



Color Notes	
COLOR INDEX	
	PLOT BOUNDARY
	ABUTTING ROAD
	PROPOSED WORK (COVERAGE AREA)
	EXISTING (To be retained)
	EXISTING (To be demolished)

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.18
		VERSION DATE: 08/05/2024
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/0910/24-25	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 9 SP-43	
Nature of Sanction: NEW	City Survey No.: 00	
Location: RING-II	PID No. (As per Khata Extract): 95-481-9 SP-43	
Building Line Specified as per Z.R. NA	Locality / Street of the property: NO 9 SP-43, HBR LAYOUT 2ND STAGE EXTENTION, SHAMPUR, BANGALORE.	
Zone: East		
Ward: Ward-032		
Planning District: 216-Kaval Byrasandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	222.96
NET AREA OF PLOT	(A-Deductions)	222.96
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		167.22
Proposed Coverage Area (58.36 %)		130.11
Achieved Net coverage area (58.36 %)		130.11
Balance coverage area left (16.64 %)		37.11
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		390.17
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		390.17
Residential FAR (100.00%)		389.45
Proposed FAR Area		389.45
Achieved Net FAR Area (1.75)		389.45
Balance FAR Area (0.00)		0.72
BUILT UP AREA CHECK		
Proposed BuiltUp Area		599.47
Achieved BuiltUp Area		599.47

Approval Date :

Required Parking (Table 7a)							
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Req'd.	Prop.	Req'd./Unit	Req'd.
RESI (AA)	Residential	Plotted Resi development	50 - 225	1	-	1	-
	Total :		-	-	-	4	4

Block: RESI (AA)								
Floor Name	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)				Proposed FAR Area (Sq.ft.) Resi.	Total FAR Area (Sq.ft.)	Trmt (No.)
		Stair/Case	Lift	Lift Machine	Parking			
Terrace Floor	19.08	17.64	0.00	1.44	0.00	0.00	97.36	00
Third Floor	112.57	13.77	1.44	0.00	0.00	97.36	97.36	01
Second Floor	112.57	13.77	1.44	0.00	0.00	97.36	97.36	01
First Floor	112.57	13.77	1.44	0.00	0.00	97.36	97.36	01
Ground Floor	112.57	13.77	1.44	0.00	0.00	97.36	97.36	01
Stilt Floor	130.11	6.06	1.44	0.00	122.61	0.00	0.00	00
Total:	599.47	78.78	7.20	1.44	122.61	389.44	389.44	04
Total Number of Same Blocks	1							
Total:	599.47	78.78	7.20	1.44	122.61	389.44	389.44	04

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	4	55.00	4	55.00
Total Car	4	55.00	4	55.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	67.61
Total		68.75		122.61

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESI (AA)	D2	0.75	2.10	16
RESI (AA)	D1	0.75	2.10	04
RESI (AA)	D1	0.91	2.10	12

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESI (AA)	V	1.00	1.20	12
RESI (AA)	W	1.80	1.20	04
RESI (AA)	W	2.03	1.20	03
RESI (AA)	W	2.04	1.20	01
RESI (AA)	W	2.26	1.20	01
RESI (AA)	W	2.28	1.20	15

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RES1 (AA)	Residential	Plotted Resi development	Bldg upto 15.0 mt. Ht.	R

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	FLAT	96.78	87.58	9	1
TYPICAL - 1, 2& 3 FLOOR PLAN	TY	FLAT	96.78	87.58	9	3
Total:	-	-	387.12	350.31	36	4

FAR & Tenement Details									
Block	No. of Same Bldg	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)				Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Parking			
RESI (AA)	1	599.47	78.78	7.20	1.44	122.61	389.44	389.44	04
Grand Total	1	599.47	78.78	7.20	1.44	122.61	389.44	389.44	4.00

Project Approval:

The Project Sponsor is issued subject to the following conditions:

- 1 The sanction is accorded for:
a) Construction of a new building - (HSE - RESA / Civil Consenting of ST/TL / G+U/P)
- 2 The sanction is accorded as Permitted Residential Building (PRB).
- 3 The use of the building shall not deviate at any other uses.
- 4 The Owner / Builder is responsible and shall not be exempted for water supply, sanitary and power main lines to be paid by the owner.
- 5 Necessary cuttings for forming building setbacks, cuboids or ground level post local services a space for dumping garbage within the premises shall be provided.
- 6 The applicant shall ensure that the proposed use of construction works and it should be demolished after the completion of the project.
- 7 The applicant shall INSURE all workers involved in carrying out construction against any accident or occupational injury occurring during the time of construction.
- 8 The applicant shall not stock any building materials (debris on top/bottom or open roads or on drains, etc.) debris shall be removed immediately from the site.
- 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.
The applicant shall ensure that the distribution network and associated equipment as per N.E.R.C. Grid code having 3.0 km. from the building within the premises.
The applicant shall ensure that the distribution network shall have a minimum of 4.0 m clearance from the installation of telecom equipment and also make provisions for telecom services as per Lay-Ins.
- 10 The applicant shall maintain during construction such barricades as considered necessary to protect vehicles and/or materials endangering the safety of public / structures etc. in and around the site.
- 11 Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 12 Loamess and approved plans shall be posted in a conspicuous place of the licensed premises. The listing and nature and classes of sanctioned plans and drawings shall be mounted on a panel and displayed and they shall be made available during working hours.
- 13 Any owner / builder who contravenes the provisions of Building bye laws and rules in force, the architect / Engineer / Contractor or the contractor in violation of the bye laws shall be liable in the second instance and cancel the registration if the same is repeated for the third time.
- 14 Technical personnel, supervisor or owner as the case may be shall apply strictly to the duties and responsibilities assigned to them under the bye laws and section 10(3) under sub-section 10(4) of the building shall be constructed under supervision of a registered structural engineer.
- 15 On completion of the construction of the building, the applicant shall submit a copy of the column statement before ending the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 16 Construction or reconstruction of the building should be completed before the expiry of the years of validity of the sanction. If the applicant fails to complete the construction of the building to occupy the building.
- 17 In case the construction shall be stopped without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- 18 Drinking water supply by BWSHD should not be used for the construction activity of the building.
- 19 The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained good space for rainwater harvesting system and the structure shall be maintained well always having a minimum total capacity mentioned in the Bye Laws 32(a).
- 20 The building shall be designed and constructed according the norms prescribed in National Building Code and the Indian Standards Manual for the design of structures "ISIRI : 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 Bye Laws 29.
- 21 The facilities for physically handicapped persons prescribed in Schedule IX, (Bye Laws - 31) of Building Bye Laws 2002 shall be ensured.
- 22 The applicant shall provide at least one common toilet in the ground floor for the use of the sanitation women engaged in the construction work and the same shall be approached through a ramp for the Physically Handicapped persons together with the stippled entry.
- 23 The Occupancy Certificate will be considered only ensuring that the provisions of conditions Nos. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644,

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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.
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	

EAST