



Approval Condition :
 This Plan Sanction is issued subject to the following conditions :
 1. Sanction is accorded for the Residential Building at 199, "NGEF LAYOUT" BENNIGANAHALLY VILLAGE, KR PURAM HOBLI, BANGALORE EAST TALUK, Bangalore.
 a) Consist of 1st + 1Ground + 2 only.
 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 3. 138.19 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 has to be paid to BWSSB and BESCOM if any.
 5. Necessary ducts for running telephone cables, cubicles 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 / untoward incidents arising during the time of 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 barricading 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 strictly adhere to the duties and responsibilities specified in Schedule - IV (By-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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 16. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 17. 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 By-law 32(a).
 18. 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.
 19. 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 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 BBMP.
 20. 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 (HosadaagHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

Color Notes

COLOR INDEX

PLOT BOUNDARY
 ABUTTING ROAD
 PROPOSED WORK (COVERAGE AREA)
 EXISTING (To be retained)
 EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13
PROJECT DETAIL:	VERSION DATE: 26/06/2020
Authority: BBMP	Plot Use: Residential
Inward No.: BBMP/Ad.Com./EST/0268/20-21	Plot Sub/Use: Plotted Resi development
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 199
Nature of Sanction: NEW	Khata No. (As per Khata Extract): PID NO. 84-65-199
Location: RING-II	Locality / Street of the property: "NGEF LAYOUT" BENNIGANAHALLY VILLAGE, KR PURAM HOBLI, BANGALORE EAST TALUK
Building Line Specified as per Z.R. NA	
Zone: East	
Ward: Ward-657	
Planning District: 217-Kammanahalli	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 222.83
NET AREA OF PLOT	(A-Deductions) 222.83
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	167.12
Proposed Coverage Area (66.67 %)	148.57
Achieved Net coverage area (66.67 %)	148.57
Balance coverage area left (8.32 %)	18.55
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	389.95
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR Area (1.75)	389.95
Residential FAR (100.00%)	341.49
Proposed FAR Area	341.49
Achieved Net FAR Area (1.53)	341.49
Balance FAR Area (0.22)	48.46
BUILT UP AREA CHECK	
Proposed BuiltUp Area	612.93
Achieved BuiltUp Area	612.93

Approval Date : 07/24/2020 5:41:23 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/5896/CH/20-21	BBMP/5896/CH/20-21	480	Online	10620786895	07/01/2020 4:01:26 PM	-
	No.	Head	Amount (INR)				
	1	Scrutiny Fee	480				

Block :RESI (A1)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	18.65	17.15	0.00	1.50	0.00	0.00	0.00	0.00	00	
Second Floor	148.57	11.28	1.50	0.00	21.13	0.00	114.66	114.66	01	
First Floor	148.57	11.28	1.50	0.00	21.13	0.00	114.66	114.66	01	
Ground Floor	148.57	11.28	1.50	0.00	23.62	0.00	112.17	112.17	02	
Stilt Floor	148.57	8.88	1.50	0.00	0.00	138.19	0.00	0.00	00	
Total:	612.93	59.87	6.00	1.50	65.88	138.19	341.49	341.49	04	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (A1)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESI (A1)	W2	0.90	1.20	06
RESI (A1)	W1	1.20	1.20	51

UnitBUA Table for Block :RESI (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpent Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	38.06	38.06	4	2
TYPICAL 1-2 FLOOR PLAN	2	FLAT	44.19	44.19	5	2
		SPLIT SP 3.4	86.95	86.95	8	2
Total:			266.15	266.15	25	4

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Car.
RESI (A1)	Residential	Plotted Resi development	50-225	1	-	1	2
Total:			-	-	-	2	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	4	55.00
Total Car	2	27.50	4	55.00
Two/Wheeler	-	13.75	0	0.00
Other Parking	-	-	-	83.19
Total		41.25		138.19

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.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking	Resi.			
RESI (A1)	1	612.93	59.87	6.00	1.50	65.88	138.19	341.49	341.49	04	
Grand Total:	1	612.93	59.87	6.00	1.50	65.88	138.19	341.49	341.49	4.00	

Note: Earlier plan sanction vide L.P No. _____ dated: _____ is deemed cancelled. The modified plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (EAST) on date: 24/07/2020. Vide Ip number: BBMP/AD.COM./EST/0268/20-21 subject to terms and conditions laid down along with this modified building plan approval.

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

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 MRS.RAFEELA SADIK, GPA HOLDER MR.SALEEM NERLAT KHADER "NGEF LAYOUT" BENNIGANAHALLY VILLAGE, KR PURAM HOBLI, BANGALORE EAST TALUK "NGEF LAYOUT" BENNIGANAHALLY VILLAGE, KR PURAM HOBLI, BANGALORE EAST TALUK

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 vinitha naik no 3 first floor 7th main 2nd cross shankar nagar BCC/BL-3.6/E-4363/2018-19

PROJECT TITLE :
 THE PLAN SHOWING PROPOSED RESIDENTIAL BUILDING AT SITE NO.199, SITUATED AT, "NGEF LAYOUT" BENNIGANAHALLY VILLAGE, K.R.PURAM HOBLI, BANGALORE EAST TALUK WARD NO.57 PID NO.-84-65-199

DRAWING TITLE : 273102181-24-07-2020 03-18-57\$, \$SAAADIK
 SHEET NO : 1

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