

COLOR INDEX

- Plot Boundary
- Abutting Road
- Proposed Work (Coverage Area)
- Existing (To be retained)
- Existing (To be demolished)

VERSION NO. : 1.0.11
VERSION DATE: 01/11/2018

AREA STATEMENT (BBMP)

PROJECT DETAIL:	BBMP
Authority:	BBMP
Inward No.:	BBMP/Ad.Com./RHJ/1252/19-20
Application Type:	Suvarna Parvangi
Proposed Type:	Building Permission
Nature of Sanction:	New
Location:	Ring III
Building Line Specified as per Z.R. NA:	Zone: Rajarajeshwaramnagar
Ward:	Ward-160
Planning District:	301/Kengeri
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A)-(Adductions)
COVERAGE CHECK	
Permissible Coverage Area (75.00 %)	167.12
Proposed Coverage Area (20.31 %)	45.25
Allowable Net coverage area (20.31 %)	45.25
Balance coverage area left (54.69 %)	121.87
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	389.95
Additional F.A.R within Ring III (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
Proposed FAR Area	85.67
Residential FAR (100.00%)	85.67
Advised Net FAR Area (0.38)	85.67
Balance FAR Area (1.37)	304.28
BUILT UP AREA CHECK	
Proposed Builtup Area	85.67
Advised Builtup Area	85.67

Approval Date : 10/22/2019 4:32:45 PM

Payment Details

Sl. No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/19847/CH-19-20	BBMP/19847/CH-19-20	386	Online	9111664031	09/26/2019	
	No.		Head		Amount (INR)	Remark	
	1		Society Fee		386		

OWNER / G.P.A HOLDER'S SIGNATURE

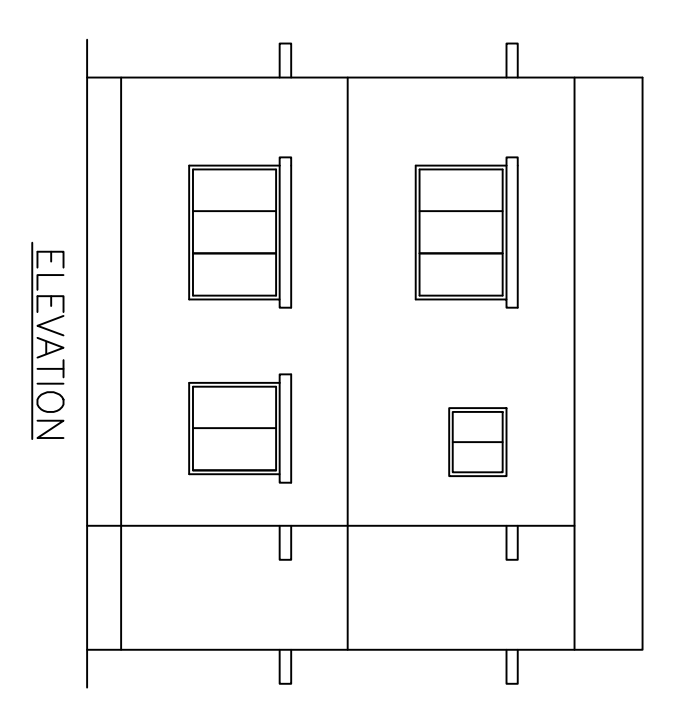
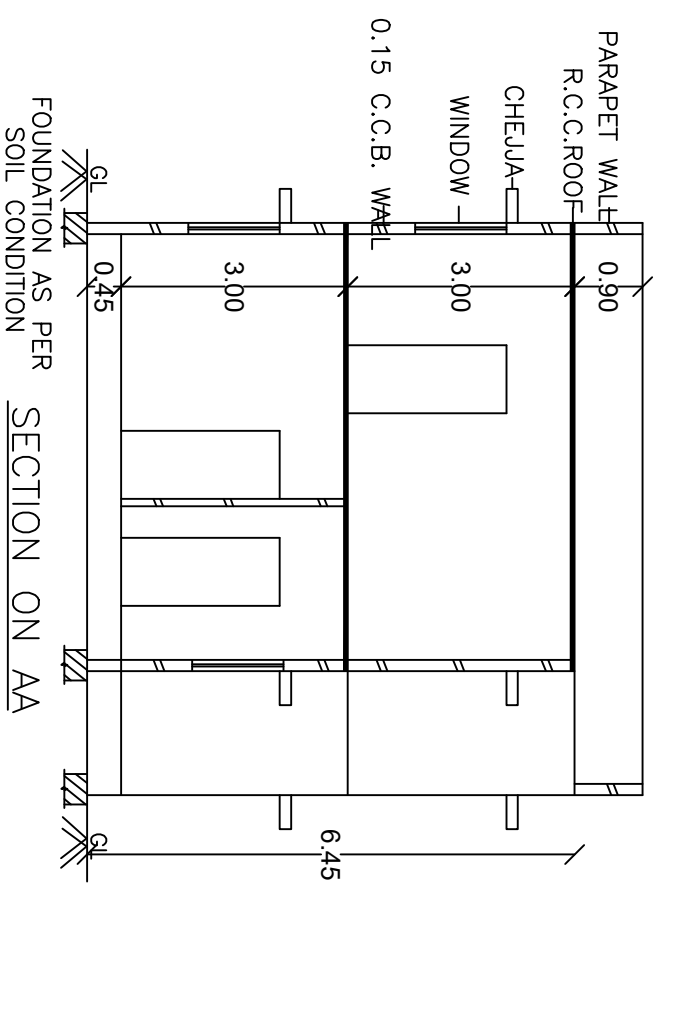
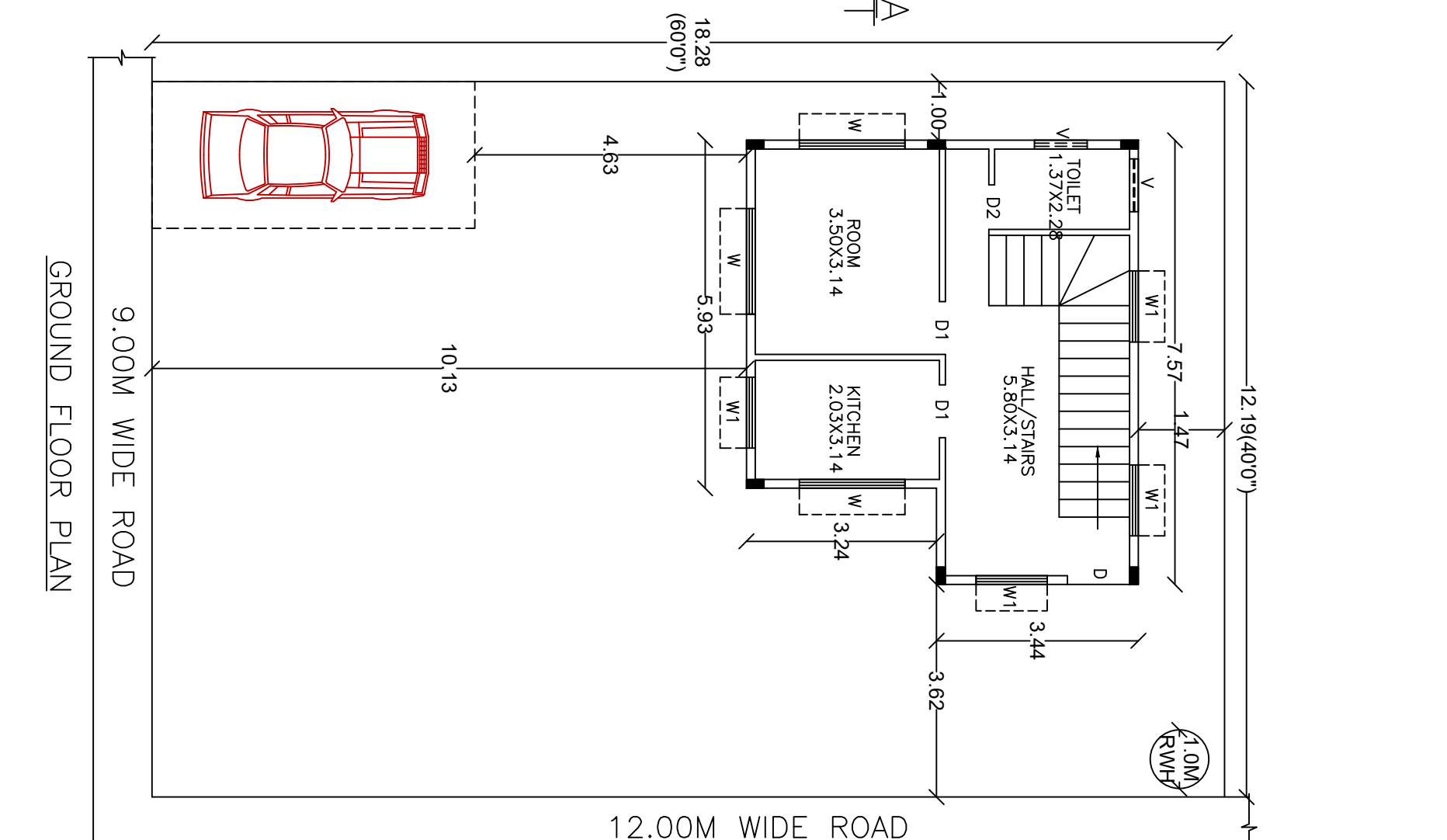
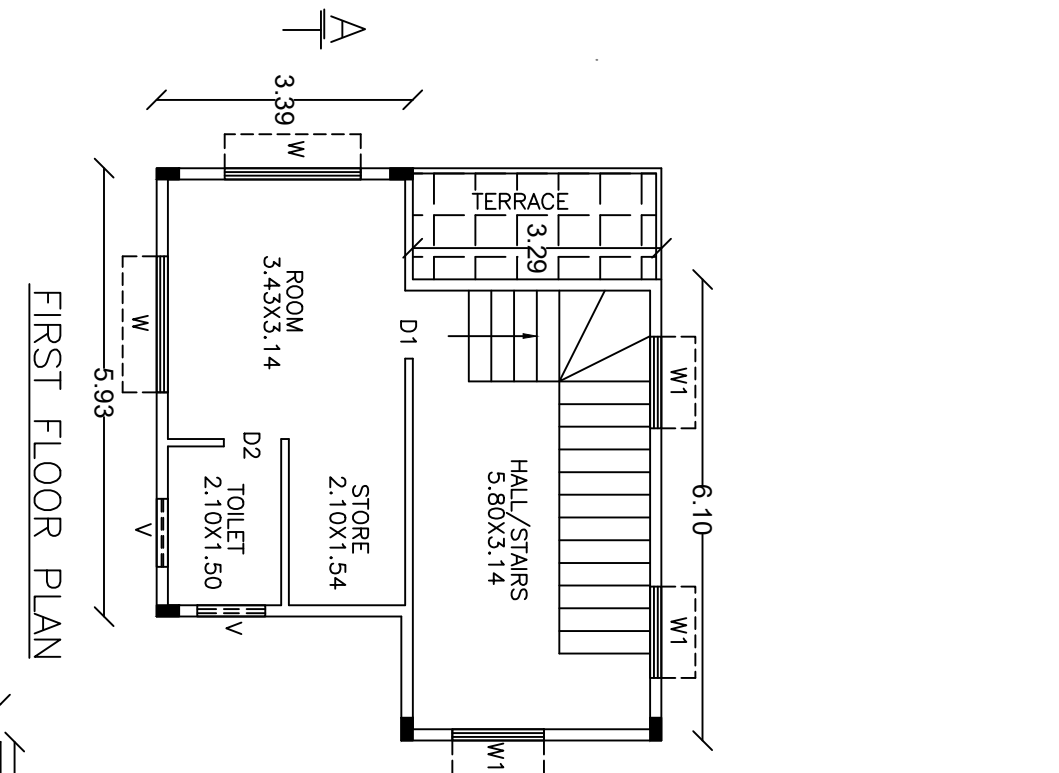
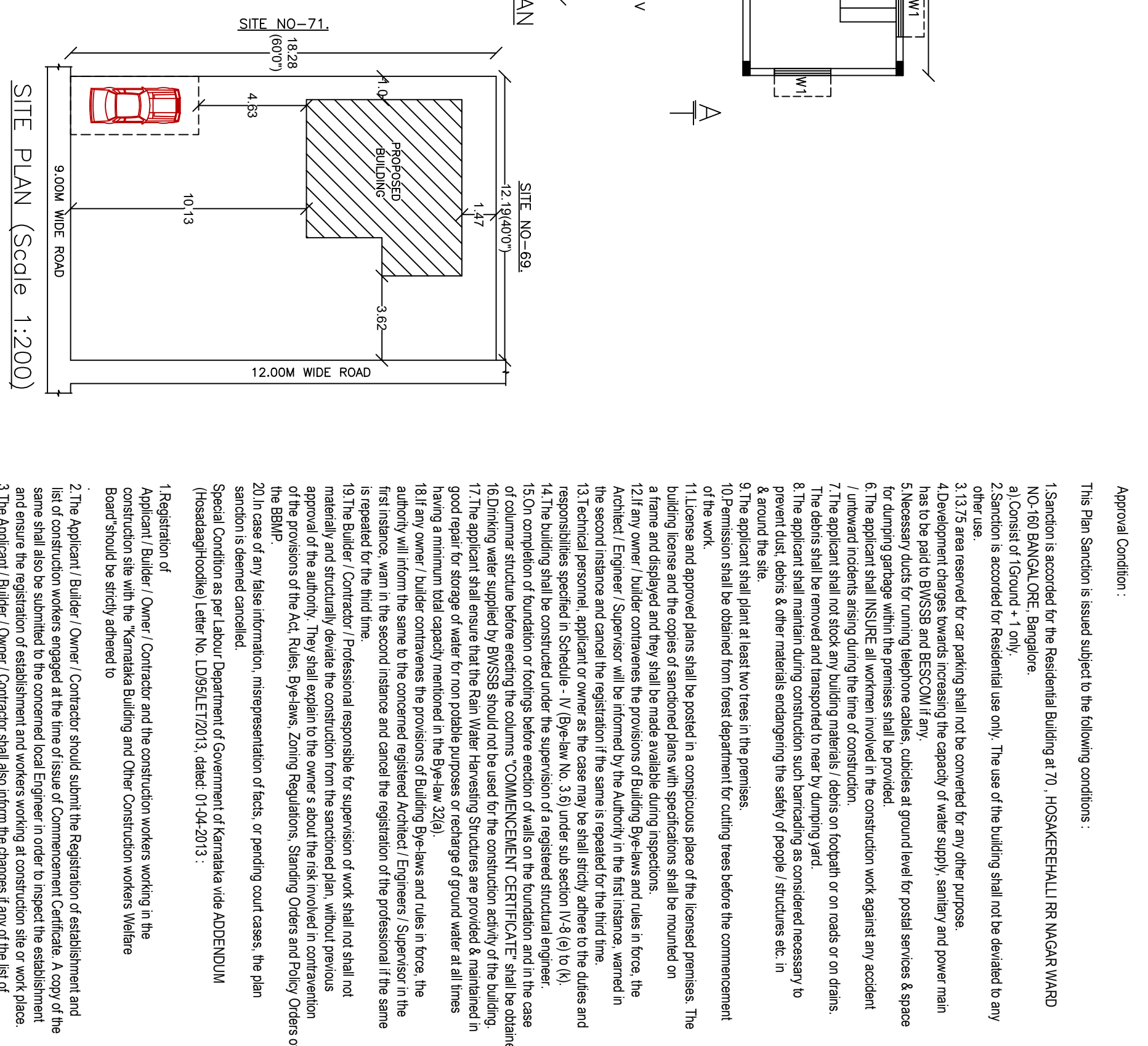
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 Sri VIDYASHANKAR UPADHYAYA: REP BY :SUSHEELA K. V. (G.P.A HOLDER)
 HOSAKEREHALLI R.R. NAGAR WARD NO-160
 BANGALORE HOSAKEREHALLI R.R. NAGAR WARD NO-160 BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 K.S. Prasanna Kumar, Sri Sai Enterprises/No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3,2,3/E-126093,94

PROJECT TITLE :
 PLANNING SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-383/386/70/128 HOSAKEREHALLI, R.R.NAGAR, WARD NO-160, BANGALORE

DRAWING TITLE : 1692952803-25-09-2019
 03-05-52% \$VIDYASHANKAR UPADHYAYA

SHEET NO : 1



Block :A: (RESI)

Floor Name	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tmt (No.)
First Floor	40.42	40.42	40.42	00
Ground Floor	45.25	45.25	45.25	01
Total	85.67	85.67	85.67	01
Block Number of Same	1			
Total	85.67	85.67	85.67	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A.(RESI)	D2	0.76	2.10	02
A.(RESI)	D1	0.90	2.10	03
A.(RESI)	D	1.06	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A.(RESI)	W3	0.90	1.20	04
A.(RESI)	W1	1.21	1.20	07
A.(RESI)	W	1.80	1.20	05

Unit/BUA Table for Block :A: (RESI)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	SPLIT 1	FLAT	85.67	77.38	4	1
FIRST FLOOR	SPLIT 1	FLAT	0.00	0.00	3	0
PLAN					7	1
Total			85.67	77.38		

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Reqd.	Units	Prop.	Reqd Unit	Car	Prop.
A (RESI)	Residential	Patched Resi development	50.225	1	-	1	1	1	-
Total :									

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Area (Sq.mt)	Advised Area (Sq.mt)
Car	1	13.75	13.75
Total Car	1	13.75	13.75
Two/Three Wheeler	-	13.75	0
Other Parking	-	-	0.00
Total		27.50	13.75

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tmt (No.)
A (RESI)	1	85.67	85.67	85.67	01
Grand Total	1	85.67	85.67	85.67	1.00

- Approval Condition :
- This Plan is issued subject to the following conditions:
- Sanction is recorded for the Residential Building at 70, HOSAKEREHALLI R.R. NAGAR WARD NO-160 BANGALORE, Bangalore.
 - Consent of Ground + 1 only.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 3.13.75 area reserved for car parking shall not be converted for any other purpose.
 - Development charges towards accessing the capacity of water supply, sanitary and power main has to be paid to BSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cables of ground level for postal services & space or dumping garbage for the premises shall be provided.
 - The applicant shall NSURP all workers involved in the construction work against any accident involving death or serious injury to any worker.
 - The applicant shall be responsible for providing and maintaining all drains on or near the site.
 - The applicant shall be responsible for providing and maintaining all drains on or near the site.
 - 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. 3.6) under sub-section 1V.8 (b) to (k).
 - On completion of foundation or footing before erection of walls of the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
 - 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 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 / 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 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.
 - 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 (Hosdakerehalli) 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 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 about camps / construction sites.
 - List of children or workers shall be furnished by the builder / contractor to the Labour Department.
 - Employment of bonded labour in the construction activities strictly prohibited.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute their may arise in respect of property in question.
 - In case if the documents submitted in respect of records in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR. NAGAR)
BHRUHAT BENGALURU MAHANAGARA PALIKE

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR. NAGAR) on date: 22/10/2019 vide ip number: BBMP/Ad.Com./RHJ/1252/19-20 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.