



Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Plotted Res development	Blgd upto 11.5 mt. Ht.	R

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

Vehicle Type	No.	Reqd.	Achieved	
			Area (Sq.mt.)	Area (Sq.mt.)
Car	1	-	13.75	13.75
Total Car	1	-	13.75	13.75
TwoWheeler	-	-	13.75	0.00
Other Parking	-	-	-	10.59
Total	-	-	27.50	24.34

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.)	Trmt (No.)	
										StairCase
A (RESIDENTIAL)	1	222.64	124.04	74.26	48.13	24.34	101.46	48.71	150.17	01
Grand Total:	1	222.64	124.04	74.26	48.13	24.34	101.46	48.71	150.17	1.00

Block :A (RESIDENTIAL)									
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.)	Trmt (No.)	
Terrace Floor	14.26	0.00	14.26	14.26	0.00	0.00	0.00	0.00	00
Second Floor	60.00	0.00	60.00	11.29	0.00	48.71	48.71	00	
First Floor	74.19	74.19	0.00	11.29	0.00	62.90	62.90	00	
Ground Floor	74.19	49.85	0.00	11.29	24.34	38.56	0.00	38.56	01
Total:	222.64	124.04	74.26	48.13	24.34	101.46	48.71	150.17	01
Total Number of Same Blocks	1								
Total:	222.64	124.04	74.26	48.13	24.34	101.46	48.71	150.17	01

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	06
A (RESIDENTIAL)	D1	0.90	2.10	07
A (RESIDENTIAL)	D	1.06	2.10	01

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.20	0.60	09
A (RESIDENTIAL)	W2	1.20	1.20	03
A (RESIDENTIAL)	W1	1.50	1.20	03
A (RESIDENTIAL)	W	1.80	1.20	11

UnitBUA Table for Block :A (RESIDENTIAL)							
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	Existing	184.03	143.94	3	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	Existing	0.00	0.00	5	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	4	0
Total:	-	-	-	184.03	143.94	12	1

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for.
- Consisting of Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of GF+2UF.
- The sanction is accorded for Plotted Res 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 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 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.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 3.65 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.
- In any case / 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-4 (e) to (h).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before 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 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(1).
- 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 - 4 kg 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 structures 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: 22/01/2021. Vide Ip number : BBMP/AD.COM./WST/0442/20-21 subject to terms and conditions laid down along with this building plan approval.

This approval of Building/ 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

Color Notes	
COLOR INDEX	
PILOT BOUNDARY	██████████
ABUTTING ROAD	██████████
PROPOSED WORK (COVERAGE AREA)	██████████
EXISTING (To be retained)	██████████
EXISTING (To be demolished)	██████████

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.16
PROJECT DETAIL:		VERSION DATE: 10/11/2020
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/AD.Com./WST/0442/20-21	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Planning	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: no.36	
Nature of Sanction: ADDITION OR EXTENSION	PID No. (As per Khata Extract): 4-76-36	
Location: RING-II	Locality / Street of the property: A.G.S. Extension,Bangalore.	
Building Line Specified as per Z.R. NA		
Zone: West		
Ward: Ward-035		
Planning District: 215-Mathikere		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	132.88
NET AREA OF PLOT	(A-Deductions)	132.88
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		99.66
Proposed Coverage Area (55.83 %)		74.19
Achieved Net coverage area (55.83 %)		74.19
Balance coverage area left (19.17 %)		25.47
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		232.54
Additional F.A.R within Ring II 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)		232.54
Residential FAR (32.43%)		48.71
Existing Residential FAR (67.57%)		101.46
Proposed FAR area		150.17
Achieved Net FAR Area (1.13)		82.37
Balance FAR Area (0.62)		82.37
BUILT UP AREA CHECK		
Proposed BuiltUp Area		222.64
Existing BUA Area		124.04
Achieved BuiltUp Area		198.30

Approval Date : 01/22/2021 12:23:42 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/16055/CH/20-21	BBMP/16055/CH/20-21	1113	Online	11371229997	10/16/2020 11:35:34 AM	-
	No.	Head	Amount (INR)				Remark
	1	Scrutiny Fee	1113				

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
G.Shanmugam no.36,A.G.S. Extension,Bangalore. no.36,A.G.S. Extension,Bangalore.

(Signature)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS CANATHUR ROAD BANGALURU-560021-3.6/E-4350/18-19

(Signature)

PROJECT TITLE :
PLAN SHOWING THE EXISTING G.F WITH ALTERATION, EXISTING F.F, PROPOSED S.F & TERRACE FLOOR RESIDENTIAL BUILDING AT SITE NO-36, A.G.S EXTENTION,BANGALORE, WARD NO-35, PID NO: 4-76-36.

DRAWING TITLE : 602022144-14-10-2020
02-20-24\$ _SSHANMUGAM G ::
A (RESIDENTIAL) with GF+2UF

SHEET NO : 1