

Block 'A' (A)

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.)
		StarCase	Lift	Lift Machine	Void	Ramp	Parking	Res.			
Typical Floor	2284	19.04	0.00	3.60	0.00	0.00	0.00	0.00	0.00	0.00	
Third Floor	228.00	0.00	3.60	0.00	0.00	0.00	0.00	224.40	224.40	01	
Second Floor	228.00	0.00	3.60	0.00	0.00	0.00	0.00	224.40	224.40	01	
First Floor	228.00	0.00	3.60	0.00	0.00	0.00	0.00	224.40	224.40	01	
Ground Floor	239.74	0.00	3.60	0.00	0.00	0.00	0.00	186.09	186.09	01	
Basement Floor	211.38	0.00	3.60	0.00	0.00	0.00	0.00	191.94	0.00	04	
Total	1217.78	19.04	18.00	3.60	50.05	67.20	191.94	859.29	867.93	04	

SCHEDULE OF JOINERY:

BLOCKNAME	NAME	LENGTH	HEIGHT	NOS
A(A)	D2	0.75	2.10	17
A(A)	D1	0.80	2.10	29
A(A)	D	1.56	2.10	04

SCHEDULE OF JOINERY:

BLOCKNAME	NAME	LENGTH	HEIGHT	NOS
A(A)	W2	1.20	1.20	20
A(A)	W	2.40	1.20	71

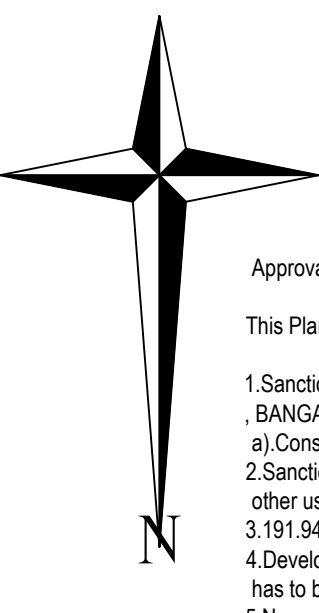
Unit/BUA Table for Block 'A' (A)

FLOOR	Name	Unit/BUA Type	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT	FLAT	186.09	173.50	9
TYPICAL FIRST FLOOR PLAN	FLAT	FLAT	224.40	212.96	15
SECOND, THIRD FLOOR PLAN	FLAT	FLAT	224.40	212.96	3
Total	-	-	859.29	811.17	54

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR, NAGAR) on date: 08/11/2019 vide Ip number: BRMP/Ad.Com./B.H/1346/19-20 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 (RR, NAGAR.)

BHRUHAT BENGALURU MAHANAGARA PALIKE



Approval Condition:  
This Plan sanction is issued subject to the following conditions:  
1. Sanction is accorded for the Residential Building at 1/22P/110, CHANNASANDRA BANGALORE, Bangalore.  
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.  
3. 15% of the 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 line to be paid to BWSSB and BSSCO only.  
5. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.  
6. The applicant shall ensure that all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.  
7. The applicant shall ensure that all building materials / debris on topsoil 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 referred 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 (Bye-law No. 3) under sub-section 1/8 (a) to (d).  
14. The building shall be constructed under the supervision of a registered structural engineer.  
15. On completion of foundation on footings before erection of walls on the foundation and the use of columnar structure before erecting the columns "COMPLETION CERTIFICATE" shall be obtained from the competent authority.  
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 capacity not less than specified in the Bye-law 20(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 / 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.  
19. 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 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. 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 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 (Hosur/2019/001) Letter No. LD/SL/ET/2013, dated: 01/04/2013:

1. Registrar 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 Completion Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to establish 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.
4. In 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.

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. Obtaining NOC from the Labour Department before commencing the construction work is a must.  
5. BBMP will not be responsible for any claims that may arise in respect of property in question.  
6. In case of 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

FLAT	Light Blue
PROPOSED WORK (COVERAGE AREA)	Light Green
EXISTING (To be retained)	Light Yellow
EXISTING (To be demolished)	Light Purple

AREA STATEMENT (BBMP)

PROJECT DETAIL	VERSION NO. 10.11	VERSION DATE: 01/11/2019
Authority: BBMP	Plot Use: Residential	
Project No: BBMP/160/3CH/19-20	Plot SubUse: Plotted Resi development	
Application Type: General	Land Use Zone: Residential (Main)	
Proposed Type: Building Permission	Plot Sub Use: 1/22P/110	
Nature of Section: New	Plot No. (As per Khata Extract): 1/22P/110	
Location: Ring-II	Locality / Street of the property: CHANNASANDRA, BANGALORE	
Building Line Specified as per Z.R. NA Zone: Superstructure		
Ward: Ward-160		
Planning District: 301-Kengeri		
AREA OF PLOT (Minimum)	(A)	502.04
NET AREA OF PLOT	(A-Deductions)	650.09
COVERABLE CHECK		
Permissible Coverage area (65.00 %)		422.56
Proposed Coverage Area (66.80 %)		239.74
Achieved Net coverage area (38.85 %)		239.74
Balance coverage area left (28.12 %)		182.82
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		1137.66
Additional F.A.R. within Ring II (for amalgamated plot -)		0.00
Allowable TOR Area (60% of Perm FAR)		0.00
Premium FAR for Plot within impact Zone (-)		0.00
Total Perm. FAR area (1.75)		1137.66
Resident FAR (99.00%)		859.29
Proposed FAR Area		867.93
Achieved Net FAR Area (1.34)		867.93
Balance FAR Area (0.41)		269.74
BUILD UP AREA CHECK		
Proposed Built up Area		1217.78
Substructure Area Add in BUA Layout (LVI)		0.01
Achieved Built up Area		1217.77

Approval Date: 11/08/2019 11:49:00 AM

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/160/3CH/19-20	BBMP/160/3CH/19-20	5678.96	Online	890703085	08/27/2019 4:20:03 PM	-
			Head		Amount (INR)		
			Scourty Fee		5678.96		

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A(A)	Residential	Plotted Resi development	Bldg upto 11.5 mt. ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Units	Car
				Reqt.	Prop.
A(A)	Residential	Plotted Resi development	50.225	1	4
Total:					4

Parking Check (Table 7b)

Vehicle Type	Reqt.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	4	55.00	4	55.00
Visitor's Car Parking	1	13.75	0	0.00
Total Car	5	68.75	4	55.00
TwoWheeler	-	13.75	-	0.00
Other Parking	-	-	-	136.94
Total	-	82.50	-	191.94

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.)
			StarCase	Lift	Lift Machine	Void	Ramp	Parking	Res.			
A(A)	1	1217.78	19.04	18.00	3.60	50.05	67.20	191.94	859.29	867.93	04	
Grand Total	1	1217.78	19.04	18.00	3.60	50.05	67.20	191.94	859.29	867.93	04	

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
S. RAJENDRA NAIDU, T. BALASUBRAMANYAM, SRIDHAR J. N. NAGARATHNAM NO. 101, ROYAL RESIDENCY, 6TH MAIN ROAD, NANDAKUMAR LAYOUT, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
Ranganath. H.C #556,43rd cross, 8th block, jayanagar/h#556,43rd cross, 8th bl , jayanagar BCC/BL-3.6/E-2747/20C

PROJECT TITLE :  
PLAN SHOWING THE PROPOSED BUILDING AT KATHA NO. 2/22/P/110, CHANNASANDRA, BANGALORE, WARD NO. 160

DRAWING TITLE : 1623309599-30-10-2019  
11-02-315\_SRAJENDRA NAIDU

SHEET NO : 1 2