



Approval Condition :
 This Plan Sanction is issued subject to the following conditions :
 1. Sanction is accorded for the Residential Building at 3C-802, 1ST BLOCK, HRBR LAYOUT, BANGALORE, Bangalore.
 a) Consist of 10room + 3 only.
 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 3. 114.52 area reserved for car parking shall not be converted for any other purpose.
 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 5. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 6. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 7. 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.
 8. 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.
 9. The applicant shall plant at least two trees in the premises.
 10. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 11. 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.
 12. If 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.
 13. 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. 3.6) under sub section IV-8 (e) to (k).
 14. The building shall be constructed under the supervision of a registered structural engineer.
 15. On completion of the 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.
 16. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 17. 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 3(2a).
 18. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
 19. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 20. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodke) Letter No. LD95LET/2013, dated: 01-04-2013 :

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

| AREA STATEMENT (BBMP) | VERSION NO. : 1.0.10 |
|---|---|
| Authority: BBMP | VERSION DATE: 01/11/2018 |
| PROJECT DETAIL: | |
| Inward No: | Plot Use: Residential |
| BBMP/Ad.Com./EST/0370/19-20 | Plot SubUse: Plotted Resi development |
| Application Type: Suvarna Parvangi | Land Use Zone: Residential (Main) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 3C-802 |
| Nature of Sanction: New | Khata No. (As per Khata Extract): 3C-802 |
| Location: Ring-II | Locality / Street of the property: 1ST BLOCK, HRBR LAYOUT, BANGALORE. |
| Building Line Specified as per Z.R: NA | |
| Zone: East | |
| Ward: Ward-027 | |
| Planning District: 217-Kammanahalli | |
| AREA DETAILS: | |
| AREA OF PLOT (Minimum) | (A) 212.33 |
| NET AREA OF PLOT | (A-Deductions) 212.33 |
| COVERAGE CHECK | |
| Permissible Coverage area (75.00 %) | 159.25 |
| Proposed Coverage Area (57.84 %) | 122.80 |
| Achieved Net coverage area (57.84 %) | 122.80 |
| Balance coverage area left (17.17 %) | 36.45 |
| FAR CHECK | |
| Permissible F.A.R. as per zoning regulation 2015 (1.75) | 371.58 |
| Additional F.A.R. within Ring I and II (for amalgamated plot -) | 0.00 |
| Allowable TOR Area (60% of Perm FAR) | 0.00 |
| Premium FAR for Plot within Impact Zone (-) | 0.00 |
| Total Perm. FAR area (1.75) | 371.58 |
| Residential FAR (98.16%) | 364.09 |
| Proposed FAR Area | 370.93 |
| Achieved Net FAR Area (1.75) | 370.93 |
| Balance FAR Area (0.00) | 0.65 |
| BUILT UP AREA CHECK | |
| Proposed BuiltUp Area | 509.65 |
| Achieved BuiltUp Area | 509.65 |

Approval Date : 09/03/2019 7:27:47 PM

Payment Details

| Sr No. | Challan Number | Receipt Number | Amount (INR) | Payment Mode | Transaction Number | Payment Date | Remark |
|--------|--------------------|--------------------|--------------|--------------|--------------------|-----------------------|--------|
| 1 | BBMP/9220/CH/19-20 | BBMP/9220/CH/19-20 | 3699.9 | Online | 6722627009 | 07/09/2019 4:20:03 PM | - |
| | No. | Head | | | Amount (INR) | Remark | |
| | 1 | Scrutiny Fee | | | 3699.9 | - | |

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.) | Trmt (No.) |
|-----------------------------|------------------------------|-----------------------------|------|--------------|---------|----------------------------|-------------------------|------------|
| | | StairCase | Lift | Lift Machine | Parking | | | |
| Terrace Floor | 18.45 | 17.01 | 0.00 | 1.44 | 0.00 | 0.00 | 0.00 | 00 |
| Third Floor | 122.80 | 0.00 | 1.44 | 0.00 | 0.00 | 121.36 | 121.36 | 01 |
| Second Floor | 122.80 | 0.00 | 1.44 | 0.00 | 0.00 | 121.36 | 121.36 | 01 |
| First Floor | 122.80 | 0.00 | 1.44 | 0.00 | 0.00 | 121.36 | 121.36 | 02 |
| Ground Floor | 122.80 | 0.00 | 1.44 | 0.00 | 0.00 | 114.52 | 6.84 | 00 |
| Total: | 509.65 | 17.01 | 5.76 | 1.44 | 114.52 | 364.08 | 370.92 | 04 |
| Total Number of Same Blocks | 1 | | | | | | | |
| Total: | 509.65 | 17.01 | 5.76 | 1.44 | 114.52 | 364.08 | 370.92 | 04 |

Required Parking (Table 7a)

| Block Name | Type | SubUse | Area (Sq.mt.) | Units | Reqd./Unit | Car Reqd. | Prop. |
|------------|-------------|--------------------------|---------------|-------|------------|-----------|-------|
| A (RESI) | Residential | Plotted Resi development | 50-225 | 1 | - | 1 | 3 |
| Total: | | | | | | | 3 |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---------------|-------|---------------|----------|---------------|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 3 | 41.25 | 3 | 41.25 |
| Total Car | 3 | 41.25 | 3 | 41.25 |
| TwoWheeler | - | 13.75 | 0 | 0.00 |
| Other Parking | - | - | - | 73.27 |
| Total | | | | 114.52 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (RESI) | D2 | 0.76 | 2.10 | 06 |
| A (RESI) | D1 | 0.90 | 2.10 | 13 |
| A (RESI) | D | 1.06 | 2.10 | 04 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (RESI) | W3 | 0.90 | 1.20 | 06 |
| A (RESI) | W1 | 1.21 | 1.20 | 13 |
| A (RESI) | W | 1.80 | 1.20 | 26 |

UnitBUA Table for Block :A (RESI)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-------------------------|-----------|--------------|--------------|-------------|--------------|-----------------|
| FIRST FLOOR PLAN | SPLIT 1 | FLAT | 57.16 | 53.13 | 5 | 2 |
| TYPICAL-2, 3 FLOOR PLAN | SPLIT 2 | FLAT | 37.90 | 34.29 | 5 | 2 |
| | SPLIT 3,4 | FLAT | 101.36 | 94.79 | 8 | 2 |
| Total: | - | - | 297.78 | 277.00 | 26 | 4 |

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 | Parking | | | |
| A (RESI) | 1 | 509.65 | 17.01 | 5.76 | 1.44 | 114.52 | 364.08 | 370.92 | 04 |
| Grand Total: | 1 | 509.65 | 17.01 | 5.76 | 1.44 | 114.52 | 364.08 | 370.92 | 4.00 |

Block USE/SUBUSE Details

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

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (EAST) on date 03/09/2019 vide lp number: BBMP/Ad.Com./EST/0370/19-20 subject to terms and conditions laid down along with this building plan approval.
 Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)
 BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 Sri. ANUJ GOEL & Smt. AANCHAL GOEL,
 NO-3C-802, 1ST BLOCK, HRBR LAYOUT
Anchal

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 Rajashekhar Narayana Kakaraddi #4/1 2nd e main Bhopasandra new layout , Sanjaynagar BCC/BL-3.6/E-2881/2006-07
B. Kakaraddi

PROJECT TITLE :
 PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-3C-802, HRBR LAYOUT 1ST BLOCK, BANASAWADI, WARD NO-27, BANGALORE. PID NO-88-250-3C-802.

DRAWING TITLE : 1938527038-16-08-2019
 05-52-27\$. \$NEW BLOCK (4)
 SHEET NO : 1