



COLOR INDEX	
PROJECT BOUNDARY	(Dotted line)
ASBITTING ROAD	(Thick solid line)
PROPOSED WORK (COVERAGE AREA)	(Thin solid line)
EXISTING (To be retained)	(Dashed line)
EXISTING (To be demolished)	(Dotted line)

AREA STATEMENT (BMP)		VERSION NO. 1.0.10	VERSION DATE: 01/11/2018
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Inward No: BBMP/Ad.Com./EST/0671/19-20	Plot Sub Use: Apartment		
Application Type: General	Land Use Zone: Residential (Man)		
Proposed Type: Building Permission	Plot/Sub Plot No.: 59/2		
Nature of Sanction: New	Khata No. (As per Khata Extract): 59/2		
Location: Ring-II	Locality / Street of the property: BENSON CROSS ROAD, SHIVAJINAGAR, BANGALORE.		
Planning District: 204-Benson Town	(A-Deductions)		
Zone: East (C)			
Ward: Ward - 063 (C)			
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	
NET AREA OF PLOT		409.67	
COVERAGE CHECK			
Permissible Coverage area (65.00 %)		266.28	
Proposed Coverage Area (55.34 %)		226.72	
Achieved Net coverage area (55.34 %)		226.72	
Balance coverage area left (9.66 %)		39.56	
FAR CHECK			
Permissible F.A.R. (as per zoning regulation 2015 (1.75))		716.92	
Additional F.A.R. within Ring II and III (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)		716.92	
Residential FAR (100.00%)		716.41	
Proposed FAR Area		716.41	
Achieved Net FAR Area (1.75)		716.41	
Balance FAR Area (0.00)		0.51	
BUILT UP AREA CHECK			
Proposed Builtup Area		1206.94	
Substructure Area Add in BUA (Layout Lvl)		0.00	
Achieved Builtup Area		1206.94	

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Residential Building at 59/2, BENSON CROSS ROAD SHIVAJINAGAR, BANGALORE, Bangalore.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Consist of Basement + Ground + 3 only.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSB and BSSCOM 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 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 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 (Bye-law No. 3.6) under sub section IV-6 (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 column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSB 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 Bye-law 3(2).
- 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 / Engineer / 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 stall materials and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner as to the risk involved in violation 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 (HosadaagHoodke) Letter No. LD/95/LET/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".

Approval Date: 09/26/2019 1:45:36 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMP/H909/CH/19-20	BMP/H909/CH/19-20	9802	Online	900472687	09/03/2019 9:20:50 PM	-
	No.	Head	Amount (INR)	Remark			
		Sofinity Fee	9802	-			

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (APARTMENT)	Residential	MultiDwelling	Bldg upto 11.5 mt. Hk.	R

Required Parking (Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Reqd.	Prop.	Car Reqd./Unit	Car Reqd.	Prop.
A (APARTMENT)	Residential	MultiDwelling	0 - 50	2	-	1	1	-
			50 - 225	1	-	1	5	-
	Total:			-	-	-	6	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	6	82.50	7	96.25
Visitor's Car Parking	1	13.75	0	0.00
Total Car	7	96.25	7	96.25
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	232.66
Total	-	110.00	-	328.91

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	Void	Ramp	Parking			
A (APARTMENT)	1	1206.94	23.15	11.25	2.25	57.79	67.20	328.91	716.39	716.39	07
Grand Total	1	1206.94	23.15	11.25	2.25	57.79	67.20	328.91	716.39	716.39	07

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 Mr. MOHAMMED ERSHAD, Mrs. FATHIMA BAYI & Mrs. RUKSANA BANU, NO-59/2, BENSON CROSS ROAD, SHIVAJINAGAR

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

PROJECT TITLE :  
 PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO-59/2, BENSON CROSS ROAD, SHIVAJINAGAR, WARD NO-63, BANGALORE, PID NO-92-32-59/2.

DRAWING TITLE :  
 321247761-25-09-2019  
 07-33-39\$. \$MOHAMMED IQBAL AHMED

SHEET NO : 1

Block :A (APARTMENT)

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	Void	Ramp	Parking			
Terrace Floor	25.40	23.15	0.00	2.25	0.00	0.00	0.00	0.00	0.00	
Third Floor	218.82	0.00	2.25	0.00	0.00	0.00	216.57	216.57	02	
Second Floor	218.82	0.00	2.25	0.00	0.00	0.00	216.57	216.57	02	
First Floor	218.82	0.00	2.25	0.00	0.00	0.00	216.57	216.57	02	
Ground Floor	226.72	0.00	2.25	0.00	57.79	0.00	100.00	66.68	66.68	
Basement Floor	296.36	0.00	2.25	0.00	0.00	67.20	228.91	0.00	0.00	
Total	1206.94	23.15	11.25	2.25	57.79	67.20	328.91	716.39	716.39	
Total Number of Same Blocks	1									
Total	1206.94	23.15	11.25	2.25	57.79	67.20	328.91	716.39	716.39	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	16
A (APARTMENT)	D1	0.90	2.10	27
A (APARTMENT)	D	1.06	2.10	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	16
A (APARTMENT)	W1	1.21	1.20	14
A (APARTMENT)	W	1.80	1.20	44
A (APARTMENT)	KW	1.87	1.20	02

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	48.85	44.46	5	1
	SPLIT 2	FLAT	82.51	76.60	7	2
	SPLIT 3	FLAT	114.83	108.90	8	2
SECOND FLOOR PLAN	SPLIT 4	FLAT	82.51	76.60	7	2
	SPLIT 5	FLAT	114.83	108.90	8	2
THIRD FLOOR PLAN	SPLIT 6	FLAT	48.85	44.46	5	2
	SPLIT 7	FLAT	128.54	131.77	10	10
Total	-	-	631.92	591.71	50	7

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST (C) ) on date: 28/09/2019 vide Ip number: BBMP/Ad.Com./EST/0671/19-20 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 (C) )

BHRUHAT BENGALURU MAHANAGARA PALIKE