



Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. The sanction is accorded for:
 a) Consisting of Block - B (MOHAN KUMAR) Wing - B-1 (MOHAN KUMAR) Consisting of 4 Flats.
 b) The sanction is accorded for Potted Resi development (MOHAN KUMAR) only. The use of the building shall not extend to any other use.
 2. Car parking reserved in the plan should not be converted for any other purpose.
 3. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BHSWS and BSSCOM.
 4. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 5. The applicant shall construct temporary hoarding for the use of construction workers and it should be demolished after the construction.
 6. The applicant shall ensure all workers involved in the construction work against any accident / untoward incidents arising during the life of construction.
 7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
 8. The debris shall be removed and transported to legal 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.C. (E&D) code having 3.00 mts. from the building within the premises.
 11. The applicant shall provide a separate room preferably 4.00 x 3.60 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
 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 / outsider 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) under sub-section IV-8 (a) to (k).
 17. The building shall be constructed under the supervision of a registered structural engineer.
 18. On completion of foundation or footing 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 BHSWS should not be used for the construction activity of the building.
 22. The applicant shall ensure that the Rain Water Harvesting Structure 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. 26 for the building.
 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building Bye-law 2002 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 Sl. 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 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 - 1 kg capacity installed at site for its reuse / disposal (applicable for Residential area of 20 and above and 2000 Sqm and above built up area for Commercial building).
 30. 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 structures for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

Color Notes

COLOR INDEX

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

AREA SCHEDULE (B&P)

| Authority: B&P | Version No: 1.0.1 |
|---|--|
| Project Name: PLOT 700/21-22 | Plot Use: Residential |
| Application Type: Suburban Planning | Land Use Zone: Residential (Mixed) |
| Proposed Building Permission | Plot Sub Plot No.: 92 |
| Location: RVCH-1 | City Survey No.: 0 |
| Zone: West | PE No.: 16 per Kratha Extract: 16-8-92 |
| Ward: Ward 075 | Locality / Street of the property: GRUHALAKSHMI HGCS 1st STAGE, BANGALORE. |
| Planning District: 213 KRPJ Nagar | |
| Area of Plot (Minimum) | 264.60 |
| Net Area of Plot (A Deductions) | 264.60 |
| Coverage Check | |
| Permissible Coverage Area (70.00 %) | 185.22 |
| Proposed Coverage Area (80.28 %) | 159.50 |
| Achieved Net coverage area (80.28 %) | 159.50 |
| Balance coverage area MT (9.72 %) | 25.72 |
| FAR Check | |
| Permissible F.A.R. as per zoning regulation 2015 (1.75) | 463.06 |
| Additional F.A.R. within 50% (for unregulated part -) | 0.00 |
| Attainable TDR Area (80% of Perm FAR) | 0.00 |
| Plenum FAR for Plot within Impact Zone (-) | 0.00 |
| Total Perm. FAR area (1.75) | 463.06 |
| Residential FAR (100.00%) | 450.86 |
| Proposed FAR Area | 450.86 |
| Achieved Net FAR Area (1.76) | 450.86 |
| Balance FAR Area (0.05) | 12.20 |
| Built Up Area Check | |
| Proposed Builtup Area | 610.97 |
| Achieved Builtup Area | 610.98 |

Approval Date:

Unit/BUA Table for Block -B (MOHAN KUMAR)

| FLOOR PLAN | Name | Unit/BUA Type | Unit/BUA Area (Sq.mt.) | Carpet Area (Sq.mt.) | No. of Rooms | No. of Tenement |
|-------------------|------|---------------|------------------------|----------------------|--------------|-----------------|
| FIRST FLOOR PLAN | FF | FLAT | 115.54 | 102.32 | 8 | 1 |
| GROUND FLOOR PLAN | GF | FLAT | 76.87 | 69.10 | 6 | 1 |
| SECOND FLOOR PLAN | SF | FLAT | 115.54 | 102.32 | 8 | 1 |
| THIRD FLOOR PLAN | TF | FLAT | 115.54 | 102.32 | 8 | 1 |
| Total | | | 423.49 | 376.06 | 30 | 4 |

Block -B (MOHAN KUMAR)

| Floor Name | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tent (No.) | Carpet Area other than Tenement |
|----------------|------------------------------|-----------------------------|----------------------------|-------------------------|--------------|---------------------------------|
| Terrace Floor | 20.48 | 18.23 | 0.00 | 0.00 | 0.00 | 00 |
| Third Floor | 131.80 | 12.94 | 2.25 | 0.00 | 116.61 | 01 |
| Second Floor | 131.80 | 12.94 | 2.25 | 0.00 | 116.61 | 01 |
| First Floor | 131.80 | 12.94 | 2.25 | 0.00 | 116.61 | 01 |
| Ground Floor | 159.50 | 15.54 | 2.25 | 0.00 | 70.66 | 01 |
| Basement Floor | 35.58 | 5.60 | 0.00 | 0.00 | 29.99 | 00 |
| Total | 610.97 | 78.19 | 9.00 | 2.25 | 70.66 | 04 |

Parking Check (Table 7b)

| Vehicle Type | No. | Area (Sq.mt.) | Achieved | Area (Sq.mt.) |
|---------------|-----|---------------|----------|---------------|
| Car | 4 | 55.00 | 4 | 55.00 |
| Total Car | 4 | 55.00 | 4 | 55.00 |
| Two Wheeler | - | 13.75 | 0 | 0.00 |
| Other Parking | - | - | - | 15.66 |
| Total | | 68.75 | | 70.66 |

Block USE/SUBUSE Details

| Block Name | Block Use | Block Sub Use | Block Structure | Block Land Use Category |
|-----------------|-------------|-------------------------|---------------------|-------------------------|
| B (MOHAN KUMAR) | Residential | Potted Resi development | Slq upto 11.5 m Ht. | R |

Required Parking (Table 7a)

| Block Name | Type | Sub Use | Area (Sq.mt.) | Reqt. | Prop. | Reqt./Unit | Car | Prop. |
|-----------------|-------------|-------------------------|---------------|----------|----------|------------|----------|----------|
| B (MOHAN KUMAR) | Residential | Potted Resi development | 50 - 225 | 1 | - | 1 | 4 | 4 |
| Total | | | | - | - | - | - | - |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| B (MOHAN KUMAR) | D2 | 0.75 | 2.10 | 15 |
| B (MOHAN KUMAR) | D1 | 0.60 | 2.10 | 11 |
| B (MOHAN KUMAR) | D1 | 1.00 | 2.10 | 01 |
| B (MOHAN KUMAR) | MD | 1.00 | 2.10 | 04 |

FAR & Tenement Details

| Block | No. of Same Slq | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tent (No.) | Carpet Area other than Tenement |
|--------------------|-----------------|------------------------------|-----------------------------|----------------------------|-------------------------|--------------|---------------------------------|
| B (MOHAN KUMAR) | 1 | 610.96 | 78.19 | 9.00 | 2.25 | 70.66 | 450.87 |
| Grand Total | 1 | 610.96 | 78.19 | 9.00 | 2.25 | 70.66 | 450.87 |

PROJECT TITLE :
 PLAN OF THE PROPOSED RESIDENTIAL BUILDING AT SITE No. 92, GRUHALAKSHMI HGCS 1st STAGE, BANGALORE, WARD No. 75, PID No. 16-8-92.

OWNER / GFA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 M. MOHAN KUMAR, B. No. 371, 7th cross, 5th main, D Group layout, Srigandhadakshali, Bangalore, Andhra No. 7300 6005 9981

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 Harsha B R
 No. 558 1st floor 9th cross HMT layout Opp KRS gowda park, Nelagondranahalli, Nagasandra post, BCCBL, S.65, 365/2013/14, 5600264836, 9164754836

PROJECT TITLE :
 PLAN OF THE PROPOSED RESIDENT SITE No. 92, GRUHALAKSHMI HGCS 1st STAGE, BANGALORE, WARD No. 75, PID No.

DRAWING TITLE : BASEMENT-OF-SUP

SHEET NO : 1

SANCTIONING AUTHORITY : The 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