



Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 18, RAMA RAO MANE AND OTHERS LAYOUT, SHANTHI NAGAR, BANGALORE, Bangalore.
- Consist of 1Stilt + 1Ground + 2 only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 7.07 area reserved for car parking shall 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 BWSBS 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 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.
- The applicant shall plant at least two trees in the premises.
- 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 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 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Drinking water supplied by BWSBS 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).
- 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.
- 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 owners 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.
- 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 (Hosadaagahoodika) Letter No. LD/95LET/2013, dated: 01-04-2013 :

- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

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

AREA STATEMENT (BBMP)	
Authority: BBMP	VERSION NO: 1.0.10
Project Detail:	VERSION DATE: 01/11/2018
Inward No: BBMP/Ad.Com./EST/0650/19-20	Plot Use: Residential
Application Type: Suvarna Parvangi	Plot SubUse: Plotted Resi development
Proposal Type: Building Permission	Land Use Zone: Residential (Main)
Nature of Sanction: New	Plot/Sub Plot No.: 18
Location: Ring-II	PID No. (As per Khata Extract): 70-61-18
Building Line Specified as per Z.R. NA	Locality / Street of the property: RAMA RAO MANE AND OTHERS LAYOUT, SHANTHI NAGAR, BANGALORE
Zone: East (C)	
Ward: Ward - 117 (C)	
Planning District: 209-Shanthi Nagar	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 228.19 SQ.MT.
NET AREA OF PLOT	(A-Deductions) 228.19
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	171.14
Proposed Coverage Area (38.19 %)	87.15
Balance coverage area left ( 36.81 % )	83.99
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 ( 1.75 )	399.34
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 )	399.34
Residential FAR (97.02% )	254.71
Proposed FAR Area	262.54
Achieved Net FAR Area ( 1.15 )	262.54
Balance FAR Area ( 0.60 )	136.80
BUILT UP AREA CHECK	
Proposed BuiltUp Area	363.54
Achieved BuiltUp Area	363.54

Approval Date : 09/11/2019 12:54:04 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/16687/CH/19-20	BBMP/16687/CH/19-20	336	Online	8984103103	08/31/2019 12:27:58 PM	-
	No.		Head		Amount (INR)		
	1		Scrutiny Fee		336		

UnitBUA Table for Block :RESI (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLITT GF	FLAT	0.00	0.00	7	0
SECOND FLOOR PLAN	SPLITT SF	FLAT	77.51	63.70	8	1
GROUND FLOOR PLAN	SPLITT GF	FLAT	150.81	130.88	7	1
Total:	-	-	228.32	194.58	22	2

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Parking			
Terrace Floor	14.94	12.69	0.00	2.25	0.00	0.00	0.00	00
Second Floor	87.15	0.00	2.25	0.00	0.00	84.90	84.90	01
First Floor	87.15	0.00	2.25	0.00	0.00	84.90	84.90	00
Ground Floor	87.15	0.00	2.25	0.00	0.00	84.90	84.90	01
Stilt Floor	87.15	0.00	2.25	0.00	77.07	0.00	7.83	00
Total:	363.54	12.69	9.00	2.25	77.07	254.70	262.53	02
Total Number of Same Blocks	1							
Total:	363.54	12.69	9.00	2.25	77.07	254.70	262.53	02

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			
RESI (AA)	1	363.54	12.69	9.00	2.25	77.07	254.70	262.53	02
Grand Total:	1	363.54	12.69	9.00	2.25	77.07	254.70	262.53	2.00

Required Parking (Table 7a)									
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car Reqd./Unit	Car Reqd.	Prop.	Total
				Reqd.	Prop.				
RESI (AA)	Residential	Plotted Resi development	50-225	1	-	1	2	-	-
Total:	-	-	-	-	-	-	2	2	-

Parking Check (Table 7b)					
Vehicle Type	Reqd.		Achieved		Total
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	2	27.50	2	27.50	
Total Car	2	27.50	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	49.57	
Total			41.25	77.07	

SCHEDULE OF JOINERY:					
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS	
RESI (AA)	D2	0.75	2.10	07	
RESI (AA)	D1	0.91	2.10	09	
RESI (AA)	PD	1.00	2.10	01	
RESI (AA)	MD	1.20	2.10	02	

SCHEDULE OF JOINERY:					
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS	
RESI (AA)	V	1.00	1.37	06	
RESI (AA)	W	1.80	1.37	18	

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (AA)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

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

OWNER / GPA HOLDER'S SIGNATURE  
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 1)P.VIJAYKUMAR, 2)P.VASANTHKUMAR,  
 3)P.SHASHIKUMAR, NO.18, RAMA RAO MANE AND OTHERS LAYOUT, SHANTHI NAGAR

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
 MEHBOOB BASHA 03,6TH CROSS, 5TH MAIN, VENKATARANGAPURAM, BANGALORE  
 E-3150/2007-08

PROJECT TITLE :  
 PLAN SHOWING OF PROPOSED RESIDENTIAL BUILDING AT SITE NO.18,RAM RAO MANE AND OTHERS LAYOUT, SHANTHI NAGAR, BANGALORE.

DRAWING TITLE : 1026156251-10-09-2019  
 06-10-27\$. \$W117 3U  
 SWETHA NEW  
 SHEET NO : 1