



Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for:
 - Consisting of Block A1 (RESIDENTIAL BUILDING) Wing - A1-1 (RESIDENTIAL BUILDING) Consisting of STILT, GF+01
 - The sanction is accorded for Bangalore A1 (RESIDENTIAL BUILDING) 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 and ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall ensure all workers involved in the construction work against any accident / unforeseen 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 any 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 having 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-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 inspection.
- 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.
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- 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. 31) under sub-section (4) (a) to (d).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or before the erection of walls on the foundation and in the case of column 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(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 1953:2002 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 2002 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 Ss. 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 between 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 - (i.e. capacity installed at site for 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 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 workers and general public by erecting safe barricades.

Color Notes

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

AREA STATEMENT (BMAP)

PROJECT DETAIL	VERSION NO: 1.0.3
INWARD NO: PRJ2018/21-22	PLAN DATE: 21/01/2021
Authority: BMAP	Plot Use: Residential
Application No: PRJ2018/21-22	Plot Sub-Use: Bangalore
Application Type: Special Permission	Land Use Zone: Residential (RMR)
Proposed Type: Building Permission	Process No: 21/01/2021
Nature of Sanction: NEW	City Survey No: 0
Location: RING-8	PID No. (As per Prata Extract): 36-40-21
Building Line Specified as per Z.R. NA	Locality / Street of the property: NO-21(OLD NO-666), 12TH CROSS MRCC, WARD NO-104, BANGALORE. PID NO-36-40-21
Zone: West	
Ward: West-104	
Planning District: 213(Raj) Nagar	
AREA DETAILS	SQ.MT
AREA OF PLOT (Minimum)	(A) 222.83
NET AREA OF PLOT	(A-Setbacks) 222.83
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	167.12
Proposed Coverage Area (66.67 %)	148.57
Achieved Net coverage area (66.67 %)	148.57
Balance coverage area left (8.32 %)	18.55
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	389.95
Additional F.A.R. within Ring and I (for amalgamated plot -)	0.00
Allowable FAR Area (50% of Perm FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	389.95
Residential FAR Area (100.00%)	348.73
Proposed FAR Area	348.73
Achieved Net FAR Area (1.56)	348.73
Balance FAR Area (0.19)	43.22
BUILT UP AREA CHECK	
Proposed Built-Up Area	553.72
Achieved Built-Up Area	553.72

Approval Date:

Block A1 (RESIDENTIAL BUILDING)

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	Void	Parking	Resi.			
Terrace Floor	23.45	19.85	0.00	3.60	0.00	0.00	0.00	0.00	00	
Second Floor	94.56	9.36	3.60	0.00	0.00	0.00	81.60	81.60	00	
First Floor	148.57	9.36	3.60	0.00	6.10	0.00	129.51	129.51	01	
Ground Floor	148.57	9.36	3.60	0.00	0.00	0.00	135.61	135.61	01	
Stilt Floor	148.57	12.86	3.60	0.00	0.00	132.01	0.00	0.00	00	
Total	563.72	60.89	14.40	3.60	6.10	132.01	346.72	346.72	01	
Total Number of Same Blocks	1									
Total	563.72	60.89	14.40	3.60	6.10	132.01	346.72	346.72	01	

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.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking	Resi.			
A1 (RESIDENTIAL BUILDING)	1	563.72	60.89	14.40	3.60	6.10	132.01	346.72	346.72	01	
Grand Total	1	563.72	60.89	14.40	3.60	6.10	132.01	346.72	346.72	1.00	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	3	41.25
Total Car	2	27.50	3	41.25
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	90.78
Total	-	-	41.25	132.01

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd	Prop	Reqd./Unit	Prop.
A1 (RESIDENTIAL BUILDING)	Residential	Bungalow	225.001	1	-	2	2
Total	-	-	-	-	-	2	3

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (RESIDENTIAL BUILDING)	Residential	Bungalow	Bldg upto 11.5 m. HL.	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL BUILDING)	D2	0.75	2.10	06
A1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	08
A1 (RESIDENTIAL BUILDING)	D	1.06	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL BUILDING)	W2	1.10	1.20	08
A1 (RESIDENTIAL BUILDING)	W1	1.20	1.20	07
A1 (RESIDENTIAL BUILDING)	W	1.80	1.20	15

UnitBUA Table for Block A1 (RESIDENTIAL BUILDING)

FLOOR	Name	DHBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	314.81	308.93	9	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	4	0
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	8	0
Total	-	-	314.81	308.93	21	1

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
M.A.GARSHAN NO.21(OLD NO.666), 12TH CROSS MRCC, WARD NO-104, BANGALORE. PID NO-36-40-21

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS, GAYATHRINAGAR

PROJECT TITLE:
RESIDENTIAL BUILDING AT SITE NO-21(OLD NO-666), 12TH CROSS MRCC, WARD NO-104, BANGALORE. PID NO-36-40-21

DRAWING TITLE:
M A 1 - A1 (RESIDENTIAL BUILDING) with STILT, GF+01

SHEET NO: 1

SANCTIONING AUTHORITY:

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