



- Approval Condition:
- This Plan Sanction is issued subject to the following conditions:
- Sanction is accorded for the Residential Building at 1911, JAYMAHAL EXTN 1ST MAN, JAYMAHAL, BANGLORE.
  - Consent of Neighbors - 10/0000 - 3 only.
  - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
  - 3.34.54 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 BVISSB 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 / covered insurances 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 barricades 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.
  - Demarcation shall be obtained from forest department for cutting trees before the commencement of the work.
  - Local and approved plans shall be posted in a conspicuous place of the loaned 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.
  - On completion of foundation or before erection of walls on the foundation and in the case of column structure before sending 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 BVISSB 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 order for storage of water for non-potable purposes or recharge of ground water. All areas 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 / 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 sell or encumber or 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 By-law, Bye-law, Building 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.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HWSA/2010/0000) Letter No. D/95/LET/2015, dated: 01/04/2015.

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

  

AREA STATEMENT (BEMF)	VERSION NO. 18.11	VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Author: BEMF	Plot Use: Residential	
Drawn: No. BEMF/Ad.Com./EST/09/00/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (MnR)	
Proposed Type: Building Permission	Plot/Sub Plot No.: 1911	
Nature of Sanction: New	Khasra No. (As per Khasra Extract): 1911	
Location: Rev.HT	Locality: Street of the property: JAYMAHAL EXTN 1ST MAN, JAYMAHAL, BANGLORE.	
Building Line Specified as per Z.R. HA		
Zone: East		
Ward: Ward083		
Planning District: 204-Benson Town		
AREA DETAILS:		50 MT
AREA OF PLOT (Minimum)	(A)	425.41
NET AREA OF PLOT	(A-Deductions)	425.41
COVERAGE CHECK		
Permissible Coverage Area (85.00 %)		276.52
Proposed Coverage Area (95.98 %)		253.45
Achieved Net coverage area (59.58 %)		253.45
Balance coverage area left (4.42 %)		23.07
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		744.47
Additional F.A.R. within Ring 1 and II for amalgamated plot (-)		0.00
Allowable Total Area (80% of Permissible FAR)		0.00
Permissible FAR for Plot within Impact Zone (-)		744.47
Total Perm. FAR area (1.75)		744.29
Residential FAR (100.00%)		744.29
Proposed FAR Area		744.29
Achieved Net FAR Area (1.75)		744.29
Balance FAR Area (0.00)		0.00
BUILT UP AREA CHECK		
Proposed BuiltUp Area		1310.97
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		1310.97

Approval Date: 11/02/2019 1:53:49 PM

Payment Details						
Sr.No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date
1	BEMF/23010/04/19-20	BEMF/23010/04/19-20	15671	Online	9202552643	23/03/2019
	No.	Head	Amount (INR)			Remark
	1	Southern Fee	15671			

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
A (APPARTMENT)	Residential	Apartment	0 - 50	2	-	1	1
				1	-	1	6
Total:				-	-	-	8

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	7	96.25	8	110.00
Visitor's Car Parking	1	13.75	0	0.00
Total Car	8	110.00	8	110.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	232.54
Total		123.75		342.54

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.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	Ramp	Parking			
A (APPARTMENT)	1	1310.98	21.60	11.25	2.25	121.84	67.19	342.54	744.30	744.30	08
Grand Total:	1	1310.98	21.60	11.25	2.25	121.84	67.19	342.54	744.30	744.30	8.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:  
 Mr. MUSHTAQ WAHID, (M/s HARMAN CONSTRUCTIONS, REP BY ITS MANAGING PARTNER Mr. HASEEB KHAN.) NO-19/11, JAYMAHAL EXTN 1ST MAN, JAYMAHAL

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Rajashekar Narayana Kakaraddi #4/1 2nd e main Bhopasandra new layout, Sanjaynagar BCC/BL-3.6/E-2881/2006-07

PROJECT TITLE : PLAN SHOWING THE PROPOSED APARTMENT BUILDING AT SITE NO-19/11, JAYMAHAL EXTN 1ST MAIN, JAYMAHAL, WARD NO-63, BANGALORE. PID NO.92-16-19/11.

DRAWING TITLE : 1655089531-30-10-2019 08-36-20\$.SHARMAN CONSTRUCTION

SHEET NO : 1

Block :A (APPARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking			
Terrace Floor	23.85	21.60	0.00	2.25	0.00	0.00	0.00	0.00	00	
Second Floor	237.60	0.00	2.25	0.00	21.69	0.00	213.66	213.66	02	
First Floor	237.60	0.00	2.25	0.00	21.69	0.00	213.66	213.66	02	
Ground Floor	253.46	0.00	2.25	0.00	56.77	0.00	91.12	103.32	02	
Basement Floor	320.87	0.00	2.25	0.00	0.00	67.19	251.43	0.00	00	
Total:	1310.97	21.60	11.25	2.25	121.84	67.19	342.54	744.30	08	
Total Number of Same Blocks	1									
Total:	1310.97	21.60	11.25	2.25	121.84	67.19	342.54	744.30	08	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APPARTMENT)	D2	0.76	2.10	27
A (APPARTMENT)	D1	0.90	2.10	28
A (APPARTMENT)	D	1.06	2.10	08

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APPARTMENT)	W3	0.90	1.20	27
A (APPARTMENT)	W1	1.21	1.20	22
A (APPARTMENT)	W	1.80	1.20	33
A (APPARTMENT)	KW	2.07	1.20	03

UnitBUA Table for Block :A (APPARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	43.84	40.11	5	2
	SPLIT 2	FLAT	43.63	39.99	4	
FIRST FLOOR PLAN	SPLIT 3	FLAT	91.46	85.43	9	2
	SPLIT 4	FLAT	104.80	97.94	9	
TYPICAL - 2, 3 FLOOR PLAN	SPLIT 5,6	FLAT	91.46	85.43	9	
	SPLIT 7, 8	FLAT	104.80	97.94	9	4
Total:	-	-	676.26	630.18	63	8

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (APPARTMENT)	Residential	Apartment	Bldg upto 11.5 m. HT.	R

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 02/11/2019 vide Ip number: BEMF/Ad.Com./EST/09/00/19-20 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