



Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Residential Building at 294, VYALIKAVAL HBCS, NAGAVARA VILLAGE, KASABA HOBLI, BANGALORE, Bangalore.
- Consist of Basement + Ground + 3 only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 20% 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, 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.
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 in 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 foundation or footings before erection of walls on the foundation and in the case of columns structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
17. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
18. 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).
19. 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.
20. 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 B.M.P.
21. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

COLOR INDEX	
FLAT BOUNDARY	PROPOSED WORK (COVERAGE AREA)
ARBITRARY ROAD	EXISTING (To be retained)
	EXISTING (To be demolished)

AREA STATEMENT (B.M.P.)	VERSION NO. 1.0-11	VERSION DATE: 01/11/2018
PROJECT DETAIL:	Authority: B.M.P.	Plot Use: Residential
Inward No:	B.M.P./Est/0749/19-20	Plot Sub Use: Hostel
Application Type:	General	Land Use Zone: Residential (Mn)
Proposed Type:	Building Permission	Plot Sub Plot No.: 294
Location:	Katha No. 265 per Thana Extract: 285/294	
Location: Ringht:	Locality / Street of the property: VYALIKAVAL HBCS, NAGAVARA VILLAGE, KASABA HOBLI, BANGALORE	
Zone:	East (C)	
Zone:	West (C)	
Planning District:	217-Kannanahalli	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	371.55
NET AREA OF PLOT	(A) (Deductions)	371.55
COVERABLE CHECK:		
Permissible Coverage area (65.00 %)		241.51
Proposed Coverage Area (59.44 %)		220.84
Achieved Net coverage area (59.44 %)		220.84
Balance coverage area left (5.56 %)		20.67
FAR CHECK:		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		650.21
Additional F.A.R. within Ring land I (for amalgamated plot -)		0.00
Allowable TOR Area (60% of Perm FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		650.21
Total Perm. FAR area (1.75)		650.21
Residential FAR (68.46%)		633.94
Proposed FAR Area		643.84
Achieved Net FAR Area (1.73)		643.84
Balance FAR Area (0.02)		5.37
BUILT UP AREA CHECK:		
Proposed Built Up Area		1134.88
Substructure Area Add in BUA (Layout Level)		14.98
Achieved Built Up Area		1149.86

Approval Date: 11/04/2019 3:39:54 PM

Payment Details

Sr No.	Chalan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	B.M.P./1927/CH19-20	B.M.P./1927/CH19-20	225	Online	5069674009	09/12/2019 11:41:52 AM	
	No.	Head	Amount (INR)	Remark			
	1	Soucity Fee	225				

Block :A1 (PRAVEEN B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
		StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking				
Terrace Floor	26.80	0.00	0.00	2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	184.77	0.00	2.25	0.00	6.50	41.71	0.00	0.00	134.31	0.00	134.31	00
Second Floor	208.69	0.00	2.25	0.00	6.50	3.75	0.00	0.00	196.19	0.00	196.19	00
First Floor	208.69	0.00	2.25	0.00	6.50	46.79	0.00	0.00	153.15	0.00	153.15	00
Ground Floor	220.94	0.00	2.25	0.00	6.50	61.80	0.00	0.00	150.29	0.00	150.29	01
Basement Floor	285.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	207.98	0.00	9.90	00
Total	1134.88	24.55	9.00	2.25	26.00	154.05	67.21	207.98	633.94	9.90	643.84	01
Total Number of Same Blocks	1											

Required Parking (Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Units	Reqt.	Prop.	Reqt./Unit	Reqt.	Prop.
A1 (PRAVEEN B)	Residential	Hostel	> 0	10	25.00	1	3	-	-
Total								3	3

Parking Check (Table 7b)

Vehicle Type	Reqt.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	3	41.25
Other Parking	-	-	-	166.73
Total		41.25		207.98

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category	No. of Room
A1 (PRAVEEN B)	Residential	Hostel	Big upto 11.5 mt. ht.	R	25

UnitBUA Table for Block :A1 (PRAVEEN B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	SPLIT SPLIT	FLAT	633.94	586.85	6	1
FIRST FLOOR PLAN	TENT	FLAT	0.00	0.00	10	0
SECOND FLOOR PLAN	TENT	FLAT	0.00	0.00	11	0
THIRD FLOOR PLAN	TENT	FLAT	0.00	0.00	7	0
Total			633.94	586.85	34	1

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
			StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Star		
A1 (PRAVEEN B)	1	1134.88	24.55	9.00	2.25	26.00	154.05	67.21	207.98	633.94	9.90	643.84	01
Grand Total						26.00				633.94	9.90	643.84	1.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (PRAVEEN B)	D2	0.75	2.10	14
A1 (PRAVEEN B)	D1	1.10	2.10	17
A1 (PRAVEEN B)	MD	1.20	2.10	01

SCHEDULE OF JOINERY:

A1 (PRAVEEN B)	NAME	LENGTH	HEIGHT	NOS
A1 (PRAVEEN B)	V	1.20	1.20	14
A1 (PRAVEEN B)	W	1.50	1.20	68
A1 (PRAVEEN B)	W	2.31	1.20	01
A1 (PRAVEEN B)	W	2.62	1.20	01

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST (C)) on date: 04/11/2019 vide Ip number: B.M.P./Ad.Cdm./EST/0749/19-20 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))
 BHURHAT BENGALURU MAHANAGARA PALIKE

OWNER / CPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 PRAVEEN B NO-441, 8th CROSS, 5th MAIN, DOLLORS COLONY, BANGALORE NORTH, R.M.V. EXTENSION 2nd STAGE, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 vidya NS #4, Next To Lakshmi Medical, Nagashethalli Bus Stop, Nagashethalli, Bangalore
 /A-2817/2017-18

PROJECT TITLE:
 PLAN SHOWING PROPOSED HOSTEL BUILDING AT SITE NO 294, KATHA NO 265/294, VYALIKAVAL HBCS, NAGAVARA VILLAGE, KASABA HOBLI, BANGALORE IN WARD NO - 23.

DRAWING TITLE: 1291529997-17-09-2019
 02-38-01S_BBASEMENT
 ONLINE-PRAVEEN

SHEET NO: 1 B FINAL 50X80 PG B C