

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13
	VERSION DATE: 26/06/2020
<b>PROJECT DETAIL:</b>	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/Ad.Com./SUT/0384/20-21	Plot Sub/Use: Residential
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 893
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 65 - 51 - 893
Location: RING-II	Locality / Street of the property: BTM EWS RASHTRAKAVI KUVEMPU NAGARA, BANGALORE
Building Line Specified as per Z.R: NA	
Zone: South	
Ward: Ward-176	
Planning District: 211-Banashankari	
<b>AREA DETAILS:</b>	
AREA OF PLOT (Minimum)	(A) 51.00
NET AREA OF PLOT	(A-Deductions) 51.00
<b>COVERAGE CHECK</b>	
Permissible Coverage area (75.00 %)	38.25
Proposed Coverage Area (63.73 %)	32.50
Achieved Net coverage area ( 63.73 % )	32.50
Balance coverage area left ( 11.27 % )	5.75
<b>FAR CHECK</b>	
Permissible F.A.R. as per zoning regulation 2015 ( 1.75 )	89.25
Additional F.A.R within Ring I and II ( for amalgamated plot - )	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( - )	0.00
Total Perm. FAR area ( 1.75 )	89.25
Residential FAR (100.00%)	63.66
Proposed FAR Area	63.66
Achieved Net FAR Area ( 1.25 )	63.66
Balance FAR Area ( 0.50 )	25.59
<b>BUILT UP AREA CHECK</b>	
Proposed BuiltUp Area	143.50
Achieved BuiltUp Area	143.50

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 893, BTM EWS RASHTRAKAVI KUVEMPU NAGARA, BANGALORE, Bangalore.
- Consist of 1Stilt + 1Ground + 2 upper floors+ terrace floor only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 25.30 area reserved for car parking shall 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 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, 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).
- 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.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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).
- 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.
- 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.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Note :

- Accommodation shall be provided for setting up of schools for imparting education to the children 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".

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning ( SOUTH ) on date: 25/08/2020 vide lp number: BBMP/AD.COM./SUT/0384/20-21 subject to terms and conditions laid down along with this building plan approval.

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.

ASSISTANT DIRECTOR OF TOWN PLANNING ( SOUTH )

BHRUHAT BENGALURU MAHANAGARA PALIKE

Approval Date : 08/25/2020 1:39:54 PM

Color Notes

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

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
SYED AHAMED  
NO. 290/2, VIRAT NAGAR, BOMMANAHALLI,

*Syed Ahmed*

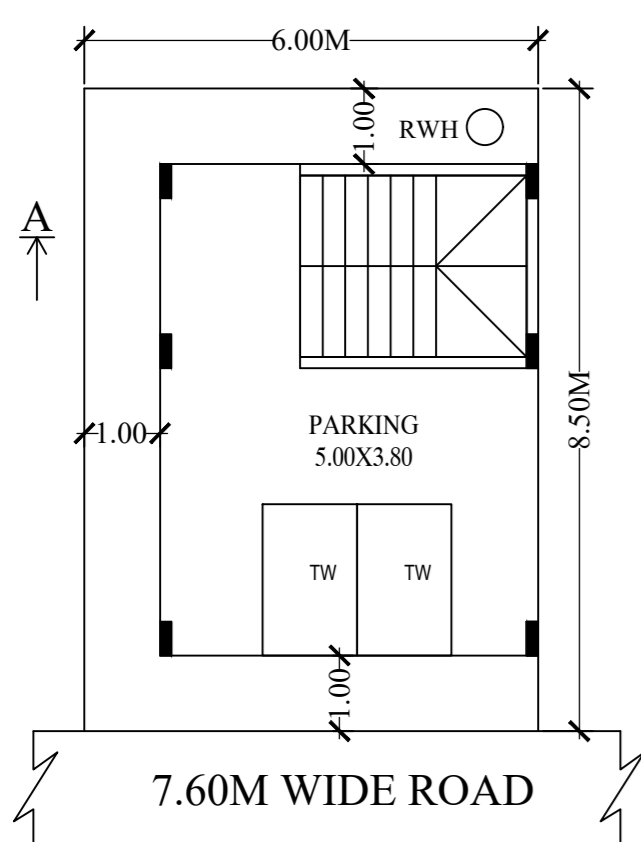
ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE  
RANGANATH. H.C  
#556,43RD CROSS, 8TH BLOCK, JAYANAGAR/N#556,43RD CROSS, 8TH BLOCK, JAYANAGAR BCC/BL-3.6/E-2747/2005-06

*R.H.C*

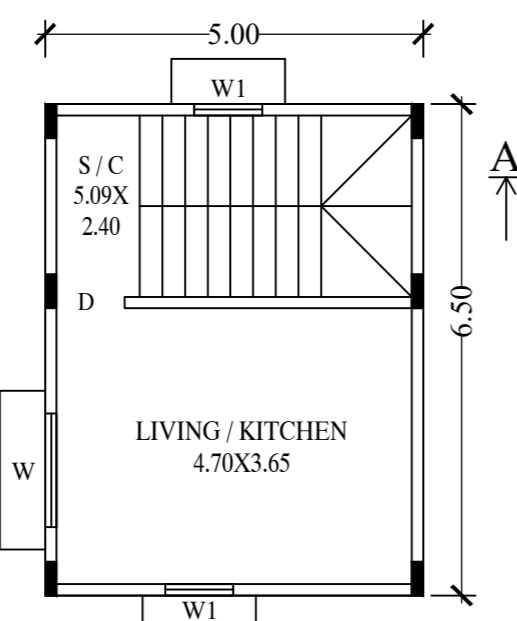
PROJECT TITLE :  
PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING ON PROPERTY NO. 893, BTM EWS RASHTRAKAVI KUVEMPU NAGARA, BANGALORE, WARD NO. 176 (OLD NO. 65), PID NO : 65 - 51 - 893

DRAWING TITLE : -

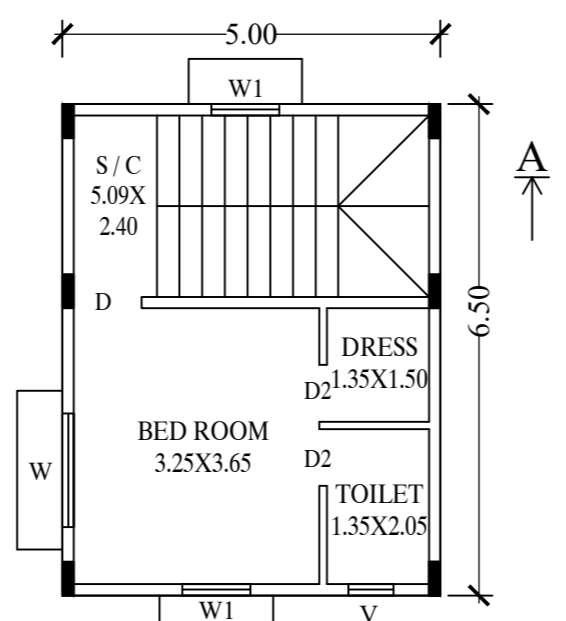
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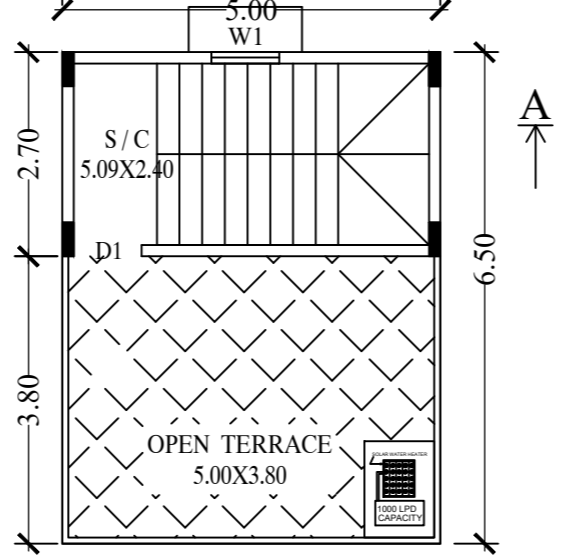
PROPOSED STILT FLOOR PLAN



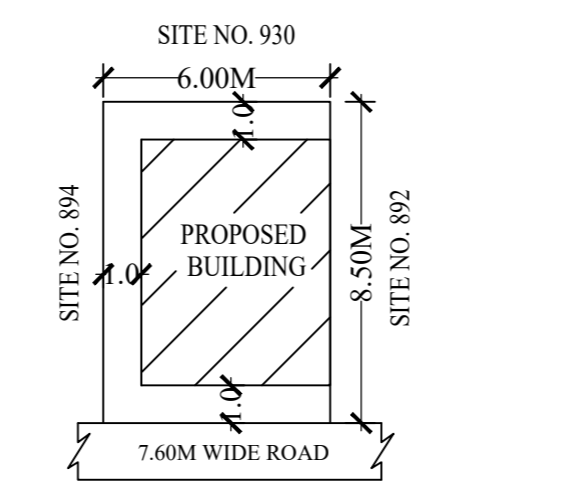
PROPOSED GROUND FLOOR PLAN



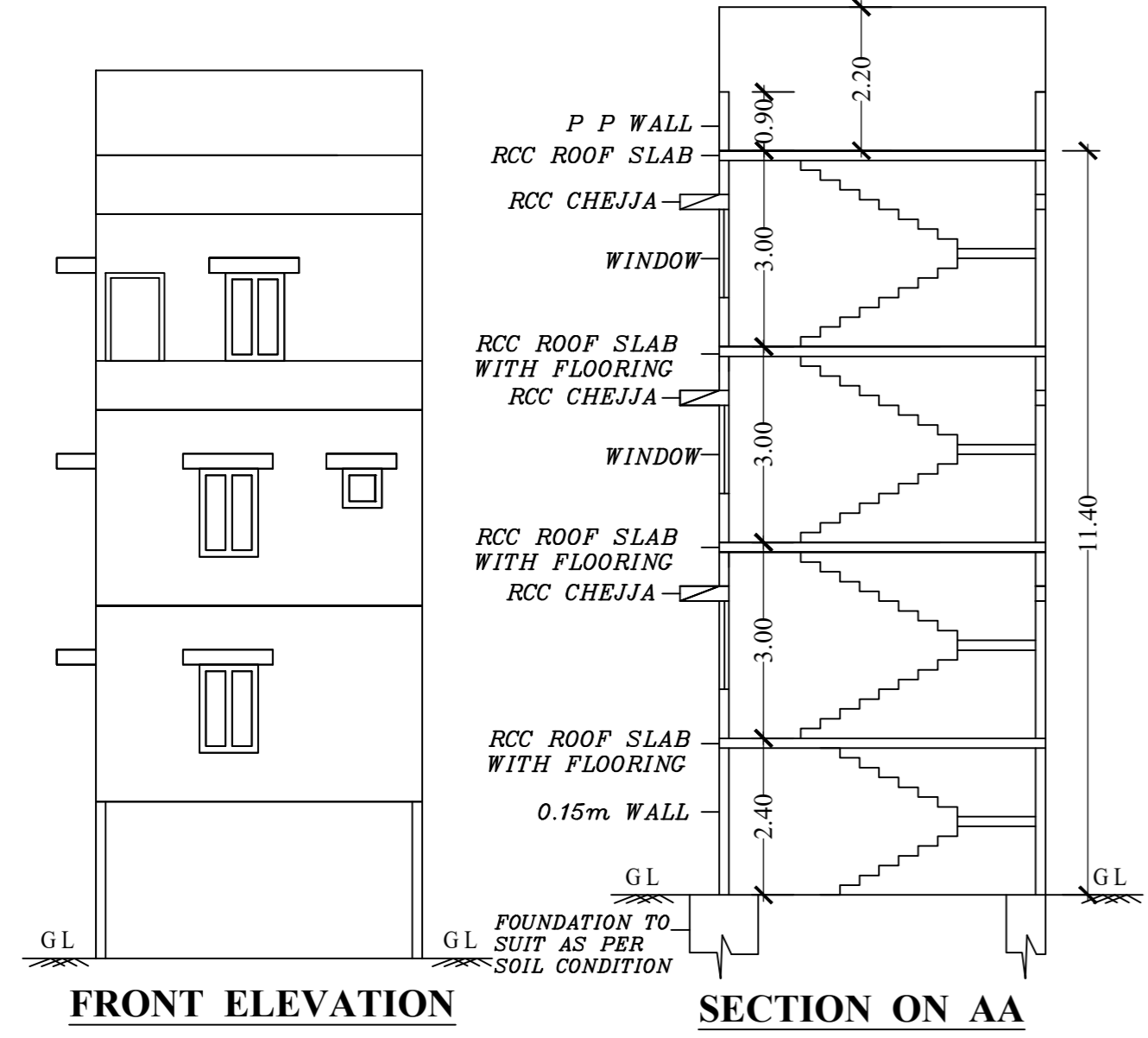
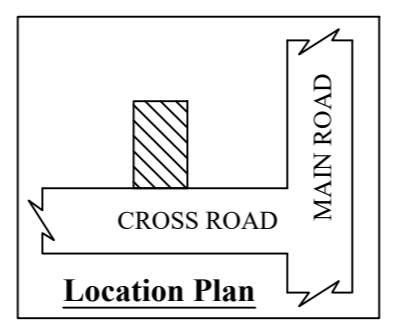
PROPOSED TYPICAL FIRST & SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



SITE PLAN SCALE = 1 : 200



FRONT ELEVATION

SECTION ON AA

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W2	1.20	1.20	02
A (A)	W	2.40	1.20	12

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
A (A)	Residential	Residential	50 - 225	1	-	1	0
Total :			-	-	-	0	0

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	04
A (A)	D1	0.90	2.10	02
A (A)	D	1.06	2.10	01

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	0	0.00	0	0.00
Total Car	0	0.00	0	0.00
TwoWheeler	-	0.00	2	5.00
Other Parking	-	-	-	20.30
Total		0.00		25.30

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.)	Tnmt (No.)
			StairCase	Parking			
A (A)	1	143.50	54.54	25.30	63.66	63.66	01
Grand Total:	1	143.50	54.54	25.30	63.66	63.66	01

Block :A (A)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Parking			
Terrace Floor	13.50	13.50	0.00	0.00	0.00	00
Second Floor	32.50	11.28	0.00	21.22	21.22	00
First Floor	32.50	11.28	0.00	21.22	21.22	00
Ground Floor	32.50	11.28	0.00	21.22	21.22	01
Stilt Floor	32.50	7.20	25.30	0.00	0.00	00
Total:	143.50	54.54	25.30	63.66	63.66	01

