

**Block A (RESI)**

| Floor Name    | Total Built Up Area (Sq.mt) | Deductions (Area in Sq.mt) |      |              |       |         | Proposed FAR Area (Sq.mt) | Total FAR Area (Sq.mt) | Tmt (No.) |
|---------------|-----------------------------|----------------------------|------|--------------|-------|---------|---------------------------|------------------------|-----------|
|               |                             | StairCase                  | Lift | Lift Machine | Void  | Parking |                           |                        |           |
| Terrace Floor | 22.34                       | 20.09                      | 0.00 | 2.25         | 0.00  | 0.00    | 0.00                      | 0.00                   |           |
| Second Floor  | 134.71                      | 7.30                       | 2.25 | 0.00         | 12.41 | 0.00    | 112.75                    | 112.75                 |           |
| First Floor   | 444.59                      | 12.05                      | 2.25 | 0.00         | 12.41 | 0.00    | 430.29                    | 430.29                 |           |
| Ground Floor  | 444.59                      | 7.30                       | 2.25 | 0.00         | 0.00  | 0.00    | 435.04                    | 435.04                 |           |
| SBI Floor     | 444.59                      | 7.30                       | 2.25 | 0.00         | 0.00  | 0.00    | 435.04                    | 435.04                 |           |
| Total         | 990.82                      | 54.04                      | 9.00 | 2.25         | 12.41 | 135.04  | 378.08                    | 378.08                 |           |

**SCHEDULE OF JOINEERY:**

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (RESI)   | D1   | 0.75   | 2.10   | 15  |
| A (RESI)   | D    | 0.90   | 2.10   | 16  |
| A (RESI)   | MD   | 1.08   | 2.10   | 04  |

**SCHEDULE OF JOINEERY:**

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (RESI)   | W1   | 1.00   | 0.60   | 11  |
| A (RESI)   | W2   | 1.00   | 2.10   | 01  |
| A (RESI)   | W3   | 1.20   | 2.10   | 04  |
| A (RESI)   | W    | 1.50   | 1.20   | 37  |

**Unit/BUA Table for Block A (RESI)**

| FLOOR             | Name          | Unit/BUA Type | Unit/BUA Area | Circle Area | No. of Rooms | No. of Tenement |
|-------------------|---------------|---------------|---------------|-------------|--------------|-----------------|
| GROUND FLOOR      | GF-1          | FLAT          | 79.46         | 72.35       | 9            | 2               |
| FLOOR PLAN        | GF-2          | FLAT          | 62.89         | 56.96       | 8            | 2               |
| FIRST FLOOR       | FF-1          | FLAT          | 79.46         | 72.35       | 9            | 2               |
| PLAN              | SPLIT FF-2ASF | FLAT          | 152.93        | 146.32      | 7            | 2               |
| SECOND FLOOR PLAN | SPLIT FF-3ASF | FLAT          | 0.00          | 0.00        | 0            | 0               |
| Total             |               |               | 404.73        | 367.98      | 42           | 4               |

**Block USE/SUBUSE Details**

| Block Name | Block Use   | Block SubUse             | Block Structure      | Block Land Use Category |
|------------|-------------|--------------------------|----------------------|-------------------------|
| A (RESI)   | Residential | Plotted Resi development | Blq upto 11.5 mt Ht. | R                       |

**Required Parking (Table 7a)**

| Block Name | Type        | SubUse                   | Area (Sq.mt) | Reqt. | Prop. | Reqt./Unit | Car Reqt. | Prop. |
|------------|-------------|--------------------------|--------------|-------|-------|------------|-----------|-------|
| A (RESI)   | Residential | Plotted Resi development | 50-225       | 1     | -     | 1          | 4         | -     |
| Total      |             |                          |              | -     | -     | -          | 4         | 4     |

**Parking Check (Table 7b)**

| Vehicle Type  | Reqt. | Achieved     |
|---------------|-------|--------------|
|               | No.   | Area (Sq.mt) |
| Car           | 4     | 55.00        |
| Total Car     | 4     | 55.00        |
| TwoWheeler    | -     | 13.75        |
| Other Parking | -     | 80.04        |
| Total         | -     | 68.75        |

**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) | Tmt (No.) |
|-------------|------------------|-----------------------------|----------------------------|------|--------------|-------|---------|---------------------------|------------------------|-----------|
|             |                  |                             | StairCase                  | Lift | Lift Machine | Void  | Parking |                           |                        |           |
| A (RESI)    | 1                | 990.82                      | 54.04                      | 9.00 | 2.25         | 12.41 | 135.04  | 378.08                    | 378.08                 | 04        |
| Grand Total | 1                | 990.82                      | 54.04                      | 9.00 | 2.25         | 12.41 | 135.04  | 378.08                    | 378.08                 | 04        |

**Approval Condition:**

This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for Block A (RESI) Wing A-I (RESI) Consisting of STRL, GF-2UF.
- The sanction is accorded for Plotted Resi development A (RESI) 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 not stack 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 shall INSURE all workmen involved in the construction work and all accident / untoward incidents arising during the time of construction.
- The applicant shall not stack 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 R.C.R.C (E&I) code having 1.00 mt. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 mt. in the basement for installation of telecom equipment and also 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.
- If any worker / 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 rules and responsibilities specified in Schedule - IV (Bye-law No. 38) under sub-section IV-1 (a) to (h).
- The building shall be constructed under the supervision of a registered structural engineer.
- 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.
- 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 By-law 33(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 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide rain water harvesters as per table 'I' of Bye-law No. 25 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 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 / tenants / 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 S.I. 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 - k capacity installed at site for its reuse / 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 by 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 topsoils, 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 STATEMENT (BMP)**

| PROJECT BMAP   | VERSION NO. | DATE       |
|----------------|-------------|------------|
| Authority: BMP | 1.0/4       | 31/08/2021 |

**PROJECT DETAIL:**

Authority: BMP  
 Inward No: W/12/12/22  
 Application Type: Suvarna Parvati  
 Proposed Plot No: NO. 61, 13TH MAIN  
 Nature of Sanction: NEW  
 City Survey No.: NO. 61, 13TH MAIN  
 Khata No.: Nil per Khata Extract: 61  
 Location: RING I  
 Building Line Specified as per ZR: NA  
 Corridor and Fire Force Department every year.  
 Zone: West  
 Ward: Ward 107  
 Planning District: 213-Rajaj Nagar

**AREA DETAILS:**

| AREA OF PLOT (Minimum)              | (Sq) | SQ.MT  |
|-------------------------------------|------|--------|
| NET AREA OF PLOT                    | (A)  | 217.07 |
| COVERED CHECK                       |      | 217.07 |
| Permissible Coverage Area (75.00%)  |      | 162.80 |
| Proposed Coverage Area (66.49%)     |      | 144.63 |
| Achieved Net coverage area (66.49%) |      | 144.59 |
| Balance coverage area left (8.51%)  |      | 18.51  |
| Existing Structure To Be Demolish   |      | 167.84 |

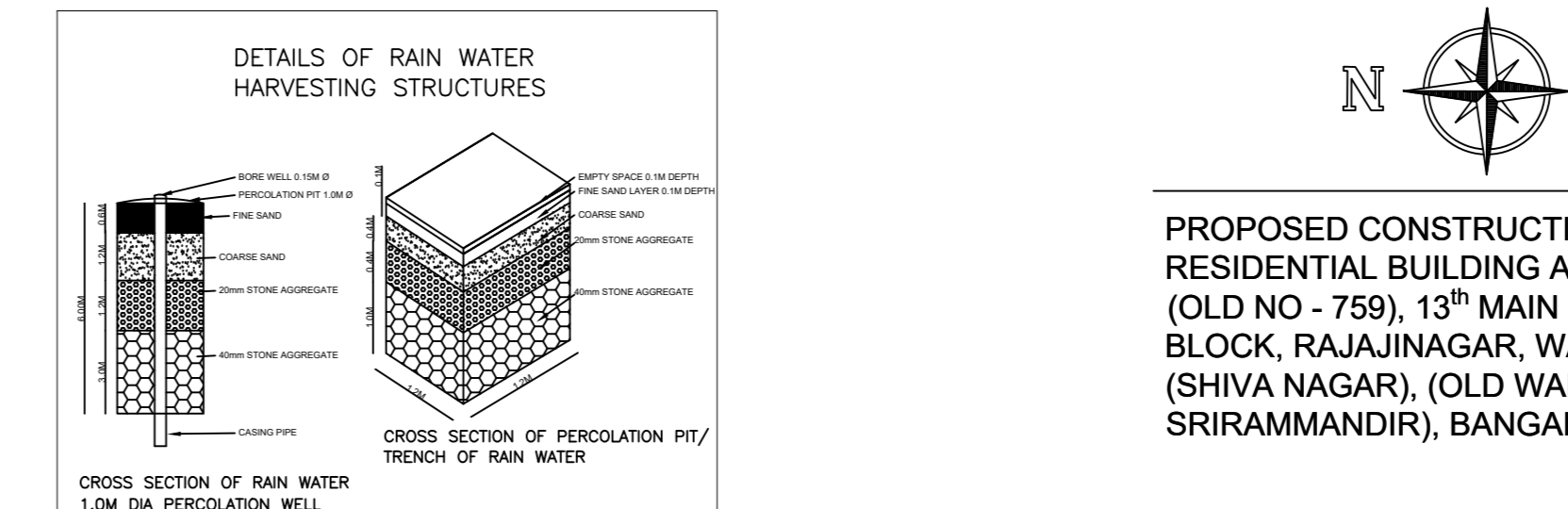
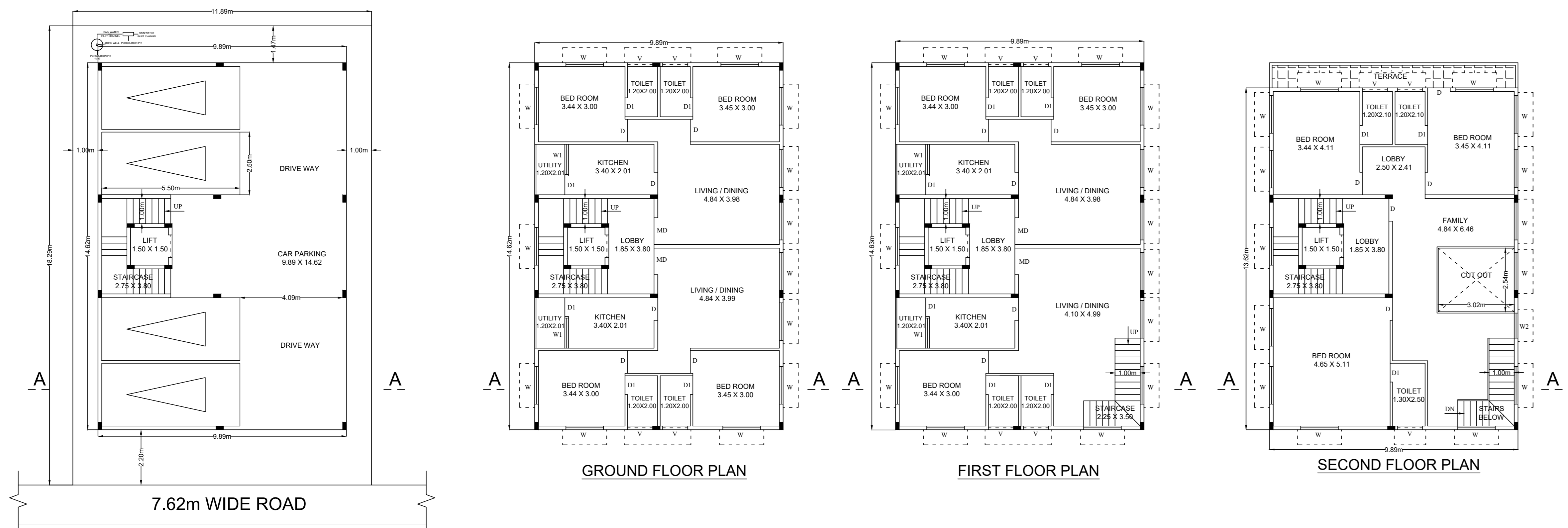
**FAR CHECK**

| Permissible FAR (100.00%)                                    | (1.75) | 380.57 |
|--|--------|--------|
| Additional FAR with 100% (1.75) (I) (or amalgamation plot -) |        | 0.00   |
| Allowable FAR Area 50% of Permissible FAR                    |        | 0.00   |
| Premium FAR for Plot within Impact Zone (-)                  |        | 0.00   |
| Total Perm FAR Area (1.75)                                   |        | 380.57 |
| Sanctioned FAR Area (1.01)                                   |        | 378.08 |
| Proposed FAR Area  |        | 378.08 |
| Achieved Net FAR Area (1.74)                                 |        | 378.08 |
| Balance FAR Area (0.01)                                      |        | 2.49   |

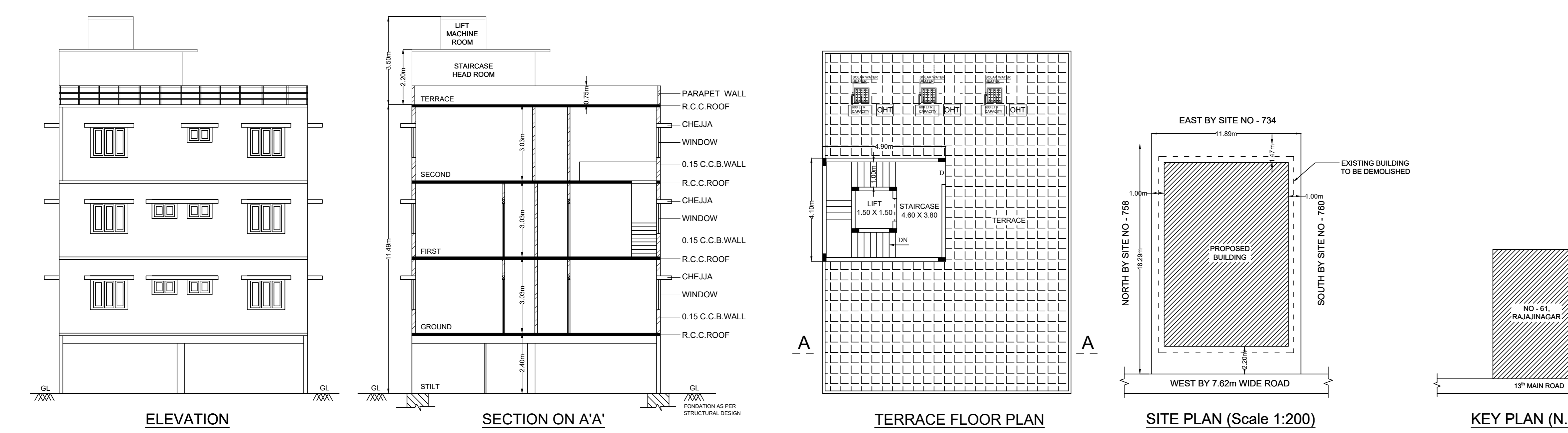
**BUILT UP AREA CHECK**

| Proposed BuiltUp Area | 590.82 |
|-----------------------|--------|
| Achieved BuiltUp Area | 590.82 |

Approval Date:



**PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT SITE NO - 61 (OLD NO - 759), 10<sup>TH</sup> MAIN ROAD, 3<sup>RD</sup> BLOCK, RAJAJINAGAR, WARD NO - 107 (SHIVA NAGAR), (OLD WARD NO - 22, SRIRAMANDIR), BANGALORE**



**OWNER / GFA HOLDER'S SIGNATURE**

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 ROOPA RAVINDRANATH NO. 2035, 3rd Floor, 19/2, Subba Indraprastha, Minerva Mills Compound, Magadi Road, Gopalapura, Bangalore.

**ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE**  
 T.V. SHIVALINGAPPA #302/2, 6th cross, Amrajyothinagar, Vijayanagar ECCLB, 2 & 3C, 76900-01

**PROJECT TITLE:**  
 PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT SITE NO - 61 (OLD NO - 759), 10<sup>TH</sup> MAIN ROAD, 3<sup>RD</sup> BLOCK, RAJAJINAGAR, WARD NO - 107 (SHIVA NAGAR), (OLD WARD NO - 22, SRIRAMANDIR), BANGALORE

**DRAWING TITLE:** 838678915-29-01-202209-02-298\_R00PAA\_RAVINDRANATH\_29-01-2022...\_PREDR  
 : A (RESI) with STILT, GF-2UF

**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 license by the competent authority. |
|------------------------|---|
| Sanctioning Authority  | Sanctioning Authority   |