



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

- The sanction is accorded for.
- The sanction is accorded for Plotted Resi development A (RESIDENTIAL) 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 has to be paid to BWSSB as per BSCOM 1 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 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 / inward accidents 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 / 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.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 3.65 m in the basement for installation of telecom equipment and also to 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. 3.6) 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 structures before erecting the columns "OCCUPANCY 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 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).
- 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 1893-2012 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 2013 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.g 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.

The plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (WEST) on date: 03/11/2020
Vide Ip number : BBMP/AD.COM./WST/0290/20-21 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 (WEST)

BHRUHAT BENGALURU MAHANAGARA PALIKE



Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	2	27.50	4	55.00
Total Car	2	27.50	4	55.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	58.78
Total	-	-	-	113.78

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.
A (RESIDENTIAL)	Residential	Plotted Resi development	50-225	1	-	-
Total :	-	-	-	-	2	4

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	Lift	Lift Machine	Void	Parking			
A (RESIDENTIAL)	1	537.36	56.92	9.00	2.25	17.34	113.78	338.07	338.07	04
Grand Total	1	537.36	56.92	9.00	2.25	17.34	113.78	338.07	338.07	4.00

Block -A (RESIDENTIAL)

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	Lift	Lift Machine	Void	Parking			
Terrace Floor	18.83	16.58	0.00	2.25	0.00	0.00	0.00	00	
Second Floor	129.63	7.68	2.25	0.00	5.78	0.00	113.92	113.92	01
First Floor	129.63	7.68	2.25	0.00	5.78	0.00	113.92	113.92	01
Ground Floor	129.63	11.37	2.25	0.00	5.78	0.00	110.23	110.23	02
SHR Floor	129.64	13.61	2.25	0.00	0.00	0.00	113.78	0.00	00
Total:	537.36	56.92	9.00	2.25	17.34	113.78	338.07	338.07	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	08
A (RESIDENTIAL)	D1	0.90	2.10	13
A (RESIDENTIAL)	D	1.05	2.10	04

UnitBUA Table for Block -A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpit Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 3	FLAT	99.84	99.84	11	1
SECOND FLOOR PLAN	SPLIT 4	FLAT	99.81	99.81	11	1
GROUND FLOOR PLAN	SPLIT 1	FLAT	47.57	47.57	5	2
GROUND FLOOR PLAN	SPLIT 2	FLAT	48.47	48.47	7	4
Total:	-	-	295.69	295.69	34	4

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)

PROJECT DETAIL:	Authority: BBMP	Plot Use: Residential
Inward No: BBMP/AD.COM./WST/0290/20-21	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Panangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 3	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): BMP/REV/2020-21KE/1581963	
Location: RING-II	PID No. (As per Khata Extract): 10-48-3	
Building Line Specified as per Z.R. NA	Locality / Street of the property: 1ST MAIN ROAD SK NAGAR NEW EXTN	
Zone: West		
Ward: Ward-044		
Planning District: 213-Rajaj Nagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	204.30
NET AREA OF PLOT	(A-Deductions)	204.30
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		153.23
Proposed Coverage Area (63.45 %)		129.63
Achieved Net coverage area (63.45 %)		129.63
Balance coverage area left (11.55 %)		23.60
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		357.52
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)		357.52
Residential FAR (100.00%)		338.07
Proposed FAR Area		338.07
Achieved Net FAR Area (1.65)		338.07
Balance FAR Area (0.10)		19.45
BUILT UP AREA CHECK		
Proposed Builtup Area		537.36
Achieved Builtup Area		537.36

Approval Date : 11/03/2020 12:43:10 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/11013/CH/20-21	BBMP/11013/CH/20-21	2452.6	Online	10965238381	08/25/2020 1:20:01 PM	-
	No.	Head	Amount (INR)	Remark			
	1	Scrutiny Fee	2452.6	-			

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
VIKAS GOPAL 1ST MAIN SK NAGAR NEW EXTN

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Yatish N #12, 5th Cross, Brindavan Nagar, SBM colony(80 feet road), J.P. Park road, Near Chowdesi Chikere , Bangalore-54 BCC/B.L-3.6/SE

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO:3, 1ST MAIN ROADS K NAGAR NEW EXTN. BANGALORE.WARD NO:44, PID NO:10-48-3.

DRAWING TITLE :
1612768767-24-10-2020 02-21-03\$ _\$VIKAS GOPAL_R1A_RECOVER :: A (RESIDENTIAL) with STILT, GF+2UF

SHEET NO : 1