



Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for:
- Consisting of Block - A2 (RES) Wing - A2-1 (RES) Consisting of STILT, GF+2UF.
- The sanction is accorded for Plotted Resi development A2 (RES) 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 lines to be paid to BWSB 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 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 block any building materials / debris on roads or on drains. 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 tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also make provisions for telecom services as per Bye-law No. 25.
- 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.
- 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) under sub-section IV (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.
- Construction or reconstruction of the building should be completed before the expiry of five years 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 BWSB 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).
- The building shall be designed and constructed according to 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 solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 considered only after ensuring that the provisions of conditions vide Sl. 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 - k capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
- The structures with basements shall be designed for structural 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 workman and general public by erecting safe barricades.

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.15	VERSION DATE: 08/09/2020
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Inward No: BBMP/Ad.Com./SUT/0538/20-21	Plot Sub/Use: Plotted Resi development		
Application Type: Suvarna Pinjanga	Land Use Zone: Residential (Main)		
Proposal Title: Building Permission	Plot/Sub Plot No: #12		
Nature of Sanction: NEW	PID No. (As per Khata Extract): 59-92-12		
Location: RING-II	Locality / Street of the property: 32ND CROSS ROAD, 7TH BLOCK JAYANAGAR BANGALORE		
Building Line Specified as per Z.R. NA			
Zone: South			
Ward: Ward-166			
Planning District: 210-Jayanagar			
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	
NET AREA OF PLOT	(A-Deductions)	186.48	
COVERAGE CHECK			
Permissible Coverage area (75.00 %)			139.85
Proposed Coverage Area (65.89 %)			122.88
Achieved Net coverage area (65.89 %)			122.88
Balance coverage area left (9.11 %)			16.98
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (1.75)			326.34
Additional F.A.R. within Ring I and II for amalgamated plot -)			0.00
Allowable TOR Area (60% of Perm FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (1.75)			326.34
Residential FAR (100.00%)			281.30
Proposed FAR Area			281.30
Achieved Net FAR Area (1.51)			281.30
Balance FAR Area (0.24)			45.04
BUILT UP AREA CHECK			
Proposed BuiltUp Area			507.89
Achieved BuiltUp Area			507.89

Approval Date : 10/01/2020 6:06:43 PM

COLOR INDEX	
PLLOT BOUNDARY	
ADJUSTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RES)	d2	0.75	2.10	03
A2 (RES)	d1	0.91	2.10	10

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RES)	v	1.20	1.20	03
A2 (RES)	w1	1.80	1.20	20
A2 (RES)	w1	3.63	1.20	03

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	#f-01	FLAT	106.10	106.10	5	1
FIRST FLOOR PLAN	#f-01	FLAT	105.70	105.70	4	1
SECOND FLOOR PLAN	#f-01	FLAT	105.70	105.70	4	1
TOTAL	-	-	317.50	317.50	13	3

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Duct	Parking			
Terrace Floor	22.38	19.31	0.00	3.07	0.00	0.00	0.00	00	
Second Floor	120.25	12.07	3.07	0.00	11.48	0.00	93.63	01	
First Floor	120.25	12.07	3.07	0.00	11.48	0.00	93.63	01	
Ground Floor	122.12	12.07	3.07	0.00	12.95	0.00	94.03	01	
Stilt Floor	122.89	5.52	3.07	0.00	0.00	114.30	0.00	00	
Total:	507.89	61.04	12.28	3.07	35.91	114.30	281.29	03	

Block Name	Block Use	Block Sub/Use	Block Structure	Block Land Use Category
A2 (RES)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Block Name	Type	Sub/Use	Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Car	Prop.
A2 (RES)	Residential	Plotted Resi development	50 - 225	1	-	1	3	-
Total:	-	-	-	-	-	-	3	3

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	3	41.30
Total Car	3	41.25	3	41.30
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	76.07
Total	-	55.00	-	117.37

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	Lift	Lift Machine	Duct	Parking			
A2 (RES)	1	507.89	61.04	12.28	3.07	35.91	114.30	281.29	281.29	03
Grand Total:	1	507.89	61.04	12.28	3.07	35.91	114.30	281.29	281.29	3.00

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date: 01/10/2020 vide lp number: BBMP/Ad.Com./SUT/0538/20-21 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

OWNER / GPA HOLDER'S SIGNATURE
Mr. PRAVEEN N N

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VIDYA N S
Reg NO.B.C.C/B.L-3/A-2817/2017-18

PROJECT TITLE :
PROPOSED PLAN FOR RESIDENTIAL BUILDING AT SITE No.12, 32nd CROSS, 7th BLOCK, JAYA NAGAR, BANGALORE - 82 WARD NO - 166. PID NO.59-92-12

DRAWING TITLE : RESIDENTIAL BUILDING

SHEET NO : 1