



COLOR INDEX	
PLOT BOUNDARY	(Red line)
ABUTTING ROAD	(Blue line)
PROPOSED WORK (COVERAGE AREA)	(Green area)
EXISTING (To be retained)	(Yellow area)
EXISTING (To be demolished)	(Grey area)

**Approval Condition:**

- This Plan Sanction is issued subject to the following conditions:
- Sanction is accorded for the Residential Building at no. 8&9, Khatha no.451/1297/8&9, Kacharakana Halli, 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.
- 150 sq. 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 BWSB 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 / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris 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 at 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 Schedules - IV (Bye-law No. 3.6) under sub-section (1) & (2).
- 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.
- Drinking water supply 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(5a).
- 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 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 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 (Housings/housing) 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 of 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'.

AREA STATEMENT (BBMP)	VERSION NO. 1.0.11
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Residential
Invaid. No.	Plot Sub Use: Plotted Resal development
BBMP/Ad.Com./EST/1277/19-20	Land Use Zone: Residential (Main)
Application Type: Suvarna Parvathi	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot Sub Plot No.: no.8&9
Status of Sanction: New	Khatha No. (As per Khatha Extract): 451/1297/8&9
Location: Ringili	Locality / Street of the property: Khatha no.451/1297/8&9 Kacharakana Halli, Bangalore.
Building Line Specified as per Z.R. Henur Road (Salem Railway line level crossing)	
Zone: East	
Ward: Ward-024	
Planning District: 311-Horagauri	
AREA OF PLOT (Minimum)	502.96
AREA OF PLOT (Actual)	502.96
Deduction for NonPlot Area	23.16
Road Widening Area	23.16
Total	456.64
NET AREA OF PLOT (A-Deductions)	456.64
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	342.48
Proposed Coverage Area (55.47 %)	253.94
Achieved Net coverage area (55.47 %)	253.94
Balance coverage area left (19.53 %)	88.00
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	617.88
Additional F.A.R. within limit (not for amalgamated plot -)	0.00
Allowable TOR Area (60% of Perm FAR -)	0.00
Permitted FAR for Plotted within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	617.88
Residential FAR (08.00%)	584.19
Proposed FAR Area	602.92
Achieved Net FAR Area (1.71)	602.92
Balance FAR Area (0.04)	14.76
BUILT UP AREA CHECK	
Proposed Built Up Area	951.92
Substructure Area Add in BUW (Layout Lvl)	15.00
Achieved Built Up Area	966.92

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/3153/CH/19-20	BBMP/3153/CH/19-20	4377	Online	9520508427	13/10/2019	4,35,04.04
	No.		Head		Amount (INR)		Remark
	1		4377		4377		

**Block USE/SUBUSE Details**

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Plotted Resal development	Bldg upto 11.5 mt. Ht.	R

**Required Parking (Table 7a)**

Block Name	Type	Sub Use	Area (Sq.mt.)	Reqd.	Prop.	Regd./Unit	Car	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Plotted Resal development	50-225	1	-	1	4	-	-
Total				-	-	-	4	4	4

**Parking Check (Table 7b)**

Vehicle Type	Reqd.	Achieved
Car	4	4
Total Car	4	4
Two Wheeler	13.75	0
Other Parking	-	-
Total	68.75	162.86

**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.)	Tent. (No.)
			StarCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.		
A (RESIDENTIAL)	1	951.92	25.18	11.18	2.25	60.52	67.21	182.66	594.19	602.92	04
Grand Total	1	951.92	25.18	11.18	2.25	60.52	67.21	182.66	594.19	602.92	4.00

**Block :A (RESIDENTIAL)**

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent. (No.)
		StarCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.		
Terrace Floor	27.43	25.18	0.00	2.25	0.00	0.00	0.00	0.00	0.00	00
Third Floor	166.65	0.00	2.25	0.00	1.86	0.00	0.00	162.54	162.54	01
Second Floor	166.65	0.00	2.25	0.00	1.86	0.00	0.00	162.54	162.54	01
First Floor	166.65	0.00	2.25	0.00	1.86	0.00	0.00	162.54	162.54	01
Ground Floor	182.94	0.00	2.18	0.00	64.94	0.00	19.25	106.57	106.57	01
Basement Floor	241.60	0.00	2.25	0.00	0.00	67.21	163.41	0.00	8.73	00
Total	951.92	25.18	11.18	2.25	60.52	67.21	182.66	594.19	602.92	04

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	11
A (RESIDENTIAL)	D1	0.90	2.10	20
A (RESIDENTIAL)	D	1.86	2.10	03
A (RESIDENTIAL)	D	1.20	2.10	01

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W1	1.20	1.20	22
A (RESIDENTIAL)	W2	1.20	1.20	08
A (RESIDENTIAL)	W	1.80	1.20	30
A (RESIDENTIAL)	SW	2.02	1.20	01

**UnhBUA Table for Block :A (RESIDENTIAL)**

FLOOR	Name	UnhBUA Type	UnhBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	103.20	70.83	6	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	162.54	124.58	11	1
TYPICAL 2nd & 3rd FLOOR PLAN	SPLIT 3	FLAT	162.54	124.58	11	2
Total	-	-	594.82	444.56	39	4

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (EAST) on date: 07/01/2020 vide Ip number: BBMP/Ad.Com./EST/1277/19-20 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.

CHANDAN KUMAR ANATHAN  
Designation: Assistant Director  
Designation: BHRUHAT BANGALURU MAHANAGARA PALIKE  
Date: 27/01/2020 17:07:00

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

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
1.Jeya Miranda 2.Aysha Corera no.8&9,Khatha no.451/1297/8&9,Kacharakana Halli,Bangalore. no.8&9, Khatha no.451/1297/8&9,Kacharakana Halli,Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
Rakesh Gowda R 4009/C, 1st A Main Road, B-Block, 2nd Stage, Subramanya Nagar, Bangalore-560021, Mob:6361862394.

PROJECT TITLE :  
PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO - 8&9, KHATHA NO- 451/1297/8&9, KACHARAKANAHALLI,WARD NO - 24, BANGALORE.

DRAWING TITLE : 2135442144-04-01-2020  
04-41-18S\_SJEYA MIRANDA  
SHEET NO : 1 2