

**Color Notes**

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

**AREA STATEMENT (BBMP)**

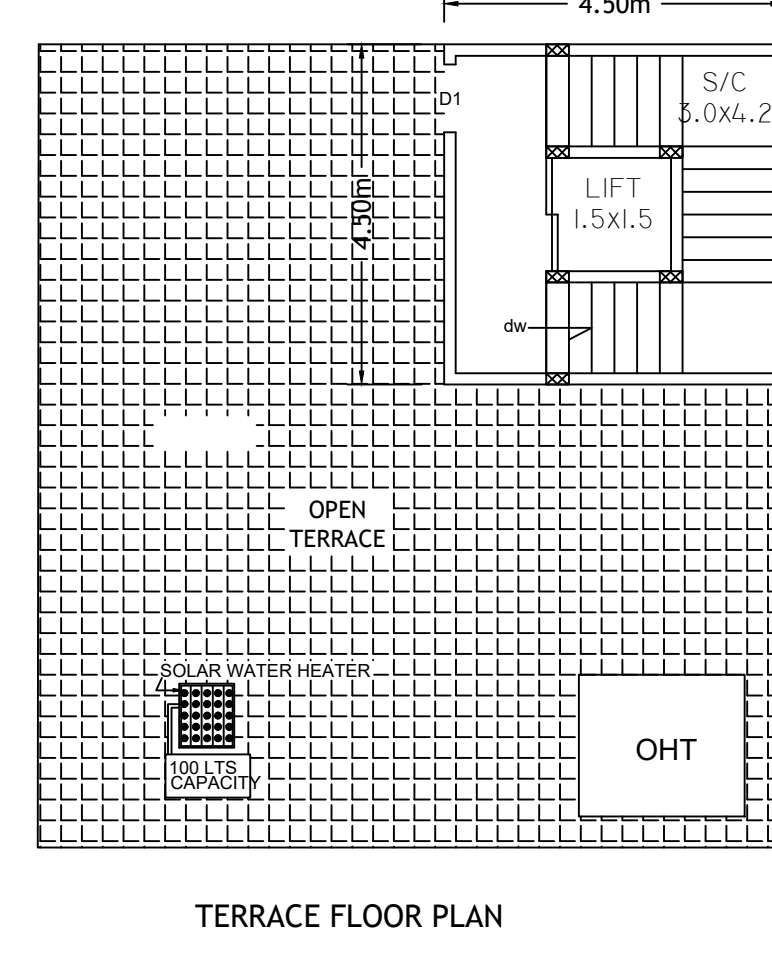
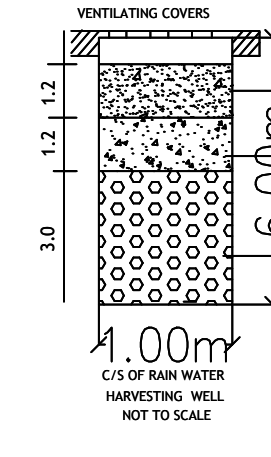
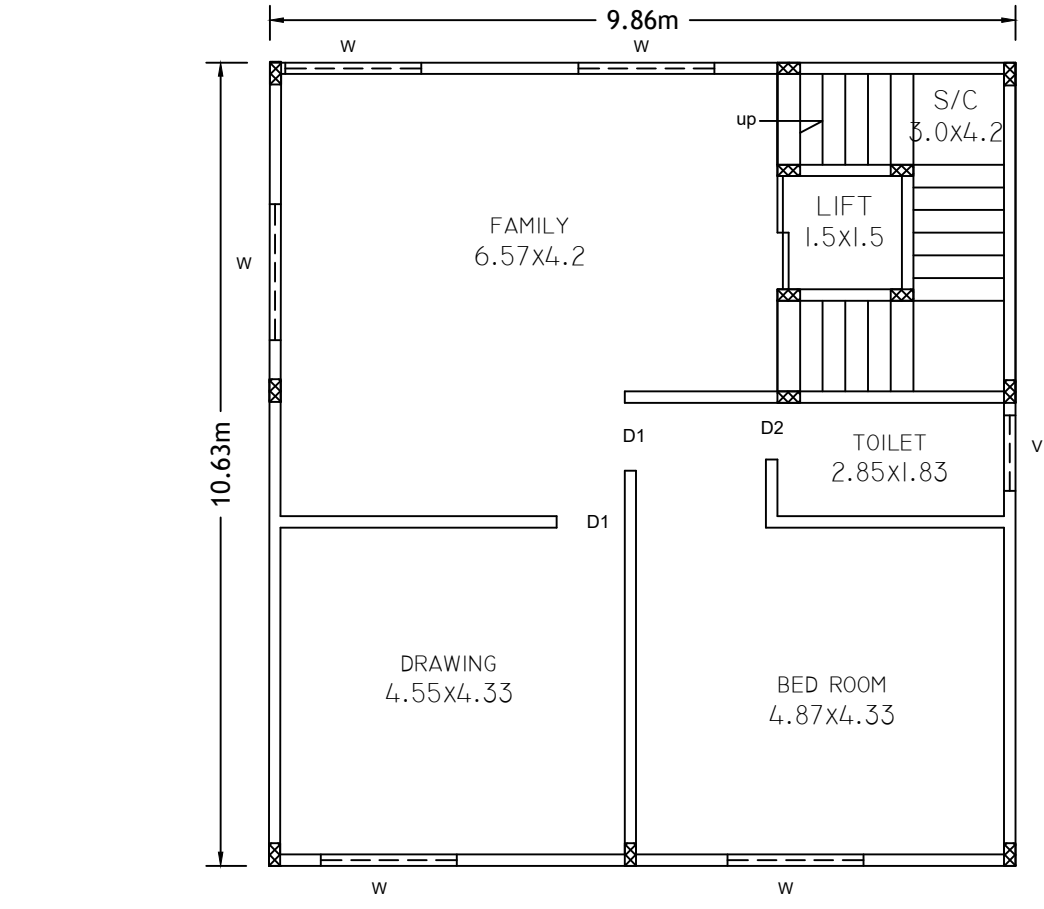
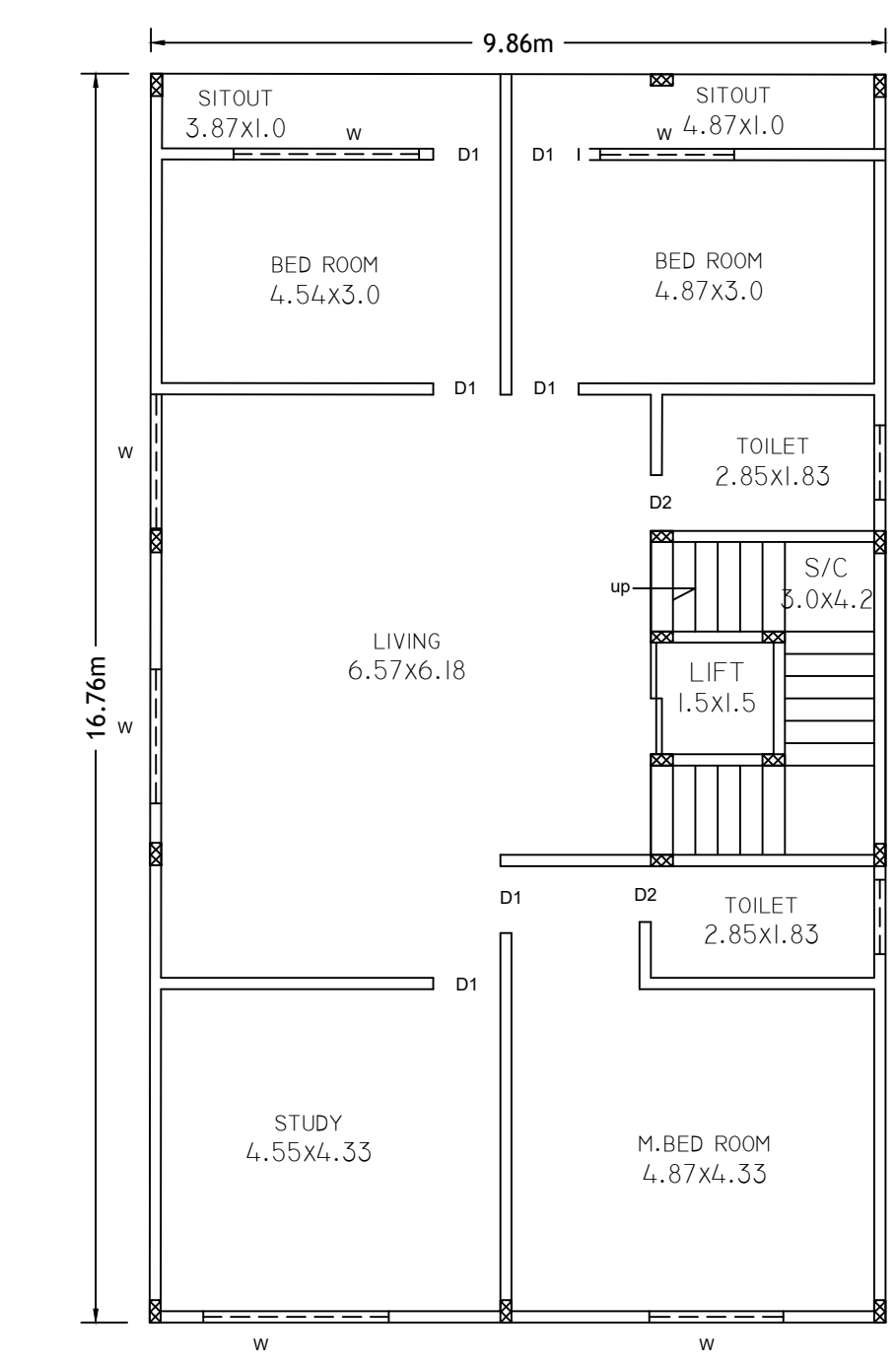
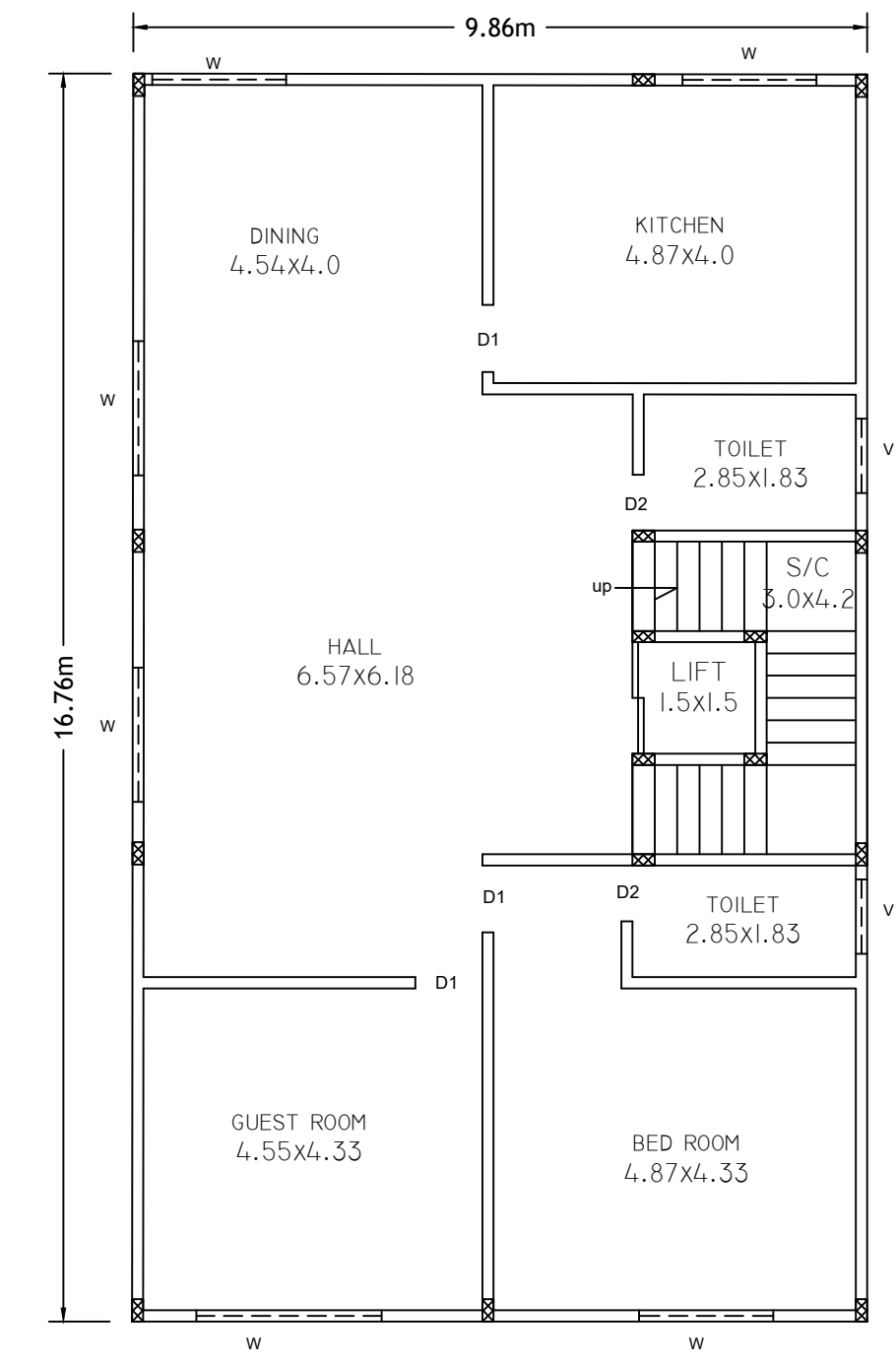
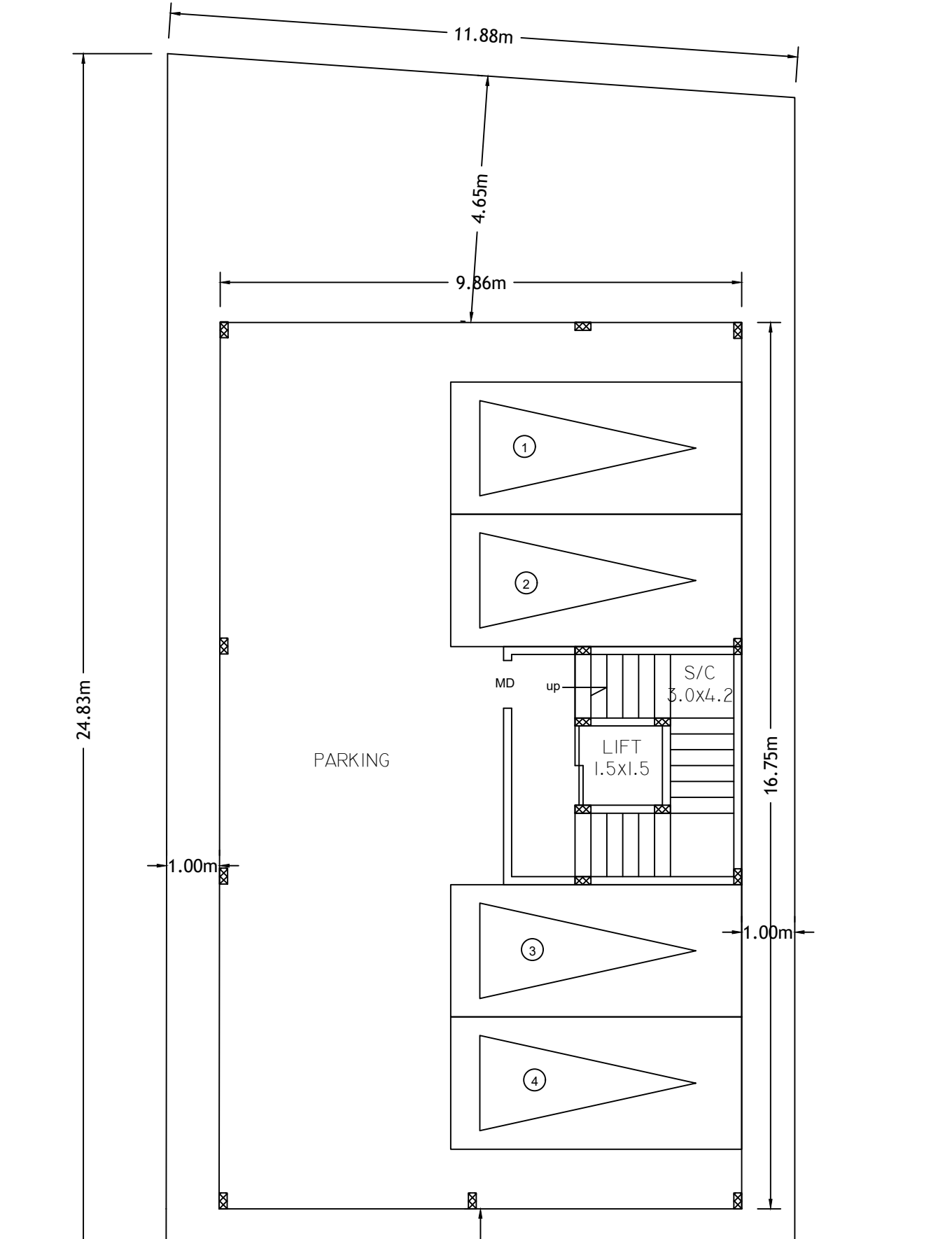
PROJECT DETAIL	VERSION NO: 1.0.4
Authority: BBMP	VERSION DATE: 31/08/2021
Inward No: PU/19545/21-22	Plot Use: Residential
Application Type: Suvarna Parvathi	Plot SubUse: Bungalow
Proposal Type: Building Permission	Land Use Zone: Residential (Main)
Nature of Sanction: NEW	Plot/Sub Plot No: 8
Location: RING II	City Survey No: 4151
Building Line Specified as per Z.R. NA	Khasa No. (As per Khasa Extract): 35-76-8
Zone: West	Locality / Street of the property: CENTRAL HBCS
Ward: Ward-125	
Planning District: 212-Vijayanagar	
AREA OF PLOT (Minimum)	285.71 SQ.MT.
NET AREA OF PLOT (A-Deductions)	285.71
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	217.28
Proposed Coverage Area (57.05 %)	165.27
Achieved Net coverage area (57.05 %)	165.27
Balanced coverage area (M) (17.95 %)	52.01
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	506.99
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (80% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR Area (1.75)	506.99
Residential FAR (100.00%)	390.51
Proposed FAR Area	390.51
Achieved Net FAR Area (1.35)	390.51
Balanced FAR Area (0.40)	116.48
BUILT UP AREA CHECK	
Proposed BuiltUp Area	613.55
Achieved BuiltUp Area	613.55

Approval Date :

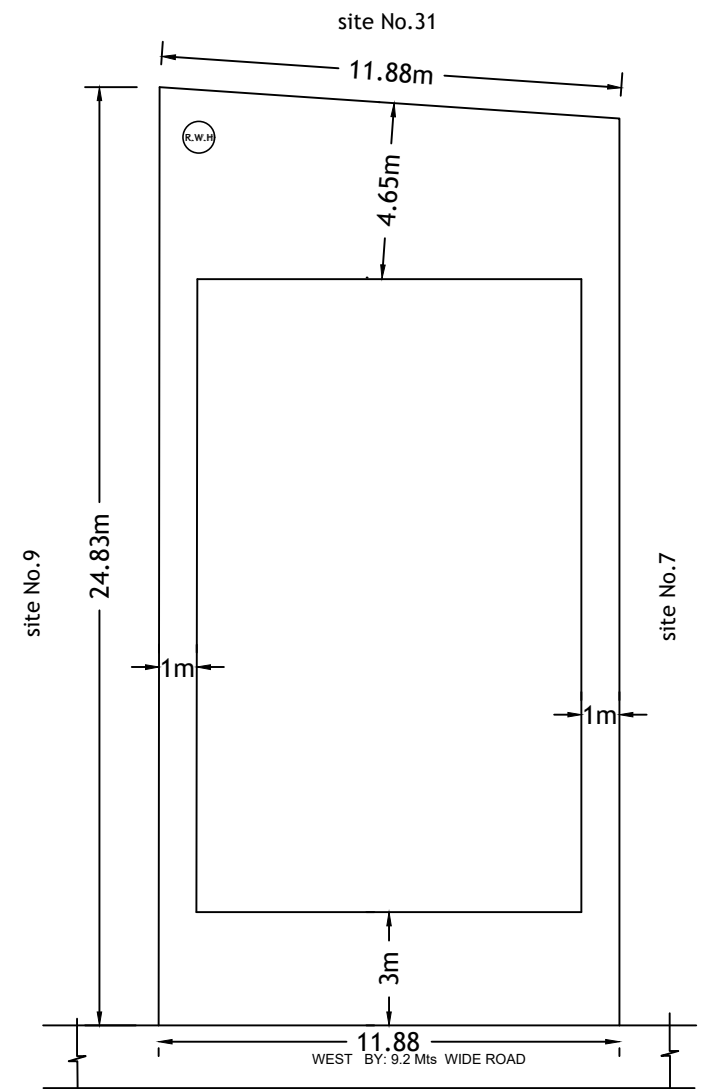
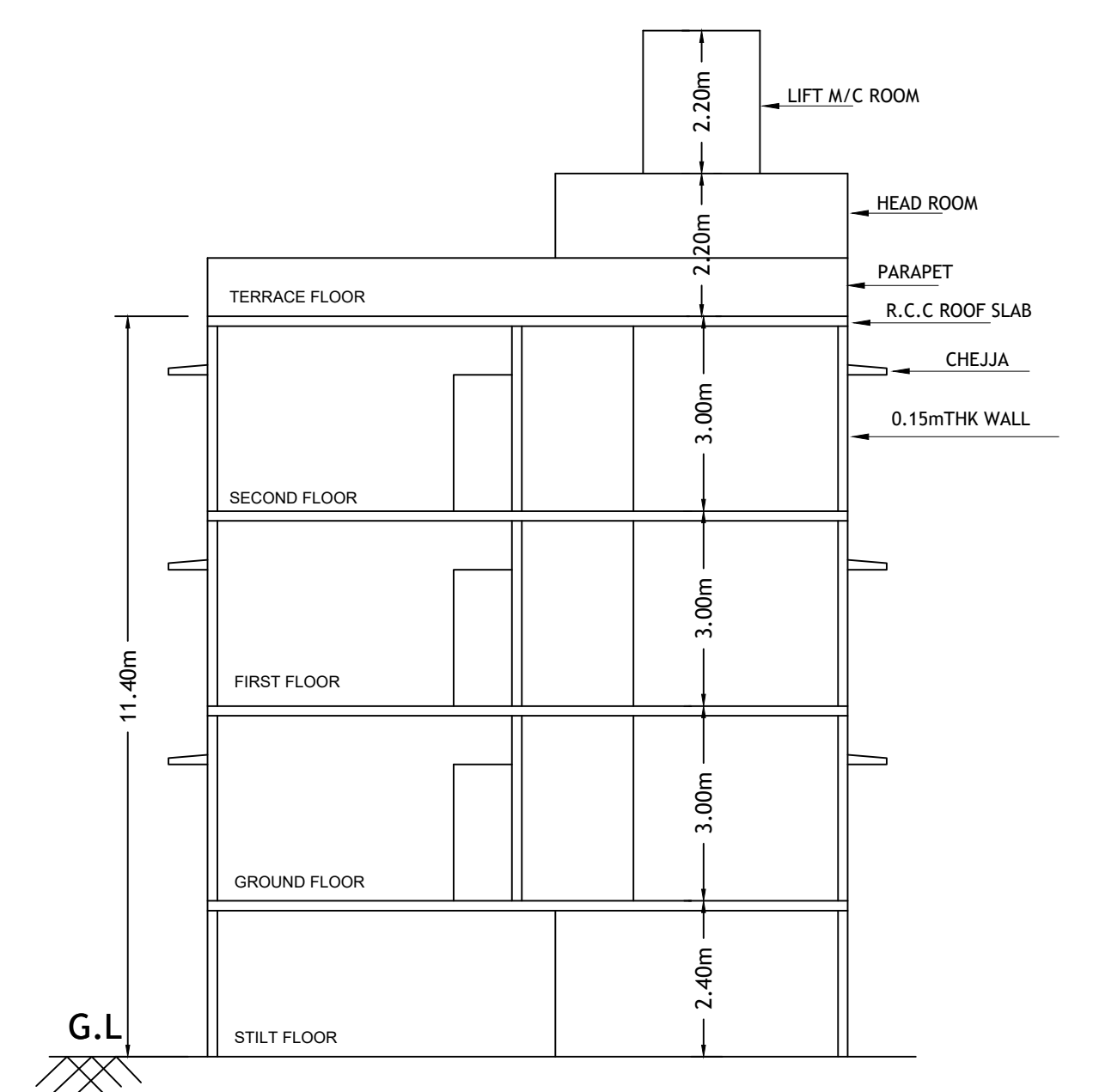
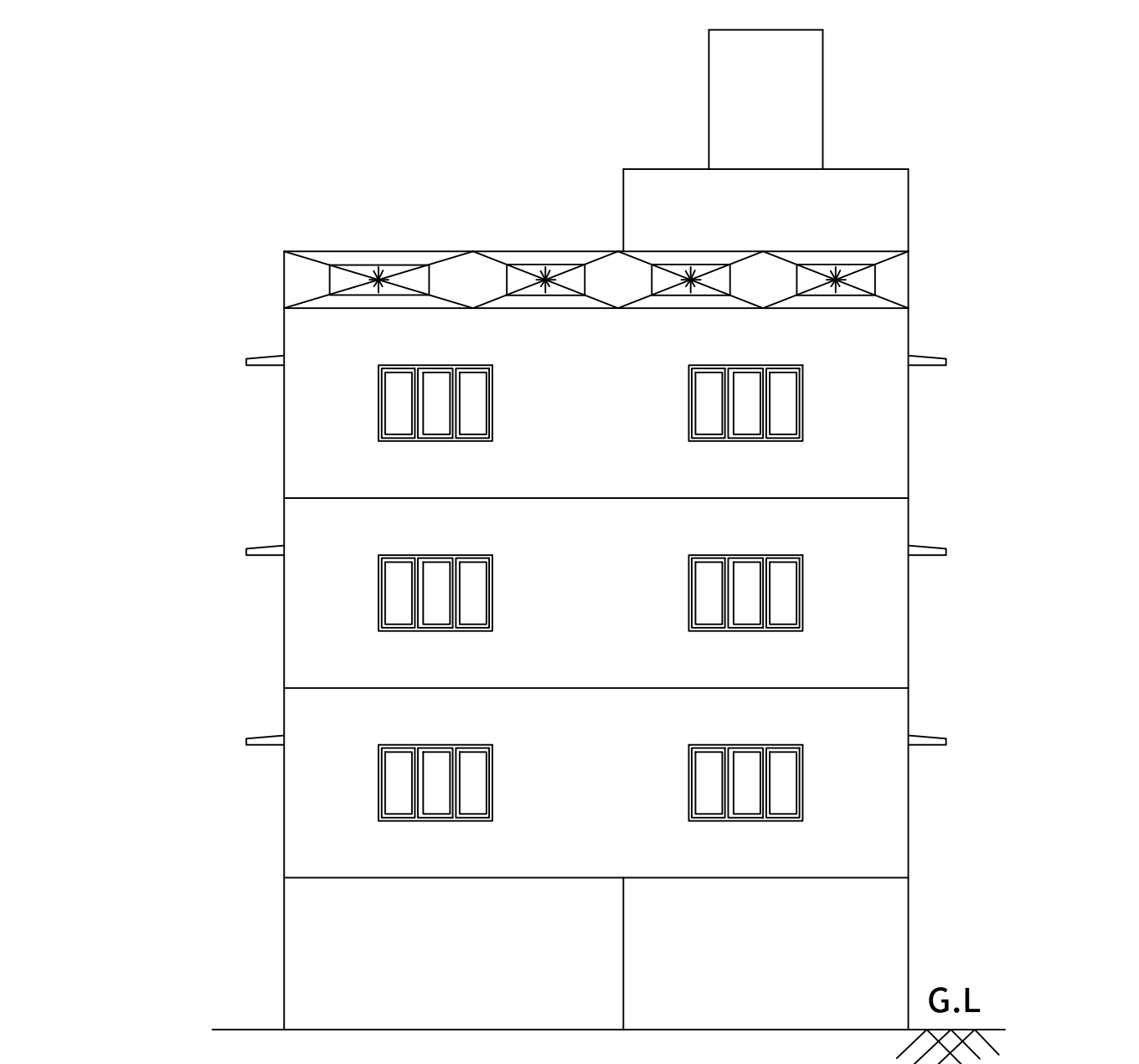
**Approval Condition :**

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for:
  - Consisting of 'Block - A (RESIDENTIAL BUILDING) Wing - A-1 (RESIDENTIAL BUILDING) Consisting of STILT, GF-2UF'.
- The sanction is accorded for Bungalow A (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, cubicles 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 (E&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 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 inspections.
- If any owner / builder contravenes the provisions of Building By-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 duties and responsibilities specified in Schedule - IV (By-law No. 3.6) under sub section IV-8 (e) to (k).
- 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 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 By-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 1893:2002, 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 By-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (By-law - 31) of Building by-laws 2003 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 S. 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.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sq.mt and above built up area for Commercial building).
- 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 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.



WEST BY: 9.2 Mts WIDE ROAD



**Block -A (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.)
		Stair/Case	Lift	Lift Machine	Parking			
Terrace Floor	22.61	20.25	0.00	2.36	0.00	0.00	0.00	00
Second Floor	104.87	9.36	2.36	0.00	0.00	93.15	93.15	00
First Floor	155.47	9.36	2.36	0.00	0.00	143.75	143.75	00
Ground Floor	165.33	9.36	2.36	0.00	0.00	153.61	153.61	01
Stilt Floor	165.27	9.36	2.36	0.00	0.00	153.55	153.55	00
Total	613.55	57.69	9.44	2.36	153.55	390.51	390.51	01
Total Number of Same Blocks	1							
Total	613.55	57.69	9.44	2.36	153.55	390.51	390.51	01

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D2	0.75	2.10	05
A (RESIDENTIAL BUILDING)	D1	0.90	2.10	09

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	W1	1.26	1.20	05
A (RESIDENTIAL BUILDING)	W	1.80	1.20	29

**UnitBUA Table for Block -A (RESIDENTIAL BUILDING)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	SPLIT split	FLAT	418.59	353.50	6	1
FIRST FLOOR	SPLIT split	FLAT	0.00	0.00	7	0
SECOND FLOOR	SPLIT split	FLAT	0.00	0.00	4	0
Total	-	-	418.59	353.50	17	1

**Block USE/SUBUSE Details**

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

**Required Parking (Table 7a)**

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
A (RESIDENTIAL BUILDING)	Residential	Bungalow	375.001 - 525	1	-	3	3
Total	-	-	-	-	-	3	4

**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	4	55.00
Total Car	3	41.25	4	55.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	98.55
Total	-	-	55.00	153.55

**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.)
			Stair/Case	Lift	Lift Machine	Parking			
A (RESIDENTIAL BUILDING)	1	613.55	57.69	9.44	2.36	153.55	390.51	390.51	01
Other	-	-	-	-	-	-	-	-	-
Total	1	613.55	57.69	9.44	2.36	153.55	390.51	390.51	1.00

**SANCTIONING AUTHORITY :**

Sanctioning Authority	Approval Date
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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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
1.V JAYASHANKAR AND 2. T S SAWTHA 8TH MAINROAD 3RD CROSS VIJAYANAGAR BANGALORE

ARCHITECT /ENGINEER /SUPERVISOR'S SIGNATURE

Tejas M S No 49 Kiledaransapalya karalamangala post madhhal hobli Magadi Taluk Ramanagera District 5612 BCC/BL-3.6/E-4540/2020-21

PROJECT TITLE :  
PROPOSED RESIDENTIAL BUILDING AT SITE NO.8,4TH CROSS,CEHBS LUDJ,KEMPAPURA AGRAHARA, BANGALORE,WARD NO.175,PID NO. 35-76-8

DRAWING TITLE :  
DUPEX (V) - A (RESIDENTIAL BUILDING) WITH STILT, GF-2UF

SHEET NO : 1