



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 (KRISHNAMURTHY)	1	448.29	80.86	49.68	317.75	317.75	02
Grand Total:	1	448.29	80.86	49.68	317.75	317.75	2.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	2	27.50
Total Car	3	41.25	2	27.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	22.18
Total		55.00		49.68

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		
				Reqd.	Prop.	Reqd./Unit
A (KRISHNAMURTHY)	Residential	Plotted Resi development	50 - 225	1	-	1
			225.001 - 375	1	-	2
Total :						3

Block : A (KRISHNAMURTHY)

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	13.77	13.77	0.00	0.00	0.00	00
Second Floor	144.84	24.23	0.00	120.61	120.61	00
First Floor	144.84	24.23	0.00	120.61	120.61	01
Ground Floor	144.84	18.63	49.68	76.53	76.53	01
Total:	448.29	80.86	49.68	317.75	317.75	02
Total Number of Same Blocks	1					
Total:	448.29	80.86	49.68	317.75	317.75	02

UnitBUA Table for Block : A (KRISHNAMURTHY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	68.99	68.99	6	1
FIRST FLOOR PLAN	SPLIT B	FLAT	231.40	231.40	8	1
SECOND FLOOR PLAN	SPLIT B	FLAT	0.00	0.00	8	0
Total:			300.39	300.39	22	2

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

- The sanction is accorded for: a) Consisting of Block - A (KRISHNAMURTHY) Wing - A-1 (KRISHNAMURTHY) Consisting of 1 GF+2UF.
- The sanction is accorded for Plotted Resi development A (KRISHNAMURTHY) 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, 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 / 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 / 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 (Es&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 as per solid waste management bye-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building licence for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list 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".

Note :

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (KRISHNAMURTHY)	D1	0.75	2.10	08
A (KRISHNAMURTHY)	D1	0.90	2.10	09
A (KRISHNAMURTHY)	D	0.91	2.10	02
A (KRISHNAMURTHY)	D	1.06	2.10	01
A (KRISHNAMURTHY)	D	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (KRISHNAMURTHY)	V	1.00	0.60	05
A (KRISHNAMURTHY)	V	1.20	0.60	03
A (KRISHNAMURTHY)	W1	1.20	1.50	17
A (KRISHNAMURTHY)	W1	1.40	1.50	01
A (KRISHNAMURTHY)	W1	1.50	1.20	03
A (KRISHNAMURTHY)	W1	1.50	1.50	02
A (KRISHNAMURTHY)	W	1.80	1.20	16
A (KRISHNAMURTHY)	W	2.10	1.20	02



AREA STATEMENT (BBMP)

PROJECT DETAIL:	VERSION NO.:	1.0.3
Authority: BBMP	VERSION DATE:	21/01/2021
Inward No: PRJ/2437/21-22	Plot Use: Residential	
Application Type: Suvarna Parvangi	Plot SubUse: Plotted Resi development	
Proposal Type: Building Permission	Land Use Zone: Residential (Main)	
Nature of Sanction: NEW	Plot/Sub Plot No.: 477	
Location: RING-1	City Survey No.: 477	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 18-5-477	
Zone: West	Locality / Street of the property: 8TH MAIN, BEML 1ST STAGE, HBCS LAYOUT, BASAVESHWARA NAGARA, BANGALORE	
Ward: Ward-101		
Planning District: 102-Majestic		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	223.26
NET AREA OF PLOT	(A-Deductions)	223.26
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		167.44
Proposed Coverage Area (64.87 %)		144.84
Achieved Net coverage area (64.87 %)		144.84
Balance coverage area left (10.12 %)		22.60
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		390.70
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)		390.70
Residential FAR (100.00%)		317.75
Proposed FAR Area		317.75
Achieved Net FAR Area (1.42)		317.75
Balance FAR Area (0.33)		72.95
BUILT UP AREA CHECK		
Proposed BuiltUp Area		448.29
Achieved BuiltUp Area		448.29

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M KRISHNAMURTHY 477, KANAYAKA, 8TH MAIN BEML LAYOUT, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
TR SOMASHEKAR No-5, 9th B Cross, 2nd Main Road, Agrahara Dasarahalli, BCC/BL-3/6/E-4477/2020

PROJECT TITLE :
PROPOSED GROUND, FIRST AND SECOND FLOOR RESIDENCE AT SITE NO 477, BEML 1ST STAGE, HBCS LAYOUT, BANGALORE

DRAWING TITLE : 1499539418-08-08-20102-43-315_ \$140X60 NEW :: A (KRISHNAMURTHY) with GF+2UF

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR	ASSISTANT DIRECTOR

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.

WEST