



SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (USHA RAJU)	D2	0.75	2.10	16
A (USHA RAJU)	D1	0.90	2.10	46
A (USHA RAJU)	A40	1.00	2.10	16

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (USHA RAJU)	W1	1.00	1.00	16
A (USHA RAJU)	W2	1.20	1.00	16
A (USHA RAJU)	W1	1.20	1.35	71
A (USHA RAJU)	W	1.80	1.20	88

Block :A (USHA RAJU)

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)
Terrace Floor	16.12	13.87	0.00	2.25	0.00	0.00
Third Floor	235.37	0.00	2.25	0.00	2.25	04
Second Floor	235.37	0.00	2.25	0.00	2.25	04
First Floor	235.37	0.00	2.25	0.00	2.25	04
Ground Floor	203.82	0.00	2.25	0.00	2.25	04
Basement Floor	389.94	0.00	2.25	0.00	2.25	04
Total	1315.99	13.87	11.25	2.25	19.46	67.32

UnitBUA Table for Block :A (USHA RAJU)

FLOOR	Name	UnitBUA Type	UnitBUA Area (Sq.m)	Carpel Area (Sq.m)	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-01	FLAT	35.66	30.88	4	4
	GF-02	FLAT	38.66	33.85	4	4
	GF-03	FLAT	42.32	35.94	5	5
	GF-04	FLAT	45.42	39.44	5	5
FIRST FLOOR PLAN	FF-01	FLAT	44.15	37.71	5	5
	FF-02	FLAT	42.17	37.07	5	5
	FF-03	FLAT	42.32	35.94	5	5
	FF-04	FLAT	45.42	39.44	5	5
TYPICAL 2& 3 FLOOR PLAN	SF-01 & TF-01	FLAT	44.15	37.71	5	8
	SF-02 & TF-02	FLAT	45.17	37.07	5	5
	SF-03 & TF-03	FLAT	42.32	35.94	5	5
	SF-04 & TF-04	FLAT	45.42	39.44	5	5
Total			693.25	593.05	78	16

FAR & Tenement Details

Block	No. of Same Bldg	StarCase	Lift	LR	Machine	Void	Ramp	Parking	Res.	Star	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No)
A (USHA RAJU)	1	1315.99	11.25	2.25	19.46	67.32	312.10	881.47	8.27	889.74	16		
A (USHA RAJU)	1	1315.99	13.87	11.25	2.25	19.46	67.32	312.10	881.47	8.27	889.74	16.00	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (USHA RAJU)	Residential	Apartment	Bldg upto 11.5 mt HR	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.m)	Reqd.	Units	Prop.	Repl./Unit	Car	Prop.
A (USHA RAJU)	Residential	Apartment	0-50	2	-	-	1	8	-
Total			-	-	-	-	-	8	9

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Area (Sq.m)	No.	Achieved	Area (Sq.m)
Car	8	110.00	9	123.75		
Visitor's Car Parking	1	13.75	0	0.00		
Total Car	9	123.75	9	123.75		
TwoWheeler	-	13.75	0	0.00		
Other Parking	-	-	-	188.35		
Total			137.50		312.10	

Approval Condition:
 The Plan Sanction is issued subject to the following conditions:
 1. Sanction is accorded for the Residential Building at 16, 7TH MAIN ROAD, EX-SERVICEMEN COLONY, BANASAWADI, BANGALORE.
 2. Sanction is accorded for Residential Use only. The use of the building shall not be deviated to any other use.
 3. 312.10 area reserved for car parking shall not be converted for any other purpose.
 4. Development charges towards increasing the capacity of water supply, sanitary and power main shall be paid to BWS&B and BESCOM if any.
 5. Necessary ducts for running telephones cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 6. The applicant shall INSURE all workmen involved in the construction work against any accident /unavoidable incidents arising during the construction.
 7. 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.
 8. 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.
 9. 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 if the same is repeated for the third time.
 13. Technical personnel, applicant or owner as the case may be shall study adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section IV-8 (a) to (k).
 14. The building shall be constructed under the supervision of a registered structural engineer.
 15. 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.
 16. The building shall not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
 17. Drinking water supplied by BWS&B 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 tank capacity mentioned in the Bye-law 3(2)(g).
 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 construction 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 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.
 21. 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 (Hoodaag/Hooda) Letter No. LDRS/LET/2013, dated 01-04-2013:
 1. 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.
 2. 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 level Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
 3. 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:
 1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 3. Employment of child labour in the construction activities strictly prohibited.
 4. Clearing NOC from the labour Department before commencing the construction work is a must.
 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
 6. 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.

COLOR INDEX

AREA STATEMENT (BBMP)	VERSION No. 10.11	VERSION DATE: 01/11/2018
PROJECT DETAIL	Plot Use: Residential	
Authority BBMP	Plot SubUse: Apartment	
BBMP/Ad.Cmn./EST/0388/19-20	Land Use Zone: Residential (Man)	
Application Type: General	Plot/Sub Use: 16	
Proposed Type: Building Permission	Plot/Sub Use: 16	
Nature of Sanction: New	Khaa No. 18 per Khata Extract: 18	
Location: Ring-II	PID No. (As per Khata Extract): 88-143-18	
Building Line Specified as per Z.R. NA	Locality / Street of the property: 7TH MAIN ROAD, EX-SERVICEMEN COLONY, BANASAWADI, BANGALORE.	
Zone: East		
Ward: Ward 027		
Planning District: 21T (Kammanahalli)		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	518.28
NET AREA OF PLOT	(A-Deductions)	518.28
COVERAGE CHECK		
Permissible Coverage Area (65.00 %)		336.88
Proposed Coverage Area (39.33 %)		203.81
Achieved net coverage area (39.33 %)		203.81
Balance coverage area left (25.68 %)		133.07
FAR CHECK		
Permissible F.A.R. as per zoning regulator 2015 (1.75)		906.99
Additional F.A.R. within Ring I and II (for amalgamated plot -)		0.00
Allowable F.A.R. Area (65% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		906.99
Residential FAR (99.07%)		881.48
Proposed FAR Area		889.74
Achieved Net FAR Area (1.72)		889.74
Balance FAR Area (0.03)		17.25
BUILT UP AREA CHECK		
Proposed Builtup Area		1315.99
Substructure Area Add in BUA (Layout Liv)		15.00
Achieved Builtup Area		1330.99

Approval Date: 02/10/2020 4:13:32 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9990/CH19-20	BBMP/9990/CH19-20	5951	Online	8742616540	07/13/2019 3:25:52 PM	
				Head			
				Scouting Fee	5951		

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 10/02/2020 vide
 Ip number: BBMP/Ad.Cmn./EST/0388/19-20 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)
 BHURHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 1.USHA RAJU, 2. SABITHA RAJU, 3. PRABHA RAVICHANDRAN, 4. RAMA RAJU #32, 2ND CROSS, 2ND PHASE, KIRMARCOJ COLONY, BASAVESHWARA NAGARA

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 PAPANNA SETTY T N NO. 1421, 1ST FLOOR, SHIVA COMPLEX, 5TH MAIN ROAD, CHAMRAJPET BCC/BL-3/6-E-4368/2018-19

PROJECT TITLE :
 PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO - 18, 7TH MAIN ROAD, EX-SERVICEMEN COLONY, BANASAWADI, WARD NO - 27, BANGALORE.

DRAWING TITLE : 1775951699-29-01-2020
 02-29-02S_USHA RAJU_FINAL
 SHEET NO : 1 PLAN_RECOVER_RECOVER002