

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.)
	(84.111.)	StairCase	Resi.	(34.111.)	
Terrace Floor	15.77	15.77	0.00	0.00	00
First Floor	42.88	8.64	34.24	34.24	00
Ground Floor	42.88	8.64	34.24	34.24	01
Total:	101.53	33.05	68.48	68.48	01
Total Number of Same Blocks :	1				
Total:	101.53	33.05	68.48	68.48	01

ISO expand A1 (841.00 x 594.00 MM)

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

1.The sanction is accorded for

a).Consisting of 'Block - A1 (RESIDENTIAL BUILDING) Wing - A1-1 (RESIDENTIAL BUILDING ) Consisting of GF+1UF'.

2. The sanction is accorded for Bungalow A1 (RESIDENTIAL BUILDING) only. The use of the

building shall not deviate to any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose.

4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. 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. 9. 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. 10. 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. 11. 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.

12. 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.

13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

14.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. 15. 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. 16.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). 17. The building shall be constructed under the supervision of a registered structural engineer. 18.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. 19.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. 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority. 21. Drinking water supplied by BWSSB should not be used for the construction activity of the

building. 22. 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). 23. 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 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

26. 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. 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide SI. No. 23, 24, 25 & 26 are provided in the building. 28. 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.

29.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).

30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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.

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	Resi.		
A1 (RESIDENTIAL BUILDING)	1	101.53	33.05	68.48	68.48	01
Grand Total:	1	101.53	33.05	68.48	68.48	1.00

## Parking Check (Table 7b)

Vehicle Type	Reqd.		Achi	eved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	0	0.00
Total Car	1	13.75	0	0.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	0.00
Total		27.50	0.00	

ΡΑΟDUCED ΒΥ ΑΝ Αυτοdesk εducational product

## Required Parking(Table 7a)

Block	Туре	SubUse	Area	Ur	nits		Car	
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (RESIDENTIAL BUILDING)	Residential	Bungalow	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	1	0

## UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING)

Note :

				,		
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	N
GROUND FLOOR PLAN	SPLIT 1	FLAT	85.75	63.57	3	
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	3	
Total:	-	-	85.75	63.57	6	

## **Block USE/SUBUSE Details**

Block Name	Block Use	Block SubUse	Block Structure	Block Categ
A1 (RESIDENTIAL BUILDING)	Residential	Bungalow	Bldg upto 11.5 mt. Ht.	

SANCTIONIN
SSISTANT / JUNIOR ENGINEER / OWN PLANNER

NOS

02

03

NOS

01

08

SCHEDULE OF JOINERY:

NAME

W2

W1

LENGTH

0.76

1.20

HEIGHT

1.20

1.20

BLOCK NAME

BUILDING) A1 (RESIDENTIA

BUILDING)

A1 (RESIDENTIA

			SCALE : 1:100
	Color Notes COLOR INDEX		
	PLOT BOUNDARY		
	ABUTTING ROAD		
	PROPOSED WORK (CO EXISTING (To be retaine	-	
	EXISTING (To be demolis	,	
Sufficient two wheeler parking shall be provided as per requirement. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise		VERSION NO.: 1.0.3 VERSION DATE: 21/01/2021	
ructures which shall be got approved from the Competent Authority if necessary.	PROJECT DETAIL: Authority: BBMP	Plot Use: Residential	
The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka re and Emergency Department every Two years with due inspection by the department regarding working	Inward_No: PRJ/3247/21-22	Plot SubUse: Bungalow	
ndition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.	Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential (Main) Plot/Sub Plot No.: no.35 (old no.4002)	)
The Owner / Association of high-rise building shall get the building inspected by empaneled pencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are	Nature of Sanction: NEW	City Survey No.: 0	
good and workable condition, and an affidavit to that effect shall be submitted to the	Location: RING-II Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 9-47-3 Locality / Street of the property: 2nd 'A	
prporation and Fire Force Department every year. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical	Zone: West	Subramanyanagar,Bangalore.	
pectorate every Two years with due inspection by the Department regarding working condition of actrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the	Ward: Ward-066		
newal of the permission issued that once in Two years. The Owner / Association of the high-rise building shall conduct two mock - trials in the building	Planning District: 202-Srirampuram AREA DETAILS:		SQ.MT.
e before the onset of summer and another during the summer and assure complete safety in respect of hazards.	AREA OF PLOT (Minimum)	(A)	74.3
he Builder / Contractor / Professional responsible for supervision of work shall not shall not	NET AREA OF PLOT COVERAGE CHECK	(A-Deductions)	74.3
terially and structurally deviate the construction from the sanctioned plan, without previous proval of the authority. They shall explain to the owner s about the risk involved in contravention	Permissible Coverage area (7	,	55.7
he provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of BBMP.	Proposed Coverage Area (57. Achieved Net coverage area (	,	42.8
he construction or reconstruction of a building shall be commenced within a period of two (2) rs from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give	Balance coverage area left ( 1		12.9
nation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in	FAR CHECK Permissible F.A.R. as per zon	ng regulation 2015 ( - )	150.00
edule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or ing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.	Additional F.A.R within Ring I	and II ( for amalgamated plot - )	0.0
case of Development plan, Parks and Open Spaces area and Surface Parking area shall be marked and reserved as per Development Plan issued by the Bangalore Development Authority.	Allowable TDR Area (60% of Premium FAR for Plot within I		0.00
Il other conditions and conditions mentioned in the work order issued by the Bangalore elopment Authority while approving the Development Plan for the project should be strictly	Total Perm. FAR area ( 2.02 )		150.0
ered to	Residential FAR (100.00% ) Proposed FAR Area		68.4
he Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation her solid waste management bye-law 2016.	Achieved Net FAR Area ( 0.92	)	68.4
he applicant/owner/developer shall abide by sustainable construction and demolition waste nagement as per solid waste management bye-law 2016.	Balance FAR Area ( 1.10 ) BUILT UP AREA CHECK		81.5
The Applicant / Owners / Developers shall make necessary provision to charge electrical icles.	Proposed BuiltUp Area		101.5
The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 n b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240	Achieved BuiltUp Area		101.53
his site or work place who is not registered with the "Karnataka Building and Other Construction			
his site or work place who is not registered with the "Karnataka Building and Other Construction rkers Welfare Board". e : ccommodation shall be provided for setting up of schools for imparting education to the children of instruction workers in the labour camps / construction sites. st of children of workers shall be furnished by the builder / contractor to the Labour Department ich is mandatory. mployment of child labour in the construction activities strictly prohibited. btaining NOC from the Labour Department before commencing the construction work is a must. BMP will not be responsible for any dispute that may arise in respect of property in question. case if the documents submitted in respect of property in question is found to be false or		OWNER / GPA HOLDER'S SIGNATURE	D
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At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker his site or work place who is not registered with the "Karnataka Building and Other Construction orkers Welfare Board". te : Accommodation shall be provided for setting up of schools for imparting education to the children o onstruction workers in the labour camps / construction sites. .ist of children of workers shall be furnished by the builder / contractor to the Labour Department hich is mandatory. Employment of child labour in the construction activities strictly prohibited. Dobtaining NOC from the Labour Department before commencing the construction work is a must. 3BMP 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 bricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.		SIGNATURE OWNER'S ADDRESS WITH I NUMBER & CONTACT NUM Smt. V. Sangamithra no.35 (old no.400)	1BER: 2), 2nd 'A' cross road, 'B'
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Bruhat Bengaluru Mahanagara Palike