

Approval Condition:

- This Plan Sanction is issued subject to the following conditions:
- Sanction is accorded for the Residential Building at 1/2, 40 FEET ROAD, 4th CROSS, BHOOSPANDRA, BANGALORE, Bangalore.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 646.05 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 BWSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cables 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 / unforeseen 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 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-8 (e) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footing before erection of walls on the foundation and in the case of columnar 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 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 Bye-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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B.M.P.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

COLOR INDEX	
1	RESIDENTIAL
2	PROPOSED WORK (COVERAGE AREA)
3	EXISTING (To be retained)
4	EXISTING (To be demolished)

AREA STATEMENT (B.M.P.)	1	2	3	4
PROJECT DETAIL:				
Authority: B.M.P.	Plot Use: Residential			
Inward No: B.M.P./Cen./EST/0729/19-20	Plot Sub Use: Apartment			
Application Type: General	Land Use Zone: Residential (Main)			
Proposed Type: Building Permission	Plot Use No: 1/2			
Nature of Sanction: New	Khata No. (As per Khata Extract): 105226-10			
Location: Res/4th	Locality: Street of the project: 40 FEET ROAD, 4th CROSS, BHOOSPANDRA, BANGALORE			
Building Line Specified as per Z.R. 11A				
Zone: East				
Work: 19/07/19				
Planning District: 215-Mathurva				
AREA DETAILS				SQ.MT.
AREA OF PLOT (Minimum)	(A)			800.20
NET AREA OF PLOT (A-Deductions)				800.20
COVERAGE CHECK				
Permissible Coverage area (85.00 %)				680.15
Proposed Coverage Area (85.75 %)				683.92
Achieved Net coverage area (85.75 %)				683.92
Balance coverage area left (8.25 %)				74.20
FAR CHECK				
Permissible F.A.R. as per zoning regulation (015) (2.25)				2025.67
Additional F.A.R. within Ring I and II (re-arranged plot -)				0.00
Allowable TOR Area (50% of FAR)				0.00
Plenum FAR for Plot within these Zones (1)				0.00
Total Perm. FAR area (2.25)				2025.67
Residential FAR (85.86%)				1860.85
Proposed FAR Area				1879.81
Achieved Net FAR Area (2.09)				1879.81
Balance FAR Area (0.16)				15.00
Proposed Bulk Up Area				2715.23
Substructure Area Add in BUA (LayOut L&I)				15.00
Achieved Bulk Up Area				2730.23

Approval Date: 10/24/2019 1:49:29 PM

Sl.No	Chalan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	B.M.P./12320/19-20	B.M.P./12320/19-20	7600	Online	903496909	08/11/2019 11:23:04 AM	
1				Head Scouting Fee			

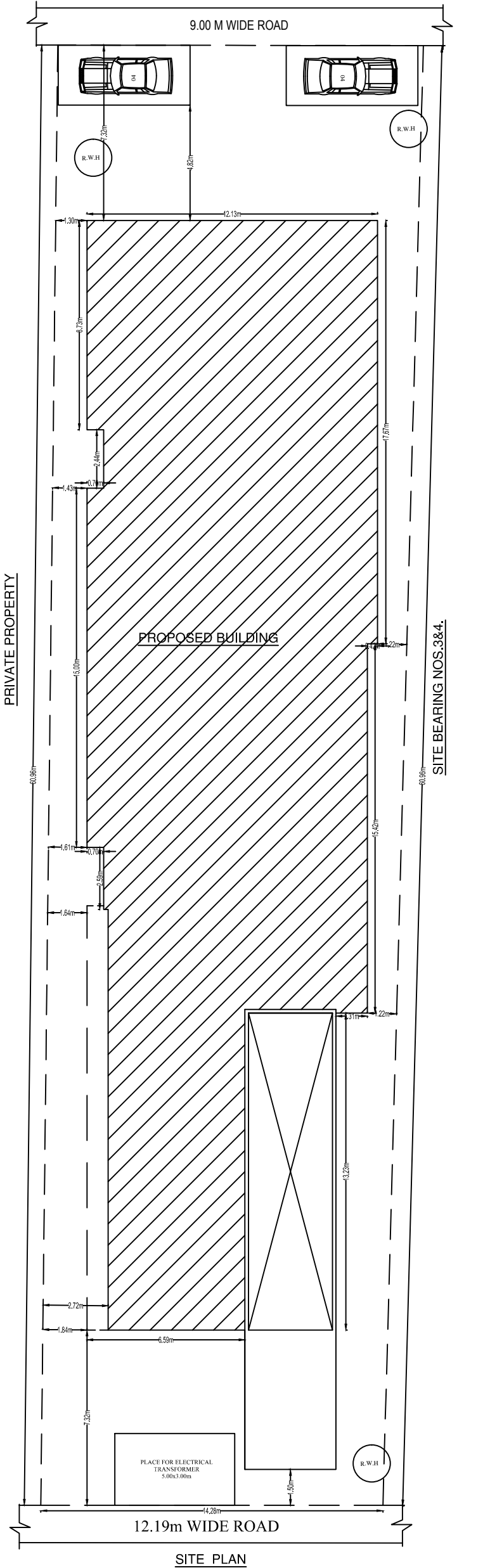
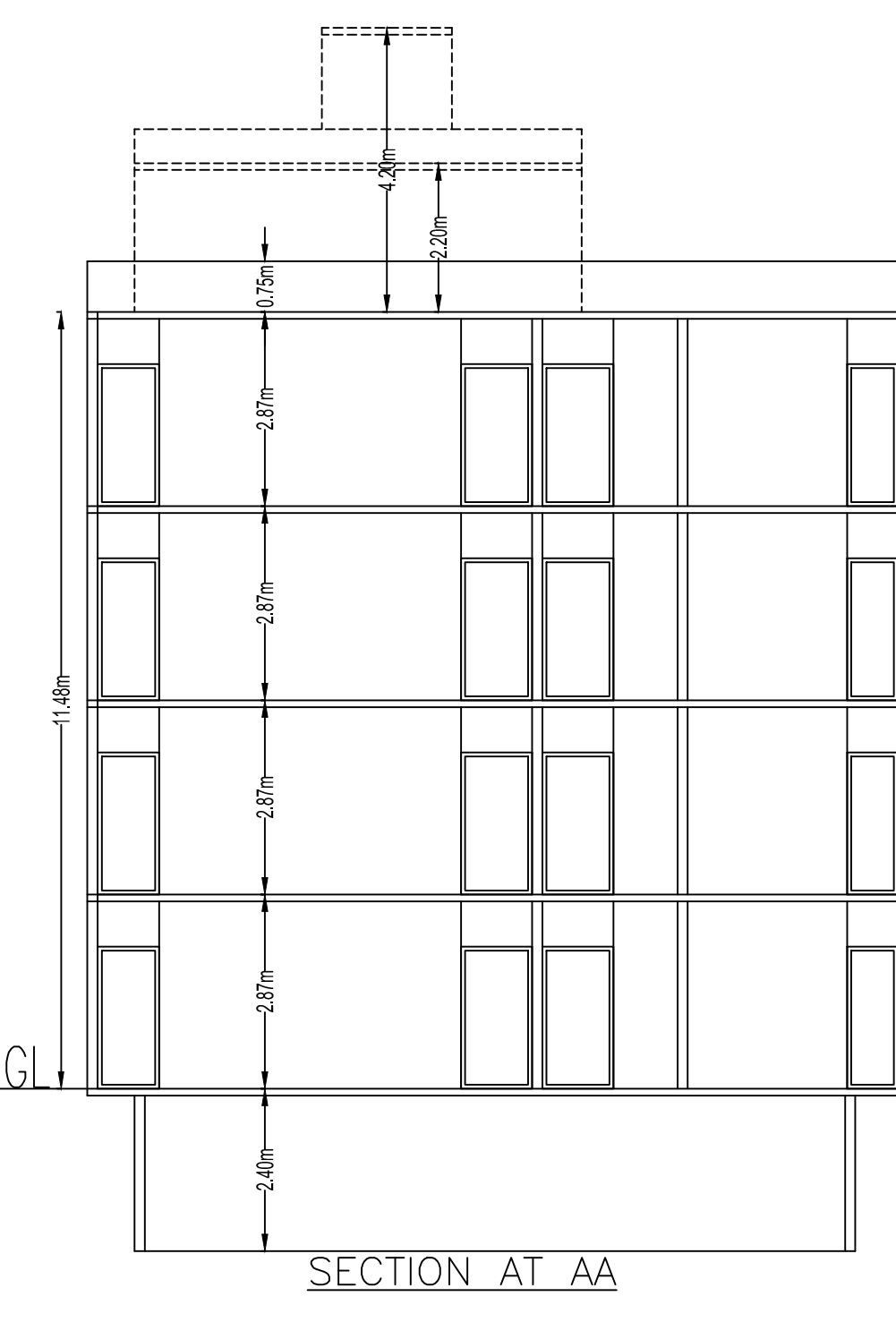
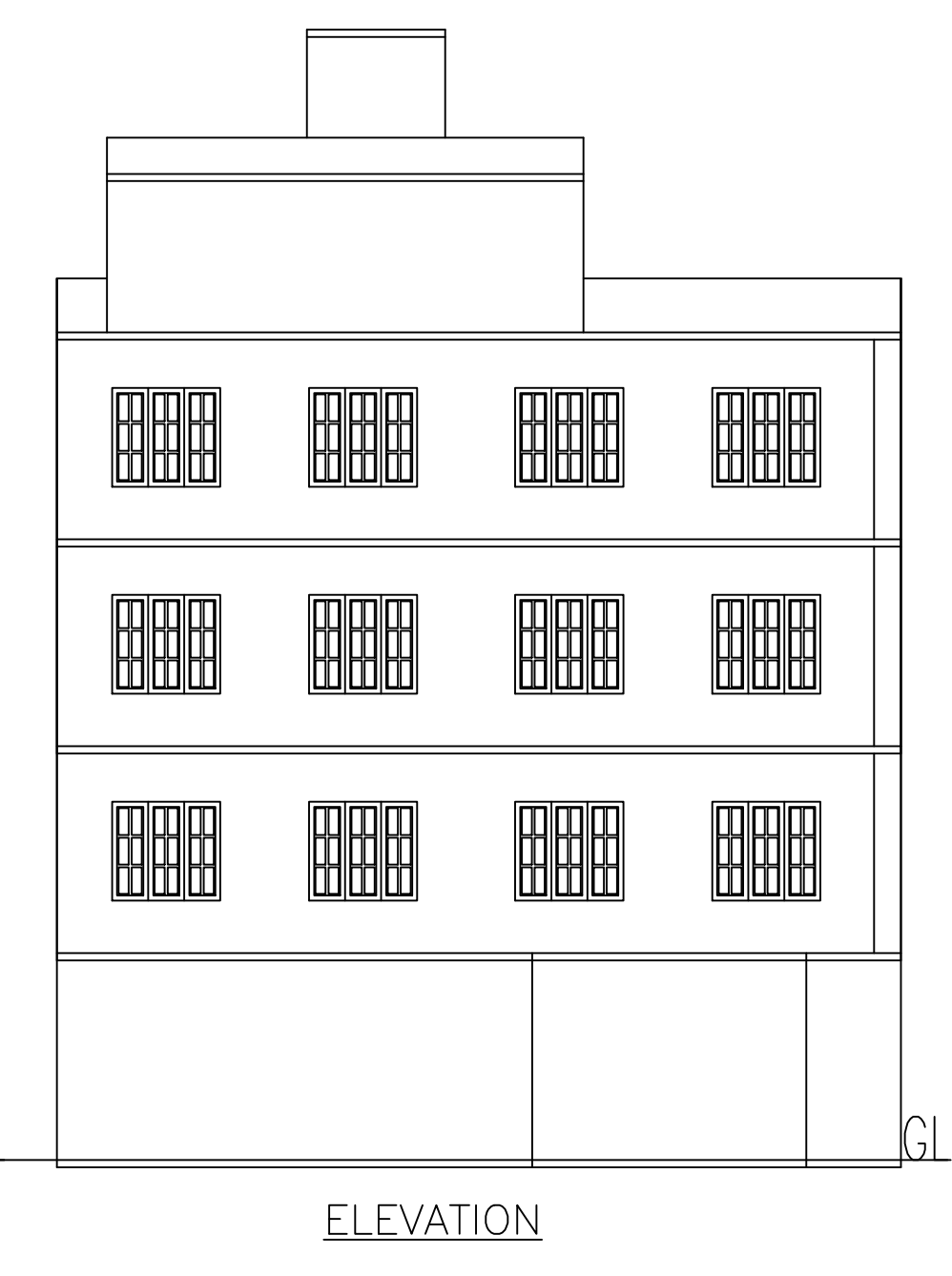
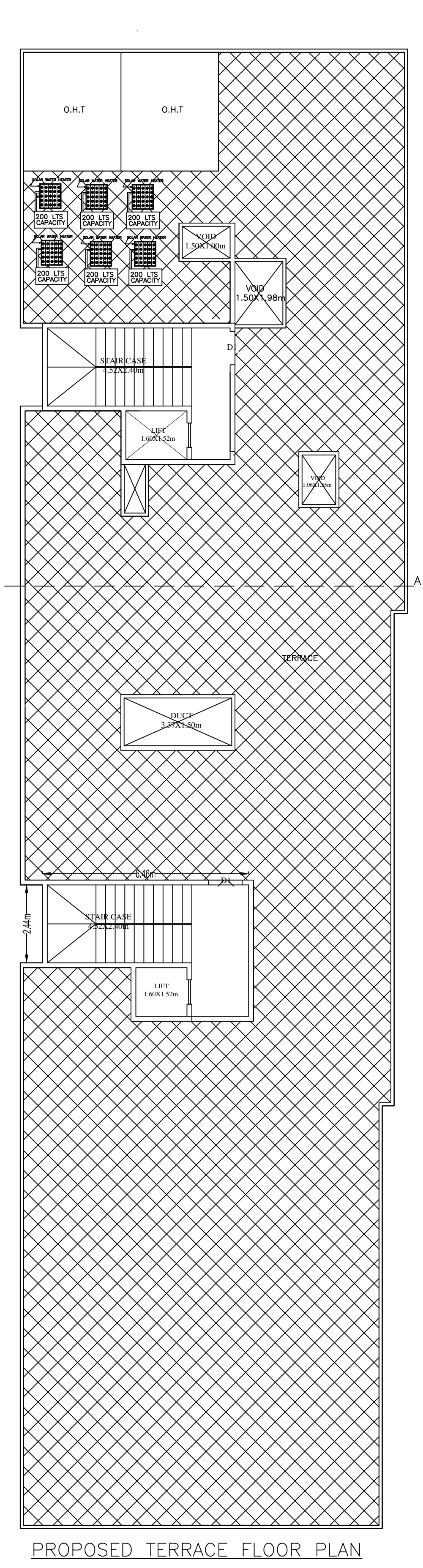
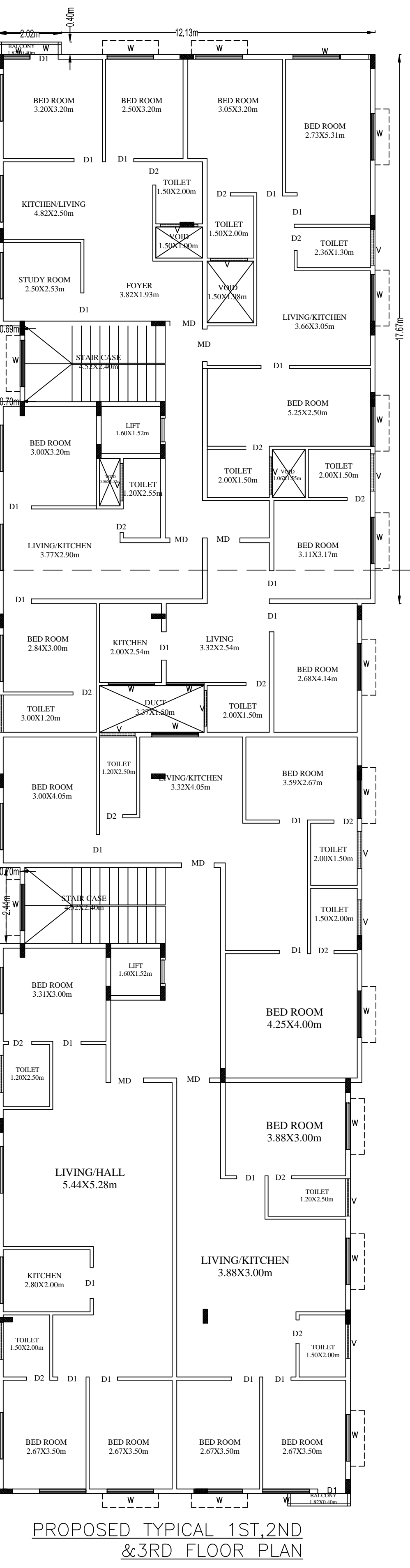
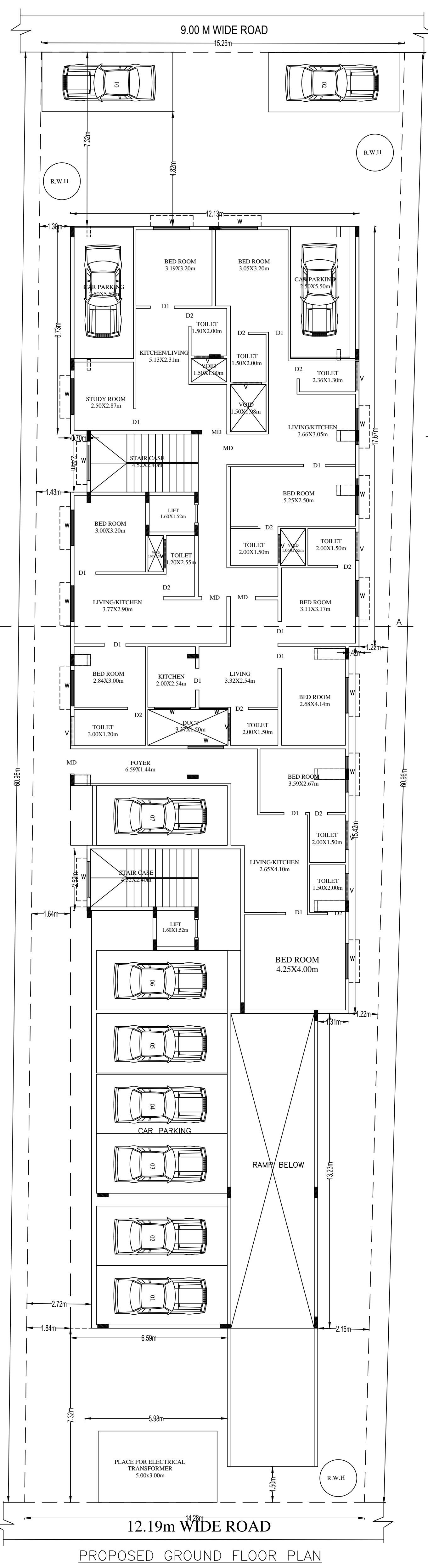
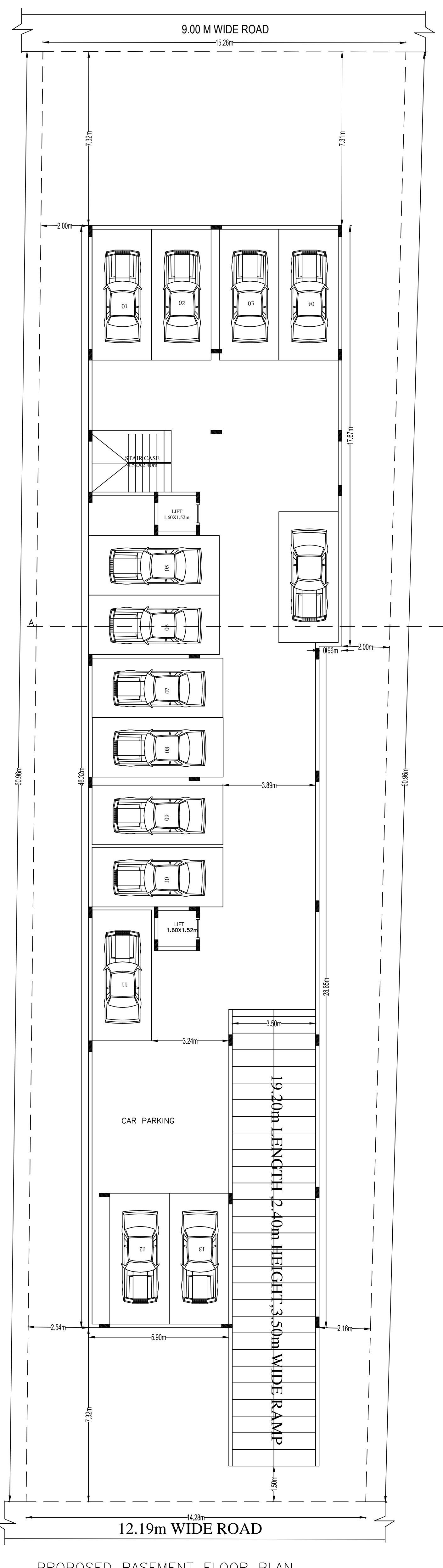
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
 - The Applicant / Builder / Owner / Contractor should submit the Registration 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 respect 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".
- 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 NCC from the Labour Department before commencing the construction work is a must.
 - B.M.P. 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.
- Owner has to submit the KSPCB noc at the time of CC vide acknowledgement number - XGN_ID - 85451

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RES)	D2	0.75	2.10	52
A2 (RES)	D1	0.83	2.10	54
A2 (RES)	D11	0.91	2.10	63
A2 (RES)	MD	1.05	2.10	26

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RES)	W	1.50	1.20	67
A2 (RES)	W	1.20	1.20	48
A2 (RES)	W	1.20	1.20	44
A2 (RES)	W	1.28	1.20	63
A2 (RES)	W	1.36	1.20	61
A2 (RES)	W	1.77	1.20	98
A2 (RES)	W	1.80	1.20	29
A2 (RES)	W	2.00	1.20	131
A2 (RES)	W	2.42	1.20	91
A2 (RES)	W	2.67	1.20	63



Block :A2 (RES)

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)
		StarCase	LR	LR Machine	Duct	Void	Ramp	Parking				
Terrace Floor	42.19	36.84	0.00	5.35	0.00	0.00	0.00	0.00	41.86	0.00	0.00	00
Third Floor	542.96	0.00	5.35	0.00	5.05	7.12	0.00	0.00	525.44	0.00	525.44	07
Second Floor	542.96	0.00	5.35	0.00	5.05	7.12	0.00	0.00	525.44	0.00	525.44	07
First Floor	542.96	0.00	5.35	0.00	5.05	7.12	0.00	0.00	525.44	0.00	525.44	07
Ground Floor	910.89	0.00	5.35	0.00	5.05	53.39	0.00	151.72	284.34	11.04	295.38	05
Basement Floor	533.26	0.00	4.88	0.00	0.00	0.00	0.00	67.20	453.07	0.00	8.11	01
Total	2715.23	36.84	26.28	5.35	20.20	74.75	67.20	604.80	1860.66	19.15	1879.81	26

UnitBUA Table for Block :A2 (RES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-01	FLAT	46.50	41.86	5	5
	GF-02	FLAT	49.94	46.59	5	
	GF-04	FLAT	39.40	35.70	4	
	GF-05	FLAT	56.14	51.69	6	
TYPICAL - 1,2& 3 FLOOR PLAN	FF-01	FLAT	55.14	50.96	5	21
	FF-02	FLAT	72.64	67.28	7	
	FF-03	FLAT	45.82	45.82	5	
	FF-04	FLAT	49.94	46.59	5	
	FF-05	FLAT	61.00	56.61	7	
	FF-06	FLAT	51.56	48.47	6	
	FF-07	FLAT	76.54	71.97	5	
Total			1673.55	1665.28	145	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1,2& 3 FLOOR PLAN	0.40 X 2.02 X 2 X 3	4.86	4.86
Total			4.86

Required Parking (Table 7a)

Block Name	Type	Sub Use	Area (Sq.m)	Units	Prop.	Reqd. Unit	Car	Prop.
A2 (RES)	Residential	Apartment	11-50	2	-	1	4.5	-
			89-225	1	-	1	17	-
Total			-	-	-	-	22	25

Parking Chart (Table 7b)

Vehicle Type	Reqd.	Achieved
Car	22	25
Visitor's Car Parking	3	0
Total Car	25	25
TwoWheeler	-	0
Other Parking	-	0
Total	25	25

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.m)	StarCase	LR	LR Machine	Duct	Void	Ramp	Parking	Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)
A2 (RES)	1	2715.22	36.84	26.28	5.35	20.20	74.75	67.20	604.80	1860.66	19.15	1879.81	26
Grand Total	1	2715.22	36.84	26.28	5.35	20.20	74.75	67.20	604.80	1860.66	19.15	1879.81	26.00

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A2 (RES)	Residential	Apartment	Bldg upto 11.5 m. H.	R

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 24/10/2019 vide Ip number: B.M.P./Ad.Com./EST/0729/19-20 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:
Mr. G SELVA KUMAR #143A/12B, SOU TEACHER COLONY, ANUPPANDI, MEDURAI SOUTH, MA MUNICHALAI ROAD, MADURAI

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
vidya NS #Next To Lakshmi Medical, Nagasheththalli Bus Stop, Nagasheththalli, Bangalore A-28172017-18

PROJECT TITLE:
PROPOSED BUILDING
SITE NO. 1/2, 40 FEET ROAD, 4th CROSS, BHOOSPANDRA, BANGALORE IN WARD NO. 19, (P.I.D NO. 100--226--1/2).

DRAWING TITLE: 657093165-06-01-2020
05-55-07S_SSELVAKUMAR (1)
1 (1/1)
SHEET NO: 1