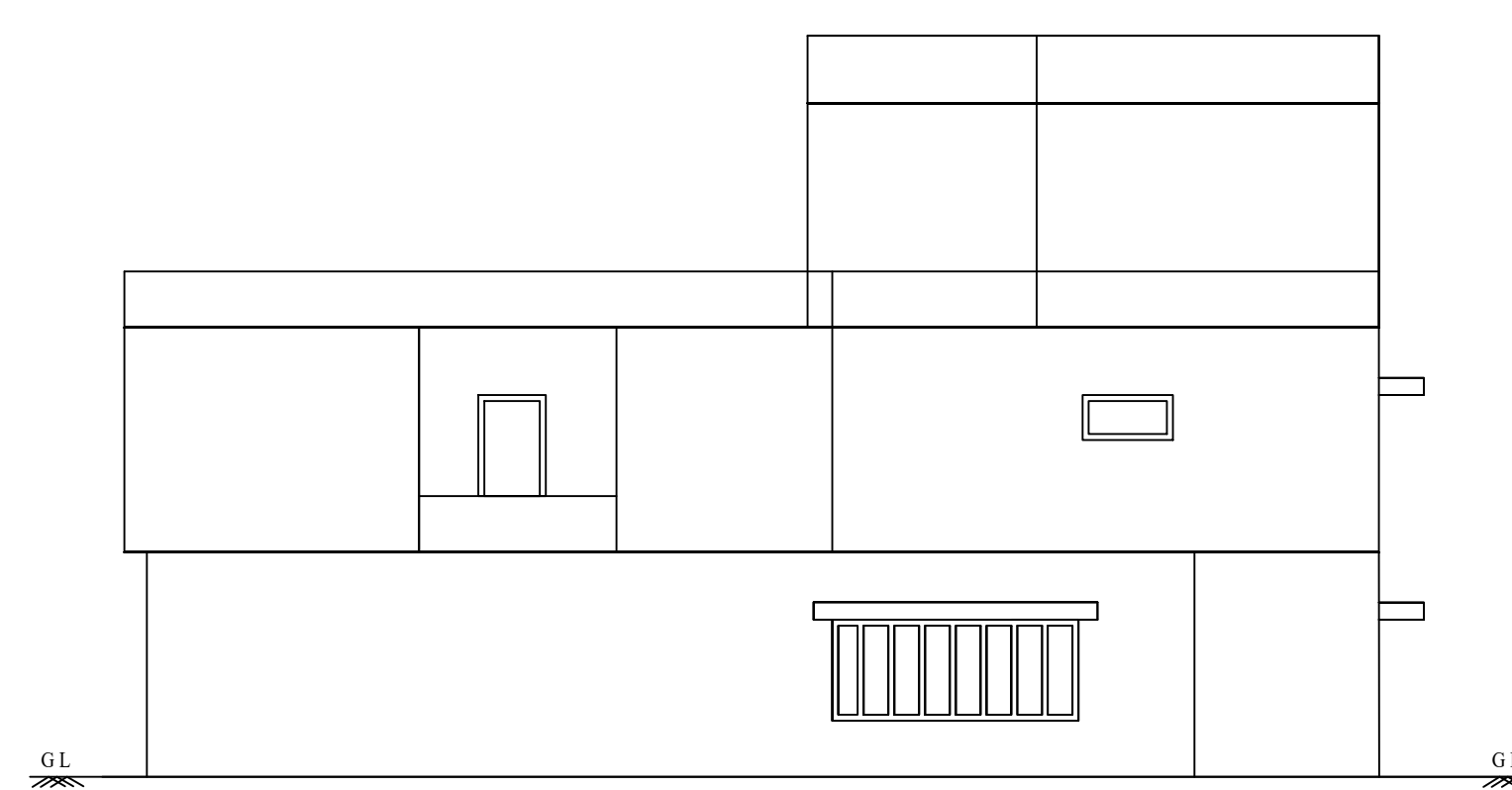


SITE PLAN SCALE = 1 : 200

SITE BEARING NO. 399



FRONT ELEVATION



SITE BEARING NO. 369



SITE BEARING NO. 399



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