

AREA STATEMENT (BMP)	VERSION NO. 1.0.10	
Authority: BMP	VERSION DATE: 01/11/2019	
Project: BMP	Plot Use: Educational	
BMP/Adm/Com/PLH/1204/19-20	Plot Sub Use: Educational Institution	
Application Type: General	Land Use Zone: Public and Sem Public	
Proposed Type: Building/Remission	Final/Plat No: 23	
Nature of Sanction: New	PID No. (As per Khata Extract): 2-226-23	
Location: Ring II	Locality / Street of the property: M S RAMAIAH ROAD, BANGALORE IN WARD NO-17	
Building Line Specified as per Z.R. NA		
Zone: Rajarajeshwaram		
Ward: Ward 017		
Planning District: 215-Mathikere		
AREA DETAILS:		
NET AREA OF PLOT	(A)	80.00
AREA OF PLOT (Minimum)	(A)	2029.98
NET AREA OF PLOT	(A-Deductions)	2029.98
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		913.49
Proposed Coverage Area (40.83 %)		830.90
Achieved Net coverage area (42.93 %)		830.90
Balance coverage area left (4.07 %)		82.59
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		4567.46
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 (2.25)		4567.46
Special FAR (97.97%)		3462.36
Proposed FAR Area		3534.14
Achieved FAR Area (1.374)		3534.14
Balance FAR Area (0.51)		1033.31
BUILT UP AREA CHECK		
Proposed BuiltUp Area		4535.11
Substructure Area Add in BU (Layout Lvl)		15.00
Achieved BuiltUp Area		4550.11

Approval Date : 10/03/2019 1:35:59 PM

**Payment Details**

Sr No.	Chalan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMP19836CH19-20	BMP19836CH19-20	30288.79	Online	9106476981	09/25/2019	
		No.	Head	Amount (INR)	Remark		
		1	Sanitary Fee	30288.79			

**Block USE/SUBUSE Details**

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (SCHOOL)	Educational	Educational Institution	Blkg upto 15.0 m Ht	R

**Required Parking (Table 7a)**

Block Name	Type	Sub Use	Area (Sq.mt.)	Units	Car	Two Wheeler
A1 (SCHOOL)	Educational	Educational Institution	> 0	150	3462.36	1
		Total:			23	30

**Parking Check (Table 7b)**

Vehicle Type	No.	Area (Sq.mt.)	Prop.	Regd./Unit	Car	Two Wheeler
Car	23	316.25	30	412.50		
Two Wheeler	30	316.25	30	412.50		
Total Car					412.50	
Total Two Wheeler						412.50
Other Parking						
Total		367.50			440.00	440.00

**FAR & Tenement Details**

Block	No. of Same Block	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.)
A1 (SCHOOL)	1	4535.11	49.77 24.75 2.25 71.02 853.18	3462.36	25.57	3534.14
Grand Total:	1	4535.11	49.77 24.75 2.25 71.02 853.18	3462.36	25.57	3534.14

**Block : A1 (SCHOOL)**

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.)
Terrace Floor	100.49	49.77 2.25 2.25 0.00 0.00	0.00	0.00	48.22
Third Floor	883.15	0.00 4.50 0.00 0.00 0.00	878.65	0.00	878.65
Second Floor	883.15	0.00 4.50 0.00 0.00 0.00	878.65	0.00	878.65
First Floor	883.15	0.00 4.50 0.00 0.00 0.00	878.65	0.00	878.65
Ground Floor	830.90	0.00 4.50 0.00 0.00 0.00	826.40	0.00	826.40
Basement Floor	954.27	0.00 4.50 0.00 71.02 853.18	0.00	25.57	25.57
Total:	4535.11	49.77 24.75 2.25 71.02 853.18	3462.36	25.57	3534.14

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (SCHOOL)	D2	0.75	2.10	09
A1 (SCHOOL)	D1	1.10	2.10	44

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (SCHOOL)	V	1.20	1.20	20
A1 (SCHOOL)	W	1.40	1.20	194

**Balcony Calculations Table**

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	16.87 X 18.52 X 1 X 1	59.25	59.25
TYPICAL - 2&3 FLOOR PLAN	16.87 X 18.52 X 1 X 2	104.50	104.50
Total		158.75	158.75

**UnitBUA Table for Block : A1 (SCHOOL)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
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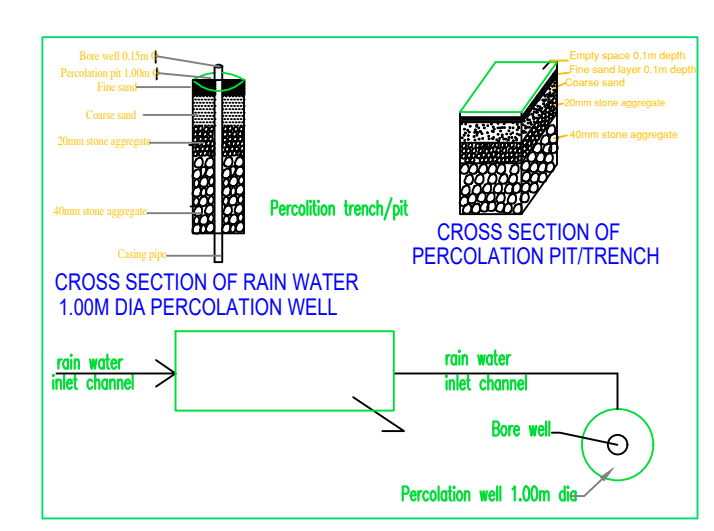
- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- Sanction is accorded for the Building at 23, M S RAMAIAH ROAD, BANGALORE IN WARD NO-17, Bangalore
  - Consist of 1Basement + 1Ground + 3 only.
  - Sanction is accorded for use only. The use of the building shall not be deviated to any other use.
  - 3.853.18 area reserved for car parking shall not be covered for any other purpose.
  - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to RWSSB and BESCOM if any.
  - Necessary ducts for running telephone cables, cuticles 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 both and 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 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.
  - 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. 16) under sub section IV (a) to (g).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - On completion of foundation or floorings before erection of walls on the foundation and in the case of columnar structure before erecting 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 BWSSB 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 20(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 / 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.
  - 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 BMP.
  - 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 (Hosahalli/Hoosalli) Letter No. LD/95LET/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 or 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".

- Note :**
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
  - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
  - Employment of child labour in the construction activities strictly prohibited.
  - Obtaining NOC from the Labour Department before commencing the construction work is a must.
  - BMP will not be responsible for any dispute that may arise in respect of property in question.
  - 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.



**OWNER / CPA HOLDER'S SIGNATURE**

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
M.R.R. PATTABHIRAM, 2 Mrs ANITHA PATTABHIRAM #7, GOKULA NIVAS, M S RAMAIAH ROAD MATHIKERE #7, GOKULA NIVAS, M S RAMAIAH ROAD MATHIKERE

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

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (R. B. NAGAR) on date 03/10/2019 vide lg number: SPPAT/Adm/Com./2014/2204/19-20, 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.

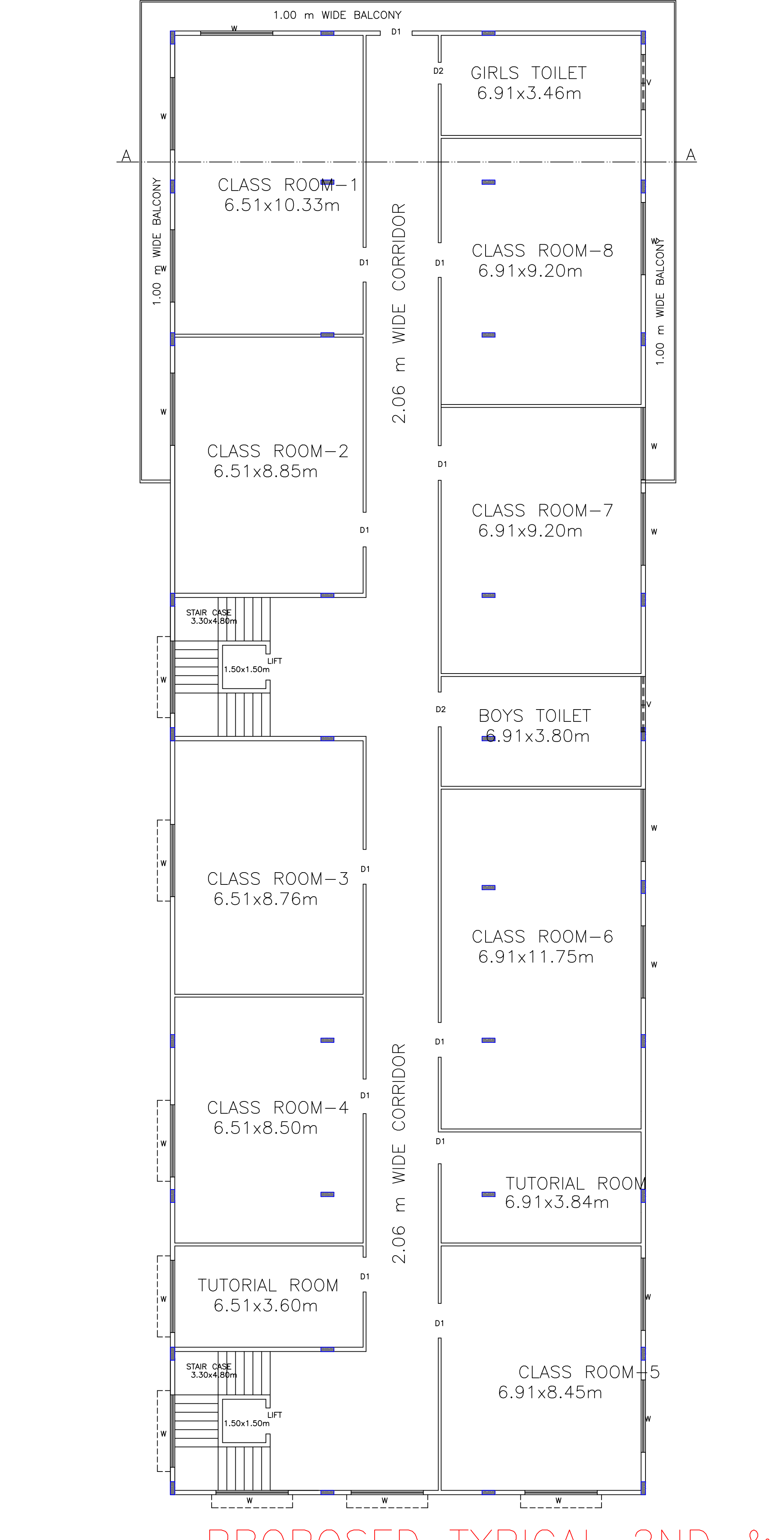
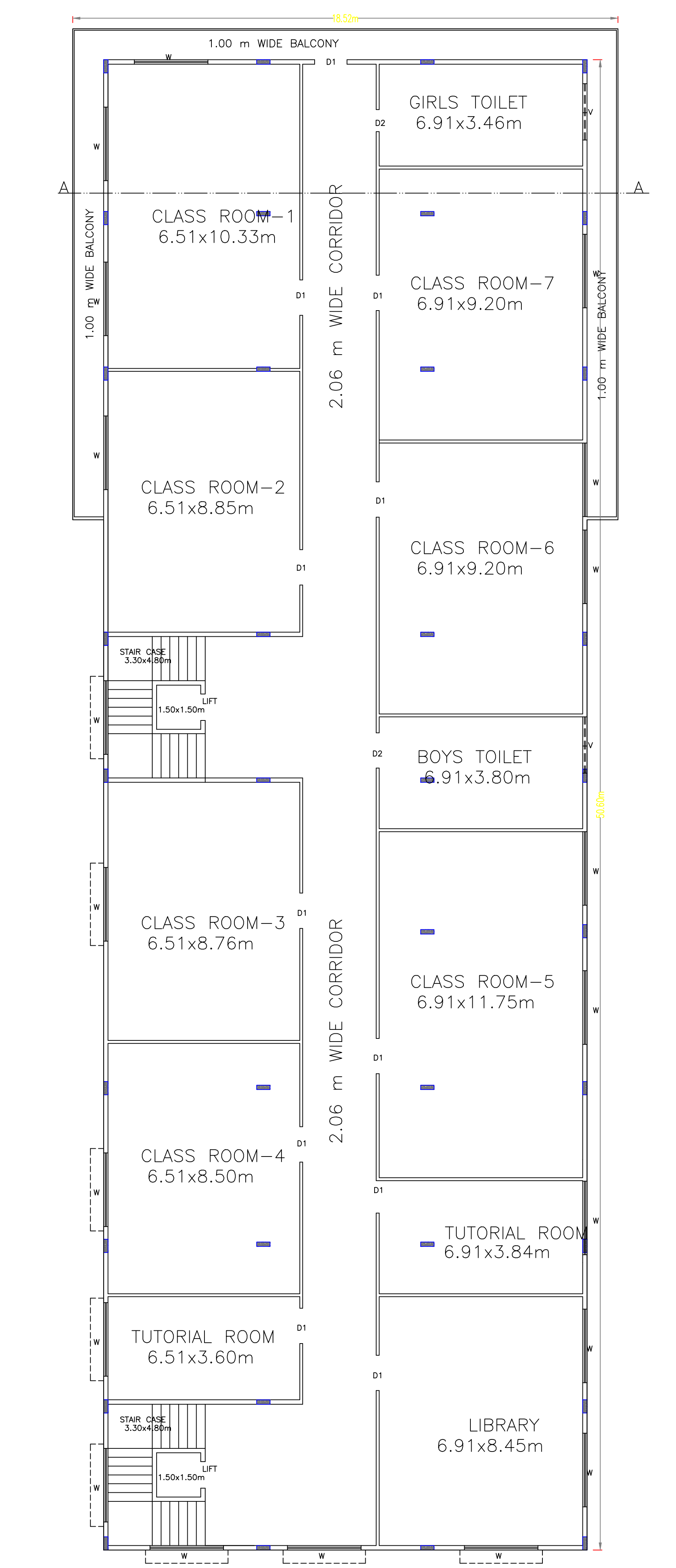
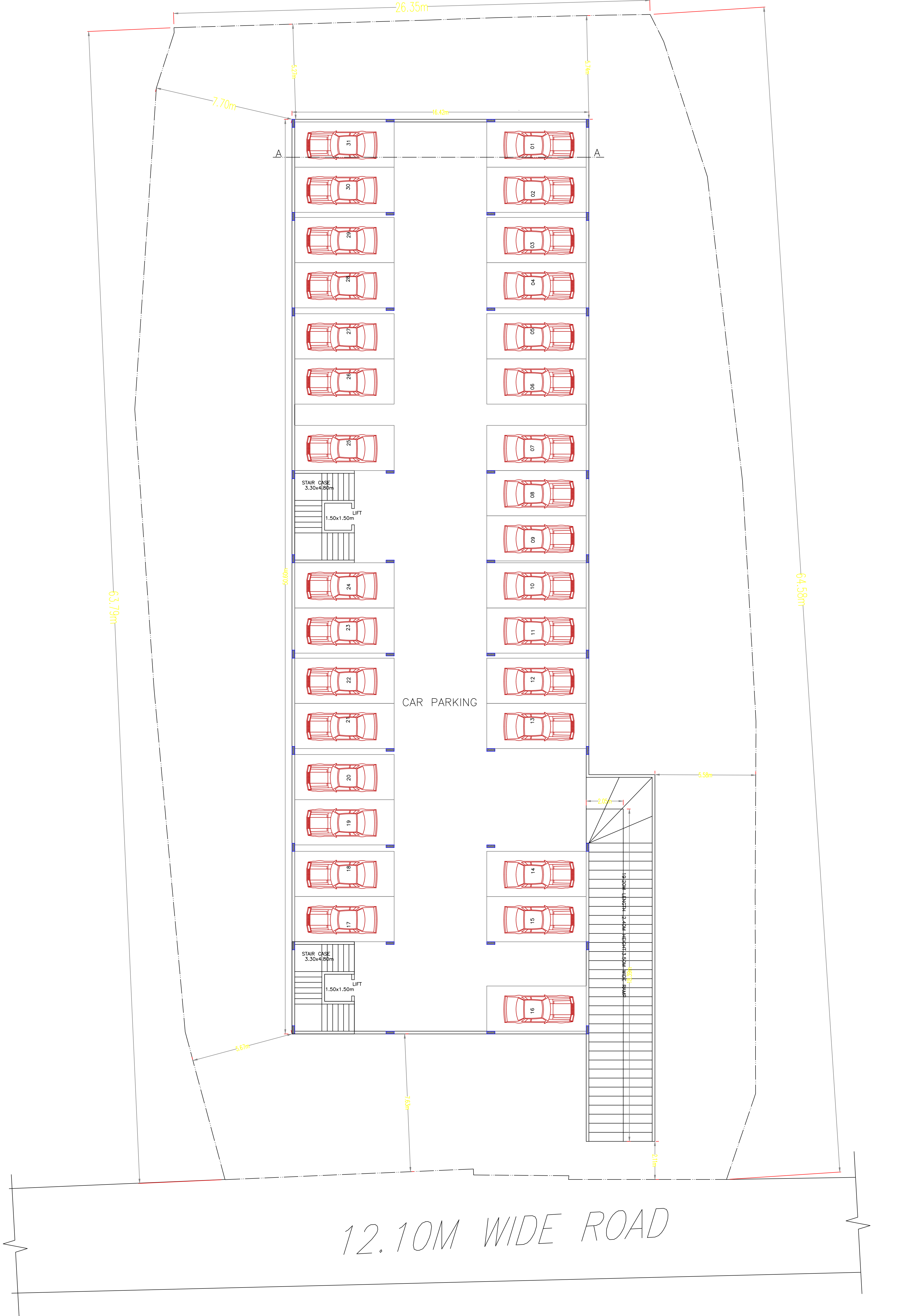
**PROJECT TITLE :**  
PRO BF-G-3  
PLAN SHOWING THE PROPOSED P-SCHOOL/EDUCATIONAL INSTITUTION BUILDING AT SITE NO.23, M S RAMAIAH ROAD, BANGALORE IN WARD NO.-17, (PID NO.2-226-23)

**DRAWING TITLE :**  
654725010-01-10-2019  
12-24-596\_S\_PATTABHIRAM  
NEW ONLINE

**ASSISTANT DIRECTOR OF TOWN PLANNING (R. B. NAGAR)**

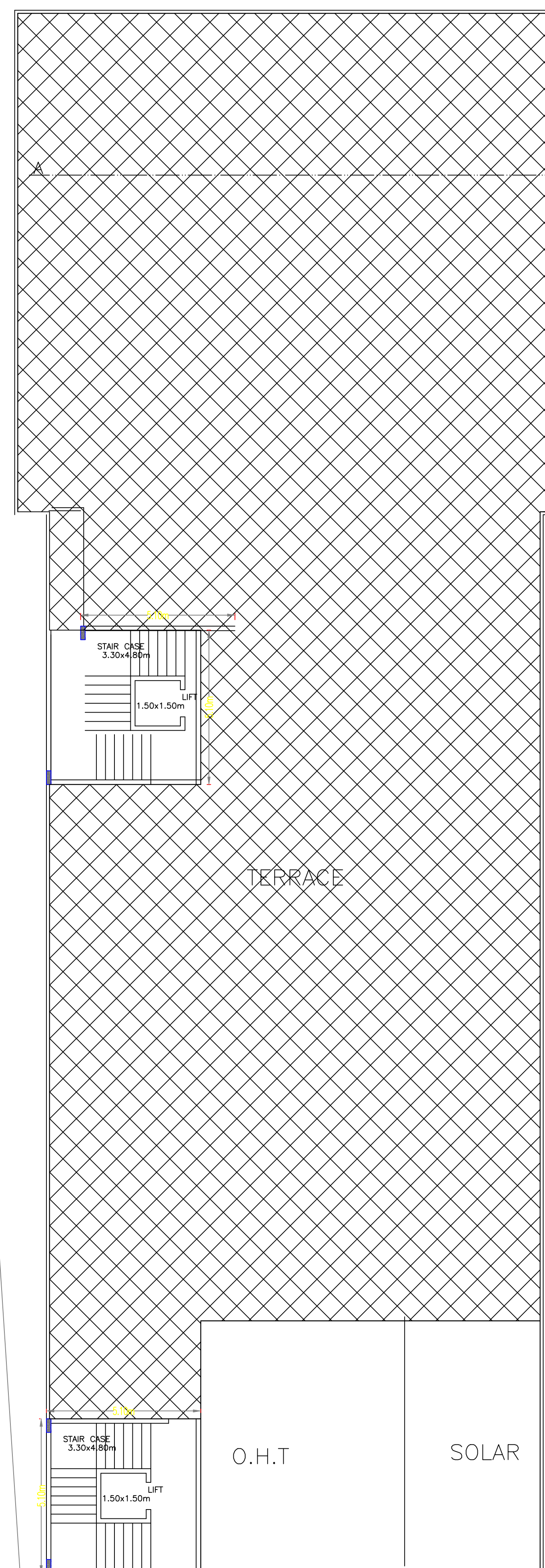
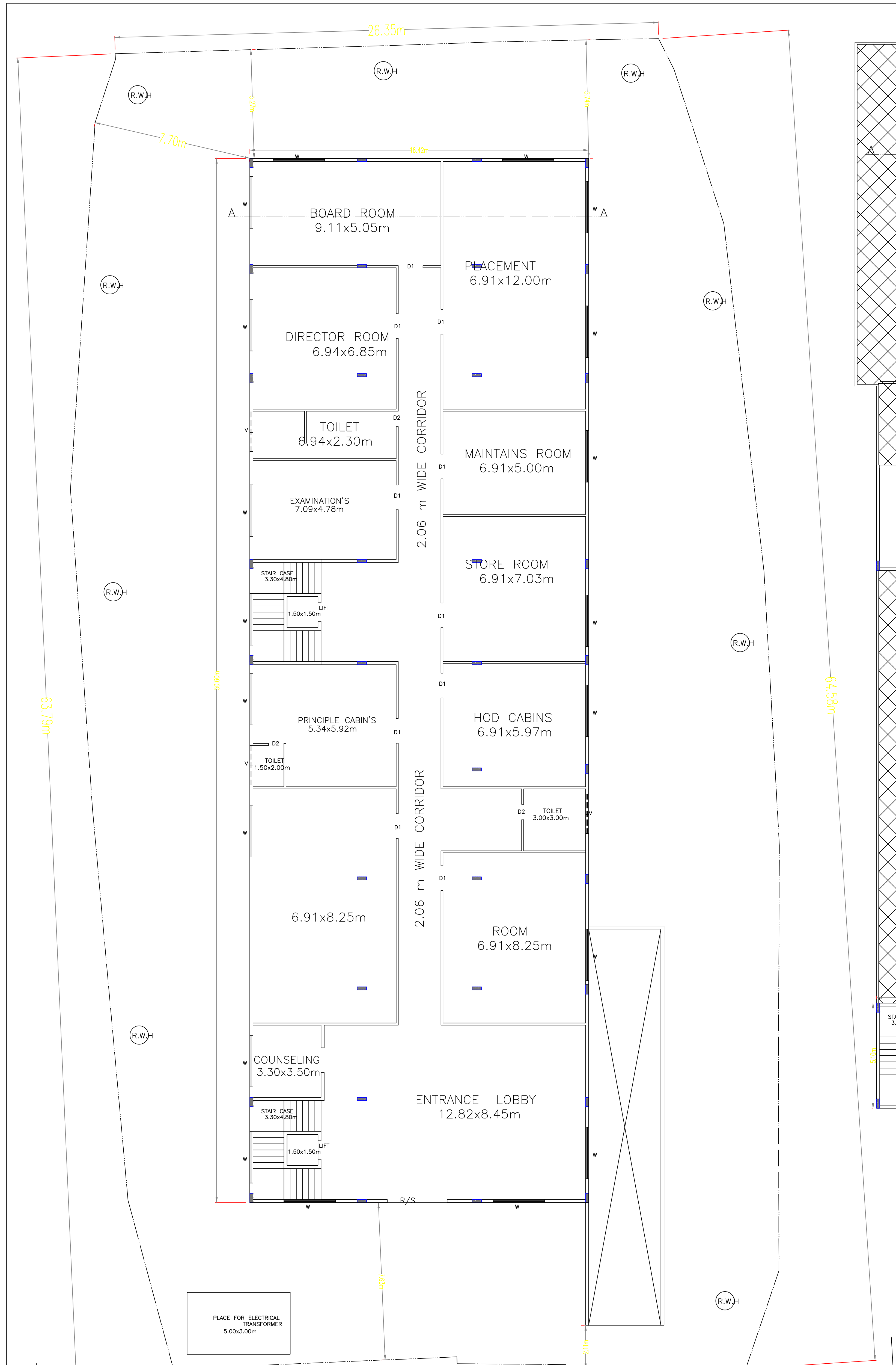
BHRUHAAT BENGALURU MAHANAGARA PALIKE

SHEET NO : 1



**PROPOSED FIRST FLOOR PLAN**

**PROPOSED TYPICAL 2ND & 3RD FLOOR PLAN**



PROPOSED TERRACE FLOOR PLAN

SCALE : 1:100

COLOR INDEX

Plot Boundary	Green
Abutting Road	Red
Proposed Work (Coverage Area)	Blue
Existing (To be retained)	Yellow
Existing (To be demolished)	White

AREASTATEMENT (BMP)

Version No.	1.0
Version Date	01/11/2018

PROJECT DETAIL

Authority	BMP
Plot Use	Educational
Plot Sub Use	Educational Institution
Application Type	General
Proposed Type	Building Permission
Proposed No.	23
Location	Ring II
Building Line Specified as per Z.R. NA	Locality / Sheet of the property: M S RAMAIAH ROAD, BANGALORE IN WARD NO-17
Zone	Rajangshaharnagar
Planning District	215-Mathikere

AREA DETAILS

Area of Plot (Minimum)	(A)	SQ.MT
NET AREA OF PLOT	(A) Deductions	2029.98

COVERAGE CHECK

Permissible Coverage area (45.00%)	913.49
Proposed Coverage area (45.93%)	930.90
Achieved Net coverage area (40.93%)	830.50
Balance coverage area (4.07%)	82.59

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)	4567.46
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 (2.25)	4567.46
Special FAR (97.97%)	3462.36
Proposed FAR Area	3534.15
Achieved Net FAR Area (1.74)	3534.15
Balance FAR Area (0.51)	1033.31

BUILT UP AREA CHECK

Proposed BuiltUp Area	4535.11
Substructure Area Add in BUA (Layal Lvl)	15.00
Achieved BuiltUp Area	4550.11

Approval Date : 10/03/2019 1:35:59 PM

Payment Details

Sr No.	Chalan Number	Receipt Number	Amount (NR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMP/19830/CH/19-20	BMP/19830/CH/19-20	30288.79	Online	916476981	08/25/2019 3:20:01 PM	-
	No.	No.	Amount (NR)		Amount (NR)		Remark
			30288.79		30288.79		

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A1 (SCHOOL)	Educational	Educational Institution	Blq upto 15.0 ML HL	R

Required Parking (Table 7c)

Block Name	Type	Sub Use	Area (Sq.mt)	Reqd.	Units	Car	Prop.
A1 (SCHOOL)	Educational	Educational Institution	>0	150	3462.36	1	23
Total				-	-	-	23

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	Reqd.	Achieved
Car	23	315.25	30	412.50
Total Car	23	315.25	30	412.50
Two Wheeler	-	41.25	0	0.00
Other Parking	-	-	-	440.58
Total	-	357.50	-	853.18

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.)
			Star/Case	Lift	Lift Machine	Ramp	Parking			
A1 (SCHOOL)	1	4535.11	49.77	24.75	2.25	71.02	853.18	3462.36	25.57	3534.14
Grand Total	1	4535.11	49.77	24.75	2.25	71.02	853.18	3462.36	25.57	3534.14

Block :A1 (SCHOOL)

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.)
		Star/Case	Lift	Lift Machine	Ramp	Parking			
Terrace Floor	100.49	49.77	2.25	2.25	0.00	0.00	0.00	0.00	46.22
Third Floor	883.15	0.00	4.50	0.00	0.00	0.00	878.65	0.00	878.65
Second Floor	883.15	0.00	4.50	0.00	0.00	0.00	878.65	0.00	878.65
First Floor	883.15	0.00	4.50	0.00	0.00	0.00	878.65	0.00	878.65
Ground Floor	830.90	0.00	4.50	0.00	0.00	0.00	826.40	0.00	826.40
Basement Floor	954.27	0.00	4.50	0.00	71.02	853.18	0.00	25.57	25.57
Total	4535.11	49.77	24.75	2.25	71.02	853.18	3462.36	25.57	3534.14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (SCHOOL)	D2	0.75	2.10	09
A1 (SCHOOL)	D1	1.10	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (SCHOOL)	V	1.20	1.20	20
A1 (SCHOOL)	W	1.80	1.20	194

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	16.67 X 18.52 X 1 X 1	52.25	52.25
TYPICAL -2&3 FLOOR PLAN	16.67 X 18.52 X 1 X 2	104.50	104.50
Total		156.75	156.75

UnitBUA Table for Block :A1 (SCHOOL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
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Approval Condition :

This Plan Sanction is issued subject to the following conditions :

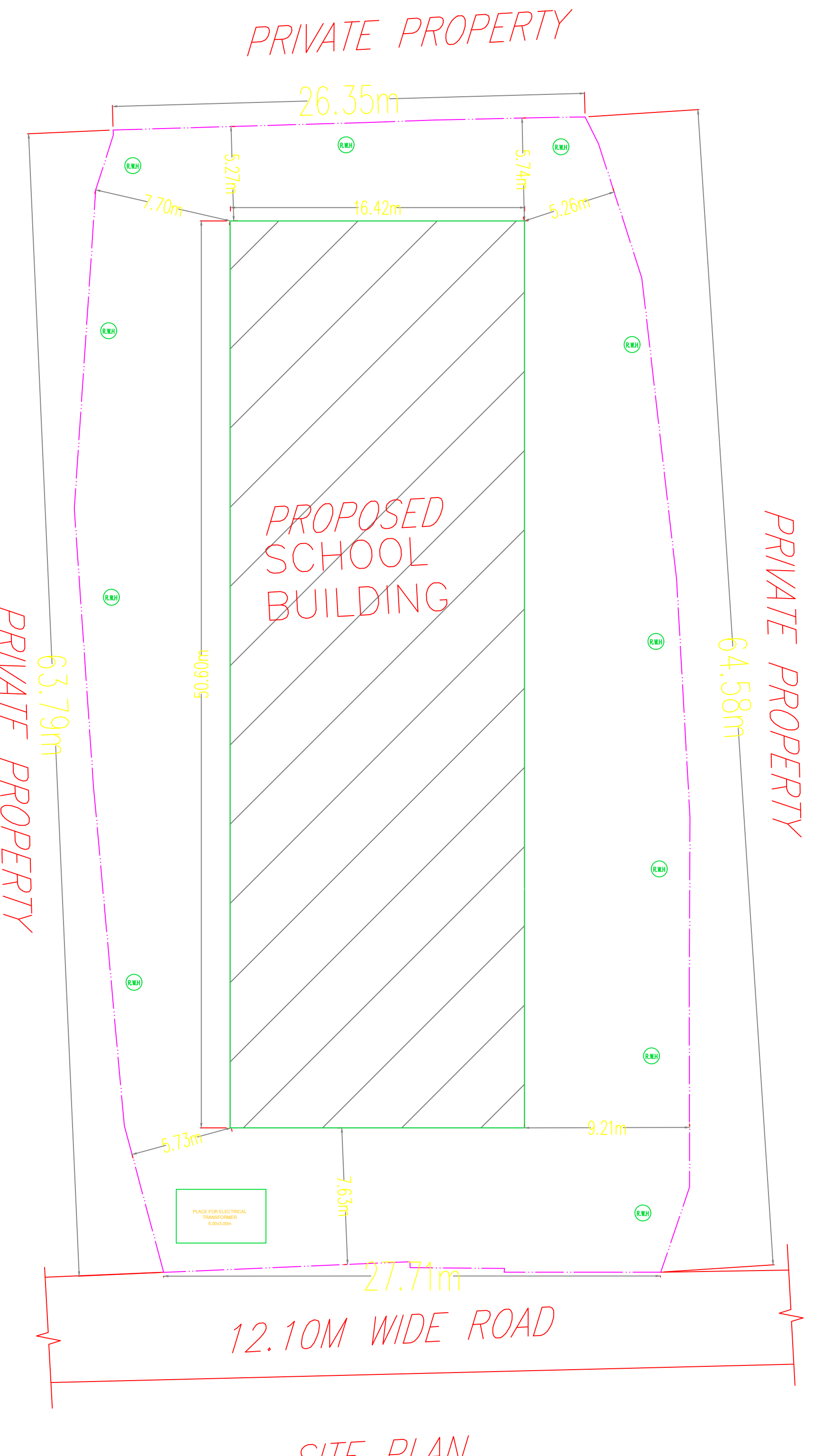
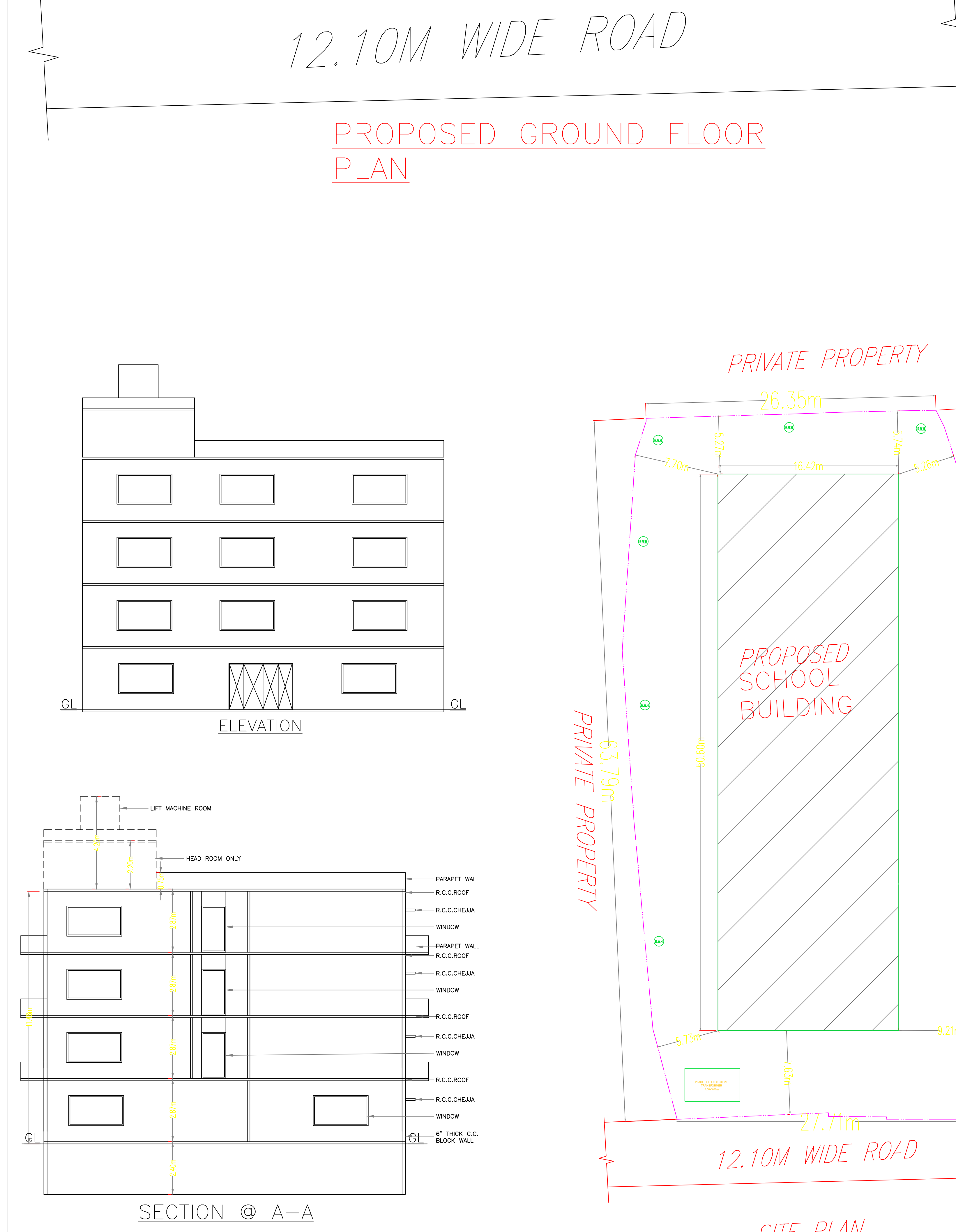
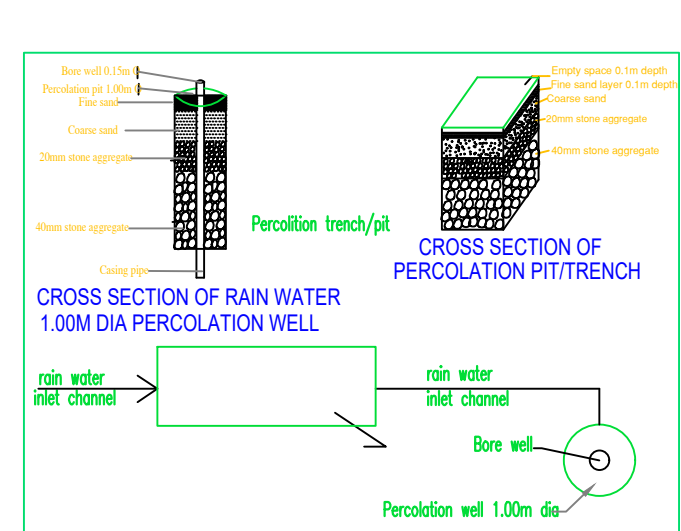
- Sanction is accorded for the Building at 23, M S RAMAIAH ROAD, BANGALORE IN WARD NO-17, Bangalore.
- Consist of 1Basement + 1Ground + 3 only.
- Sanction is accorded for use only. The use of the building shall not be deviated to any other use.
- 3.853.18 area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWS&B 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 footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
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- The applicant shall plant at least two trees in the premises.
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- If any owner / builder contravenes the provisions of Building By-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 Schedule - IV (Bye-law No. 3.6) under sub-section IV (a) to (h).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or roofings before erection of walls on the foundation and in the case of columnar structure before erecting 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 BWS&B 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 30(a).
- If any owner / builder contravenes the provisions of Building By-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.
- The Builder / Contractor / Professional responsible for supervision of work shall not shall materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners 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.
- 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 (Hoedaga/Hoedike) Letter No. LD/96LET/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 or work place.
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Note :

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- B&M.P will not be responsible for any disputes that may arise in respect of property in question.
- 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.



OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
M.M.R. PATTABHARAM 2/ Mrs ANITHA PATTABHARAM #7, GOKULA NIVAS M.S RAMAIAH ROAD MATHIKERE #7, GOKULA NIVAS M.S RAMAIAH ROAD MATHIKERE

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

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (P. R. Nagar) on date 03/10/2019 vide Ip number: \_\_\_\_\_/A&C/2019/1204/120-23, 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.

PROJECT TITLE :  
PROJ BF G-3  
PLAN SHOWING THE PROPOSED P,SCHOOL/EDUCATIONAL INSTITUTION BUILDING AT SITE NO.23, M S RAMAIAH ROAD, BANGALORE IN WARD NO-17, (PID NO.2-228-23)

DRAWING TITLE : 654725010-01-10-2019  
12-24-598\_SPATTABHARAM  
NEW ONLINE

ASSISTANT DIRECTOR OF TOWN PLANNING (P. R. NAGAR)

BHRIHAT BENGALURU MAHANAGARA PALIKE

SHEET NO : 1