

COLOR INDEX	
FLAT BOUNDARY	---
PROPOSED WORK (COVERAGE AREA)	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---

AREA STATEMENT (BMAP)		VERSION NO. 18.11
PROJECT DETAIL		VERSION DATE: 01/11/2018
Authority: BMAP	Plot Use: Commercial	
Project No: BMAP/Ad.Com/BL/1824/19-20	Plot SubUse: Retail Shop	
Application Type: General	Land Use Zone: Residential (R)	
Proposal Type: Building Permission	Plot Sub Plot No: SY NO-63	
Nature of Sanction: New	City Survey No.: SY NO-63	
Location: Ring II	Block No. (As per Block Extract): 19163	
Building Line Specified as per Z.R. NA	Locality / Street of the property: PATTANAGERE VILLAGE KENGERI HOBLI, BANGALORE SOUTH TALK.	
Zone: Ranganahalli		
Ward: Ward-198		
Planning District: 301 Kengeri		
AREA OF PLOT (Minimum)		50 MT.
AREA OF PLOT (Actual)		1491.72
NET AREA OF PLOT	(A-Deductors)	1491.72
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		895.03
Proposed Coverage Area (15.72 %)		234.57
Achieved Net coverage area (15.52 %)		234.57
Balance coverage area left (44.28 %)		660.46
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		3729.30
Additional F.A.R. within Ring II and III (for amalgamated plot -)		0.00
Allowable FAR Area (95% of Perm FAR)		3.00
Premium FAR for Plot within Ring Zone I -)		0.00
Total Perm. FAR area (2.50)		3729.30
Commercial FAR (150.00%)		469.13
Proposed FAR Area		469.13
Achieved Net FAR Area (0.31)		469.13
Balance FAR Area (2.19)		3260.17
BUILT UP AREA CHECK		
Proposed BuiltUp Area		469.14
Achieved BuiltUp Area		469.14

Approval Date: 12/20/2019 4:21:58 PM  
 Payment Details

Sr No.	Challan Number	Receipt Number	Amount (NR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMP/2548/CH/19-20	BMP/2548/CH/19-20	5177.42	Online	9314683087	11/02/2019	
					Amount (NR)	12/20/2019	
					Receipt		
					Security Fee	5177.42	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Block upto 11.5 mt Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Reqd.	Units	Car	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	>= 0	50	469.13	1	9
Total:				-	-	-	21

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	Reqd.	Achieved
Car	9	133.75	21	288.75
Total Car	9	133.75	21	288.75
Two Wheeler	-	13.75	0	0.00
Other Parking	-	-	-	0.00
Total	9	133.50	21	288.75

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
A (COMMERCIAL BUILDING)	1	469.14	469.13	469.14
Grand Total:	1	469.14	469.13	469.14

Block - A (COMMERCIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
First Floor	234.57	234.57	234.57
Ground Floor	234.57	234.57	234.57
Total	469.14	469.13	469.14
Total Number of Same Blocks	1	469.13	469.14
Total	469.14	469.13	469.14

SCHEDULE OF JOINRY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D2	0.75	2.10	04
A (COMMERCIAL BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINRY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	W2	0.75	1.20	04
A (COMMERCIAL BUILDING)	W1	1.20	1.20	28

- Approval Condition:
- This Plan Sanction is issued subject to the following conditions:
  - Sanction is accorded for Commercial Building as per Z.R. NA, PATTANAGERE VILLAGE KENGERI HOBLI, BANGALORE SOUTH TALK., Bangalore.
  - Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
  - 238.75 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 BMSB and BESCOM any.
  - Necessary ducts for running telephone cables, cables at ground level for postal services and space for dumping garbage within the premises shall be provided.
  - The applicant shall INSURE all workers involved in the construction work against any accident / upward incidents arising during the time of construction.
  - The applicant shall not stock any building materials / debris on footpath or on roads or in drains. The debris shall be removed and transported to near by dumping yard.
  - The applicant shall maintain during construction such barricade 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.
  - Any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will inform the Authority in the first instance, warn in the second instance and cancel the registration if the same is repeated for the third time.
  - 13 Technical personnel, applicant or owner in 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-8 (a) to (k).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - On completion of foundation or footing before erection of walls on the foundation and in the case of column structures 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 BMSB 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).
  - 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.
  - 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 BMAP.
  - 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 (Hosangal/hoobl) letter No. LD/66/ET/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.
  - BMAP 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 search conducted automatically and legal action will be initiated.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR, NAGAR) on date: 20/12/2019 vide Ip number: BME/Ad.Com./BL/1824/19-20 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.

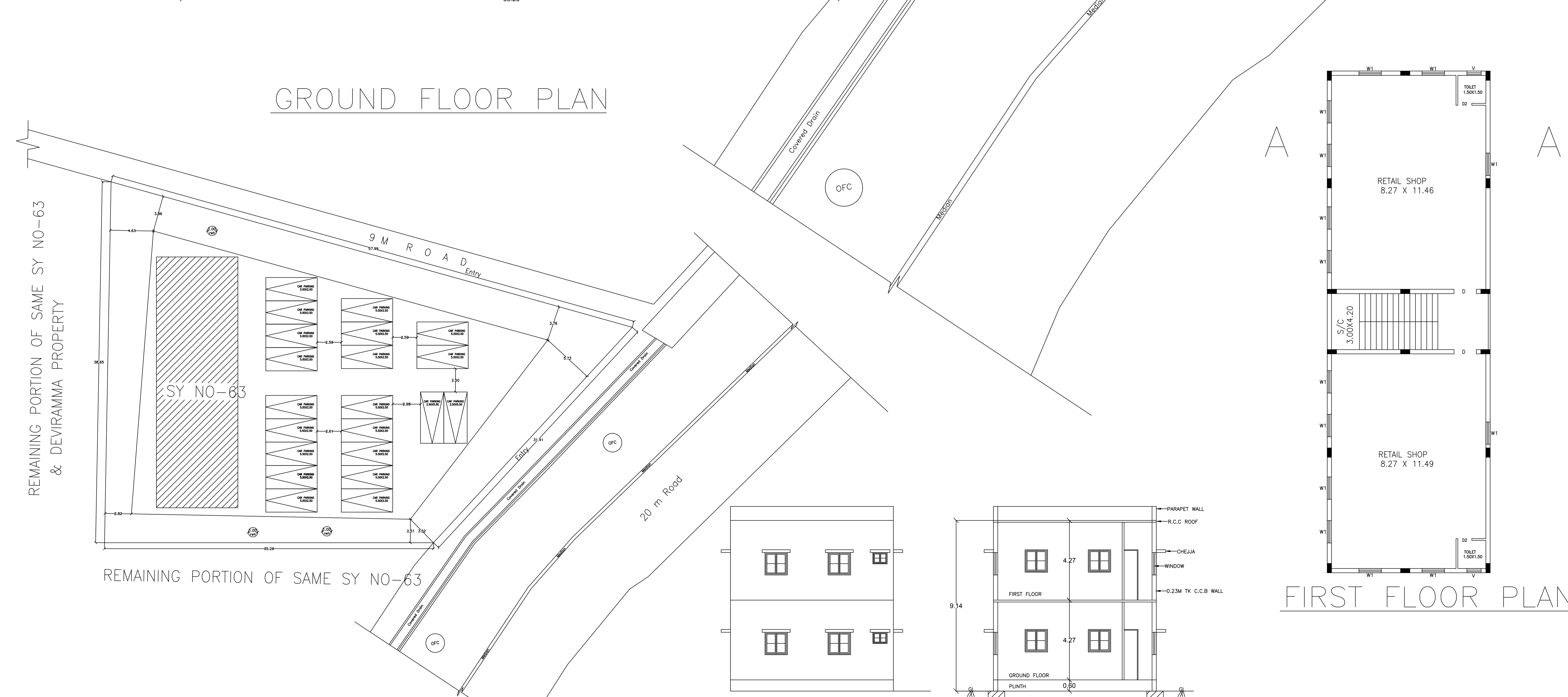
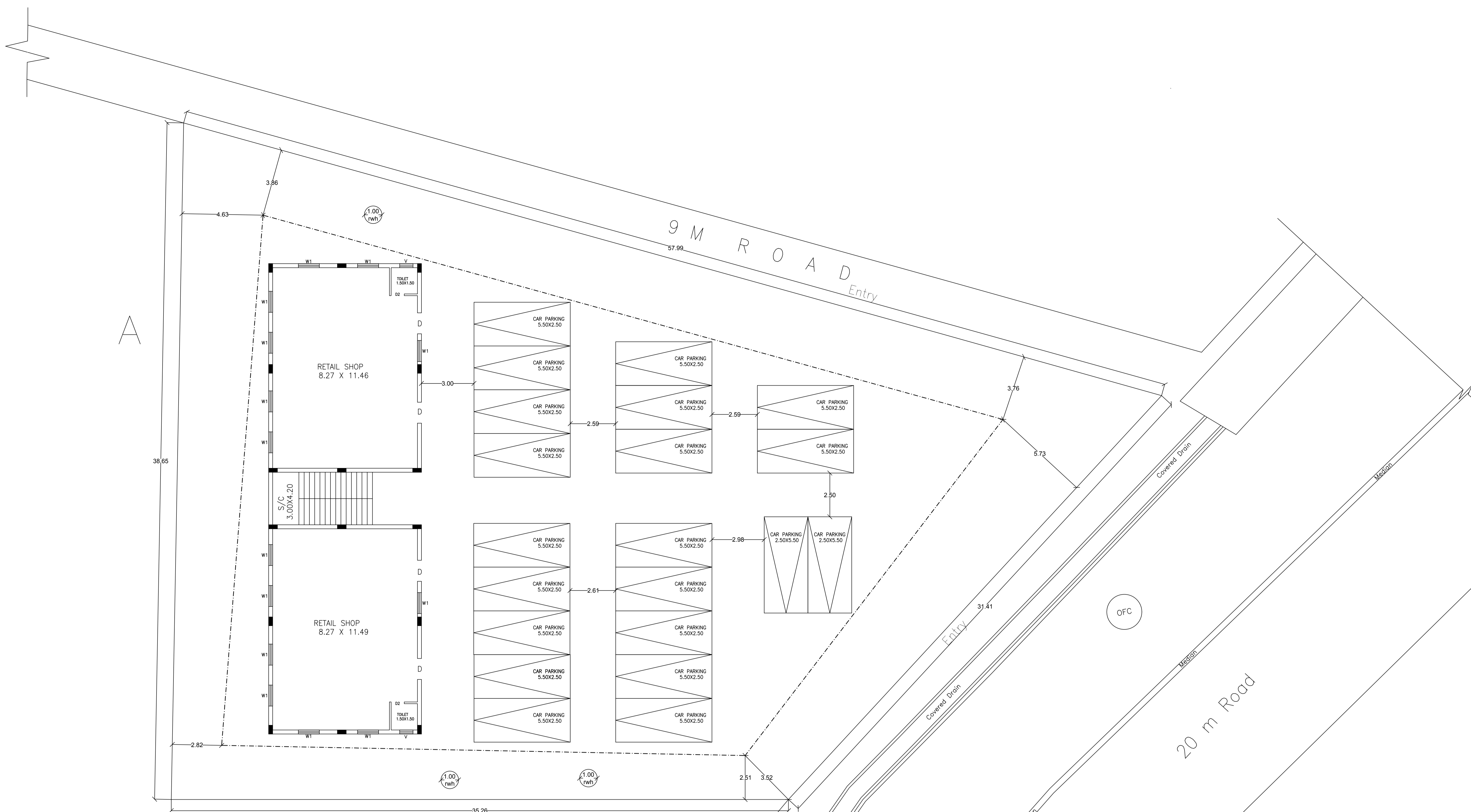
ASSISTANT DIRECTOR OF TOWN PLANNING (R. NAGAR)  
 BHURHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE  
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 Smt. C.P. PRAMILAMMA & Sri. C. GOVINDAPPA  
 KEREMEGALADODDI G.S.F. POST, CHANNAPATNA  
 KEREMEGALADODDI G.S.F. POST, CHANNAPATNA

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
 RAMESH S #502, SMR ASTRA APARTMENT, CROSS GAYATHRINAGAR  
 BCC/BL-3/E-4350/18-19

PROJECT TITLE :  
 PLAN SHOWING THWE PROPOSED COMMERCIAL BUILDING AT SY NO-63 KATHA NO-191/63, SITUATED AT PATTANAGERE VILLAGE, KENGERI HOBLI, BANGALORE, WARD NO. 198.

DRAWING TITLE : 1888450972-11-12-2019  
 02-30-46S\_GOVINDAPPA  
 SHEET NO : 1



SITE PLAN SCALE 1:200

ELEVATION

SECTION ON A-A

REMAINING PORTION OF SAME SY NO-63 & DEVRAMMA PROPERTY

REMAINING PORTION OF SAME SY NO-63