

COLOR INDEX	
PROPOSED WORK (COVERAGE AREA)	---
EXISTING (to be retained)	---
EXISTING (to be demolished)	---

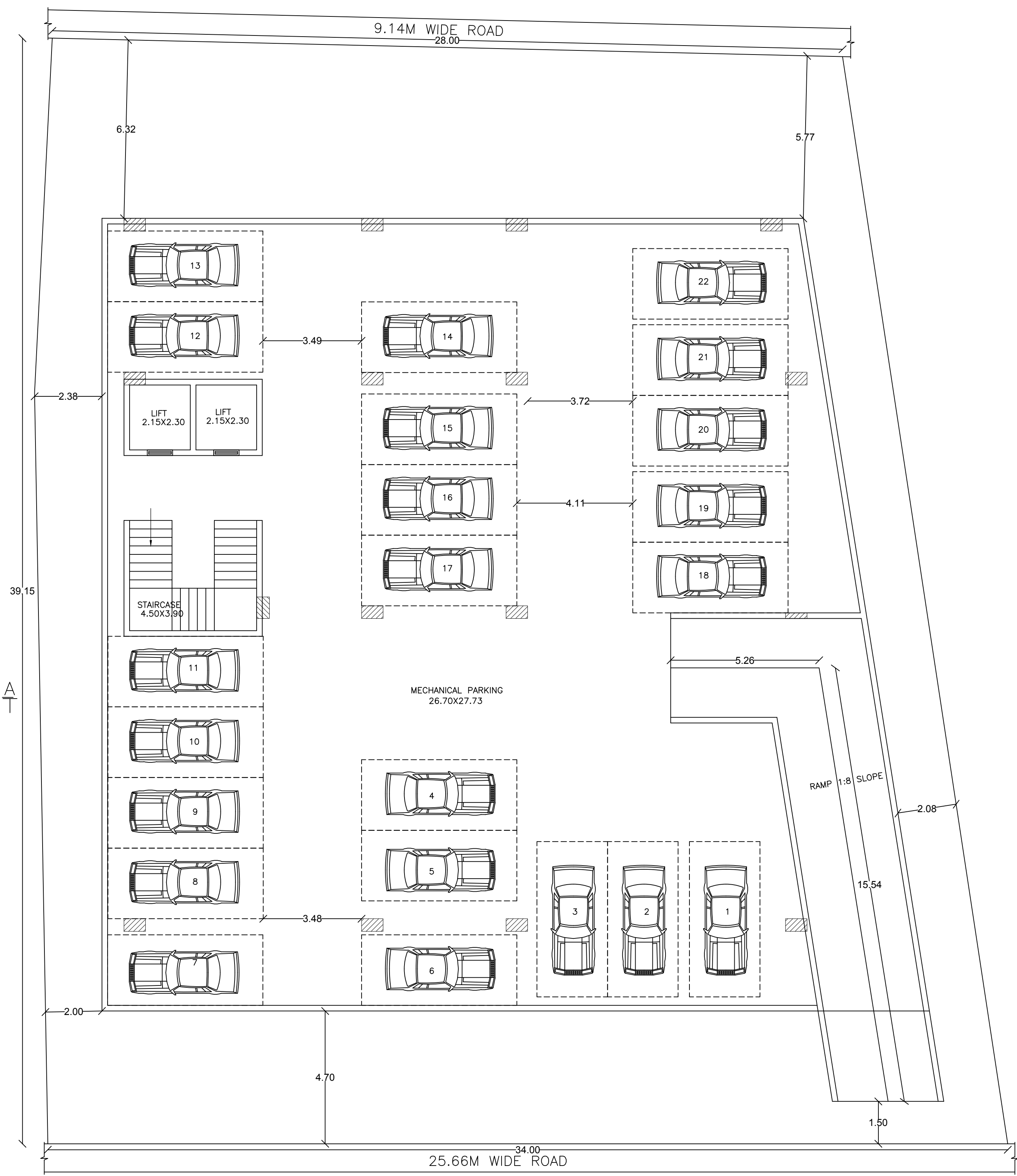
  

AREA STATEMENT (BMAP)	VERSION NO.	DATE
PROJECT DETAIL:	1.0.111	01/11/2018
Authority: BMAP	Plot Use: Commercial	
Invoice No:	Plot Outline: Shopping Complex	
BMAP/Com. No: BMAP/2018/19-20	Land Use Zone: Residential (Main)	
Application Type: General	Particulars No: 211	
Proposed Type: Building Permission	Volume No. of the new Volume Extract: 251	
Nature of function: Mixed	Locality /Sheet of the property: NO 211, GANAKALLU VILLAGE, 11th BLOCK, BANASHANKARI, 6th STAGE, WARD NO-198, BANGALORE.	
Location: Rang-II		
Building Line Specified as per Z.R.N.A.		
Zone: Aggregations/manager		
West: 198		
Planning District: 32/Aggregations		
AREA OF PLOT (Minimum)	(A)	50.00
NET AREA OF PLOT	(A) (Deductions)	1189.84
PERMISSIBLE COVERAGE		719.98
Proposed Coverage area (60.00 %)		670.10
Achieved Net coverage area (56.31 %)		670.10
Balance coverage area left (1.69 %)		43.86
FAR CHECK:		
Permissible FAR as per zoning regulation (2.50)		2974.85
Additional FAR within Reg. limit for amalgamation plot (-)		0.00
Allowable FAR Area (60% of Perm.FAR)		0.00
Permissible FAR Area (100.00%)		2155.54
Proposed FAR Area		2155.54
Achieved Net FAR Area (1.91)		2155.54
Balance FAR Area (0.69)		819.31
REMARKS:		
Proposed Builtup Area		3072.98
Substructure Area Add in BUA (As per LVI)		0.00
Achieved Builtup Area		3072.98

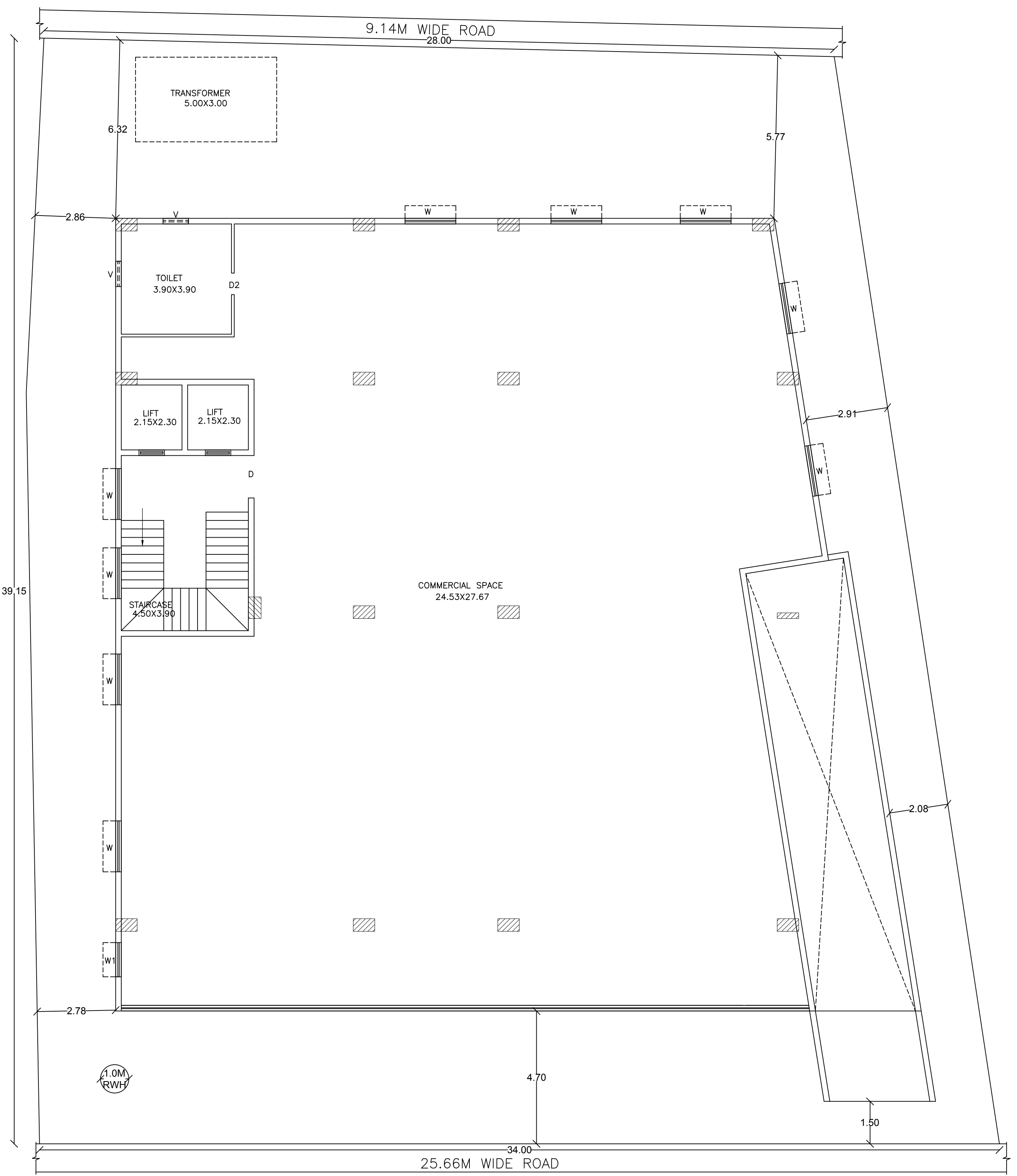
Approval Date: 01/09/2020 10:59:34 AM

Payment Details

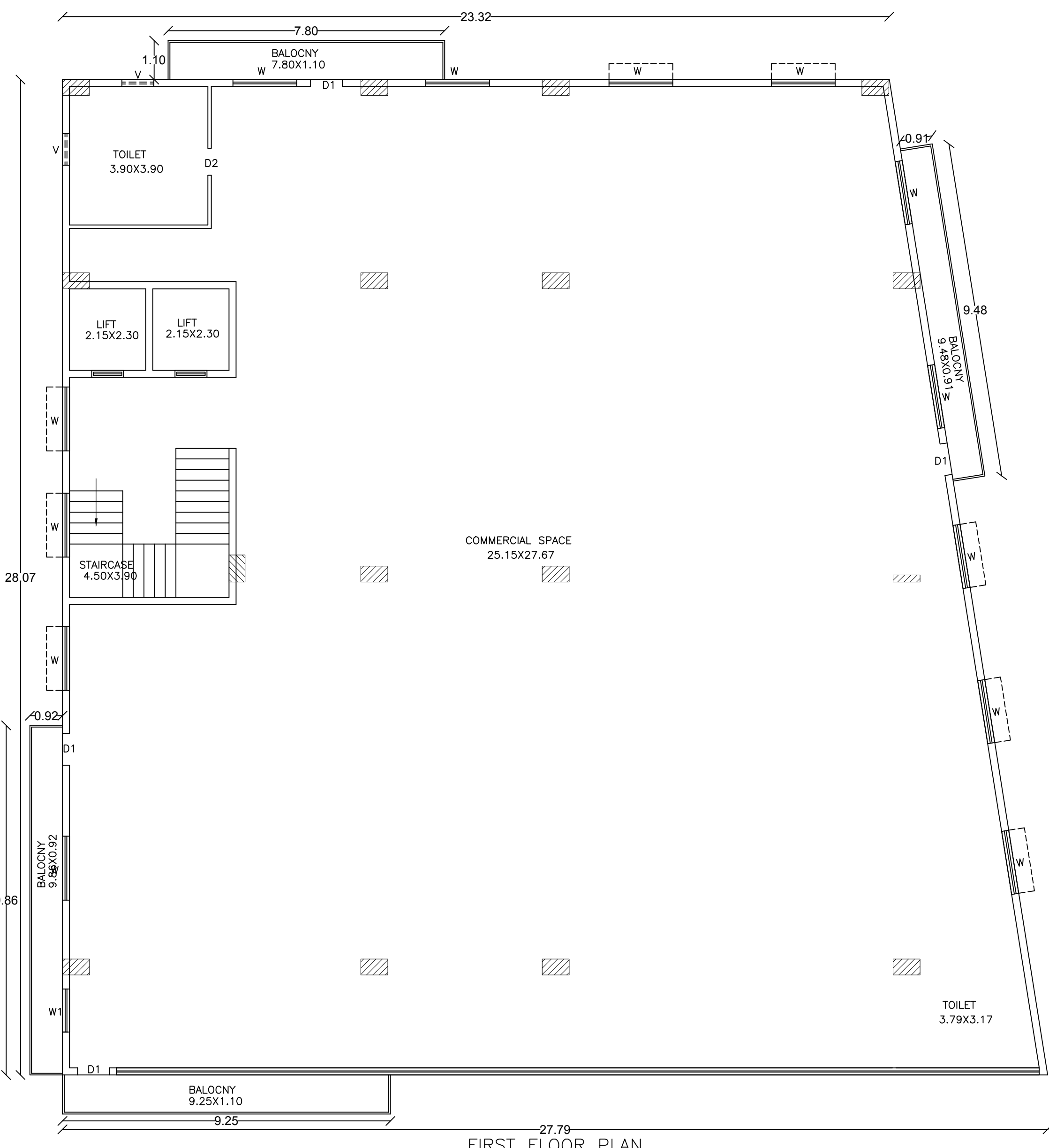
Sr No.	Challan Number	Project Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMP/2018/19-20	BMP/2018/19-20	14785	Online	9411027395	10-02-2020	
	No.	None	Amount (INR)	Remark			
			14785				



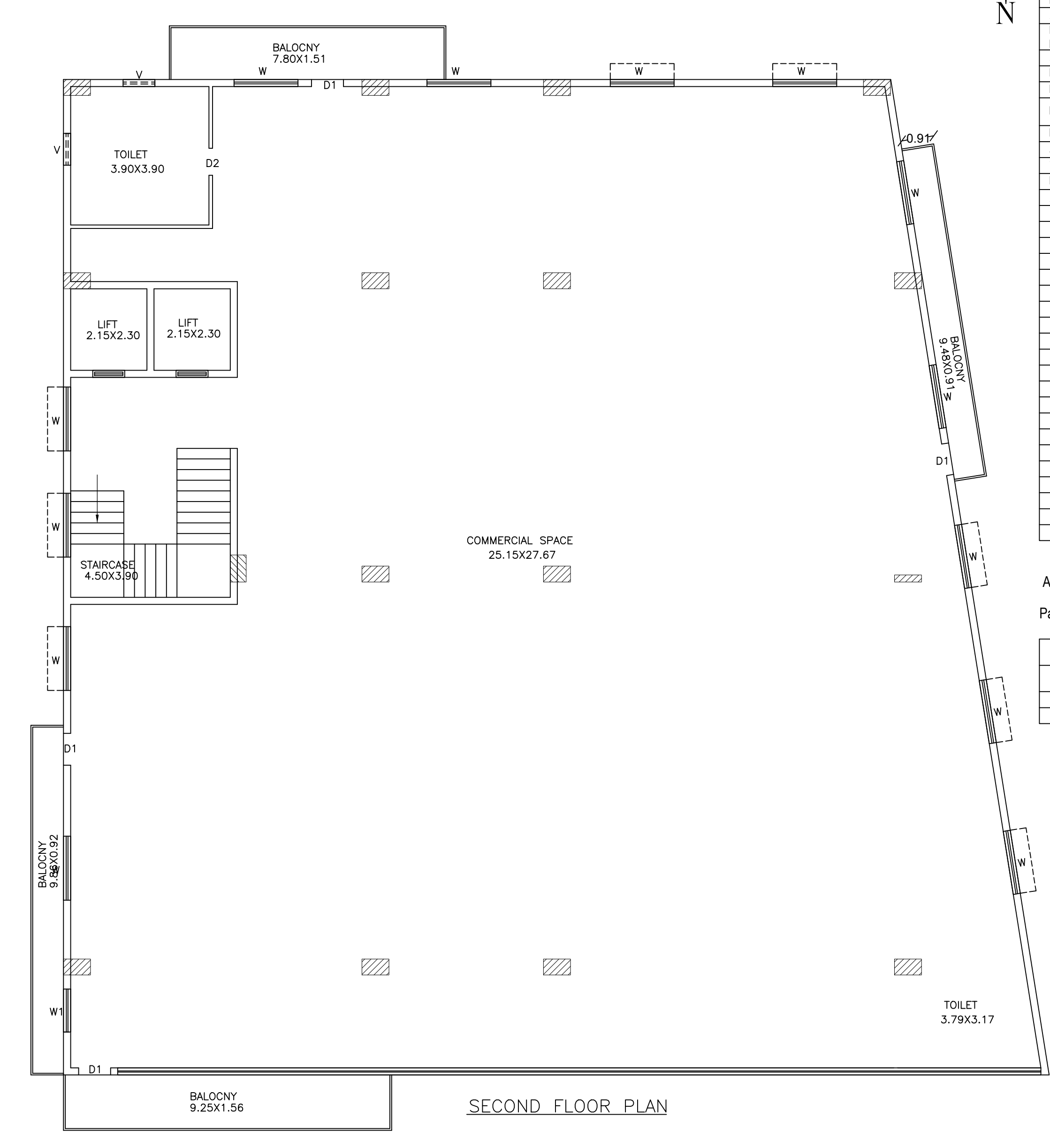
**BASEMENT FLOOR PLAN**  
No. OF CAR PARKING ACHIEVED = 22X2 = 44



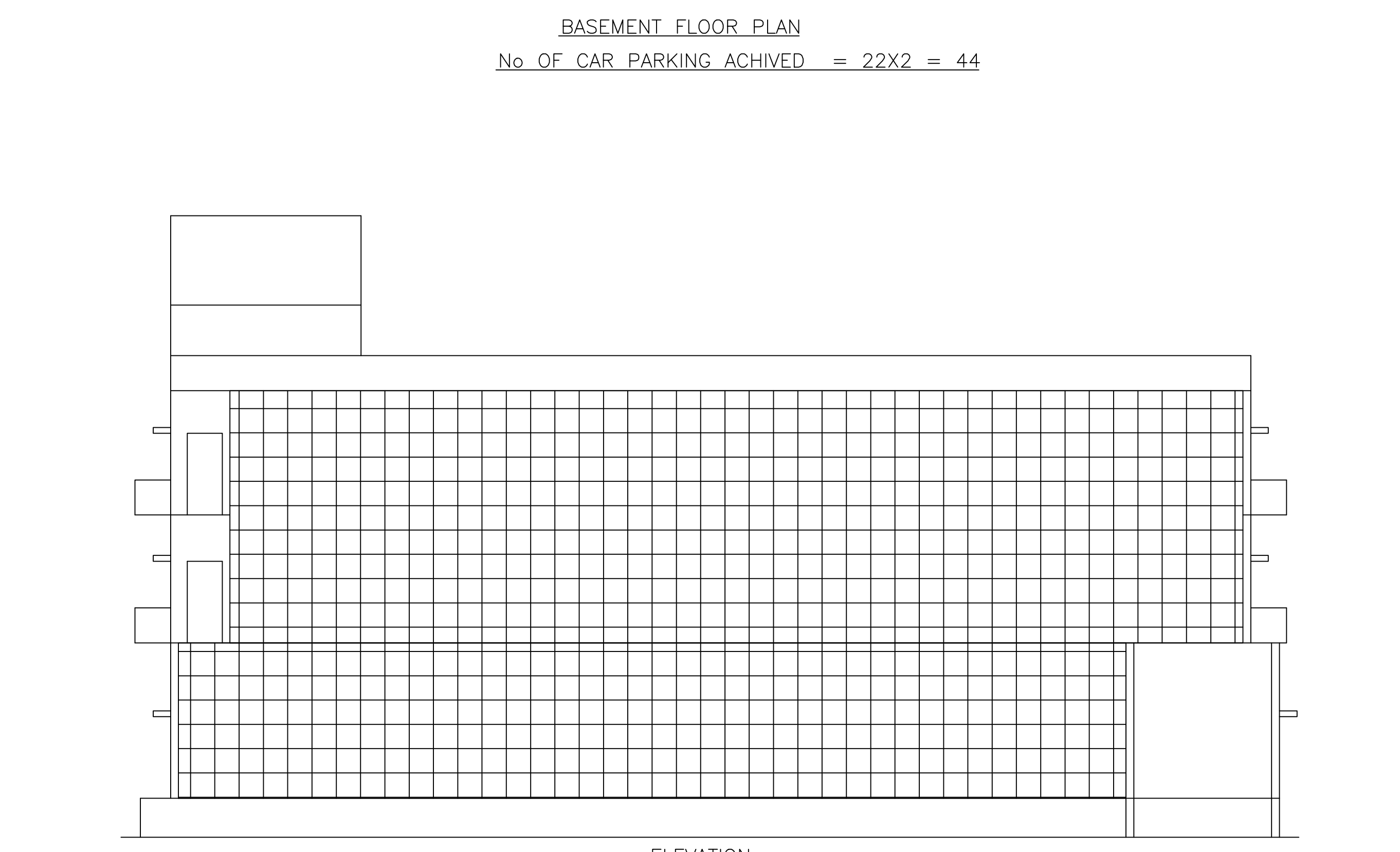
**GROUND FLOOR PLAN**



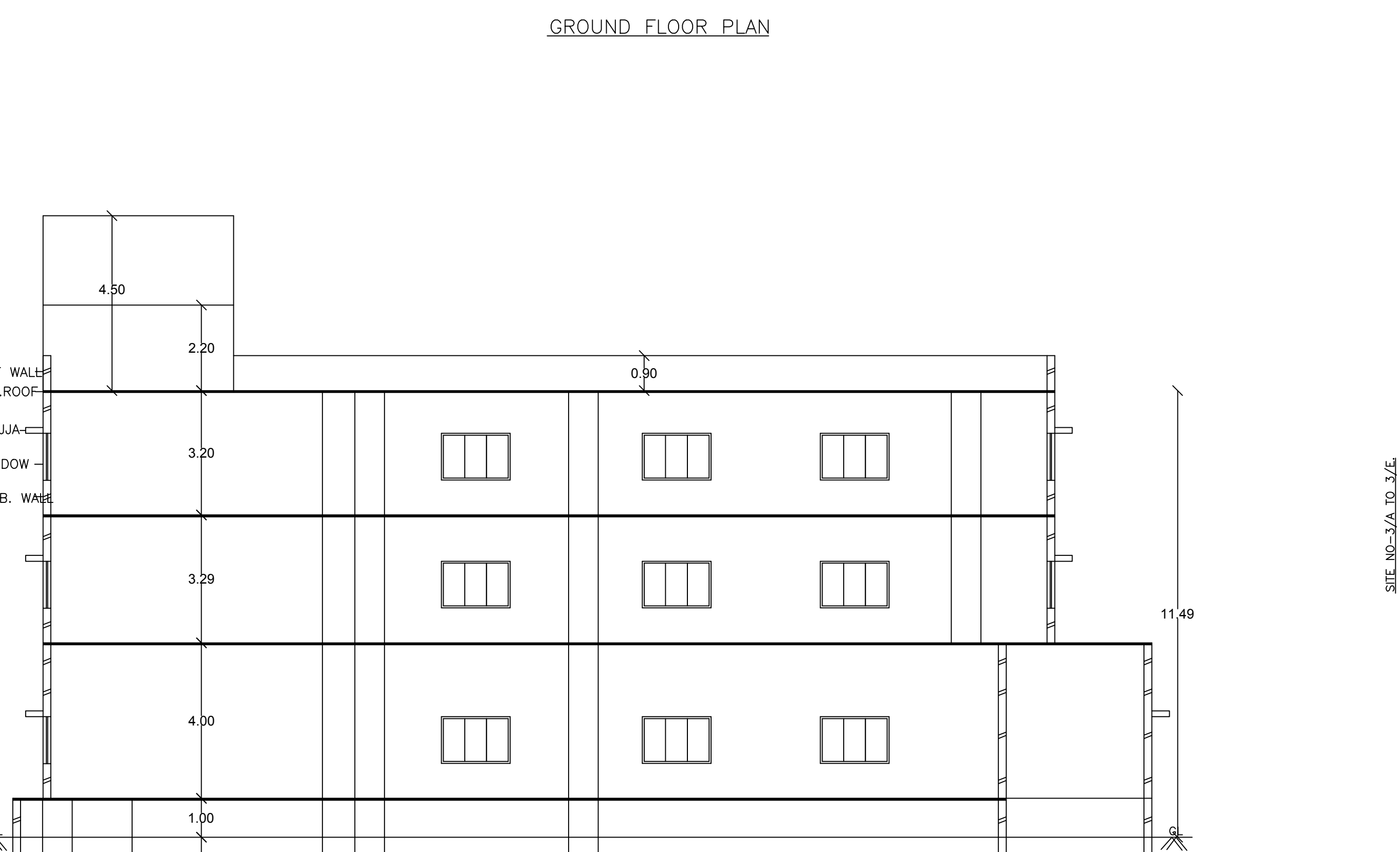
**FIRST FLOOR PLAN**



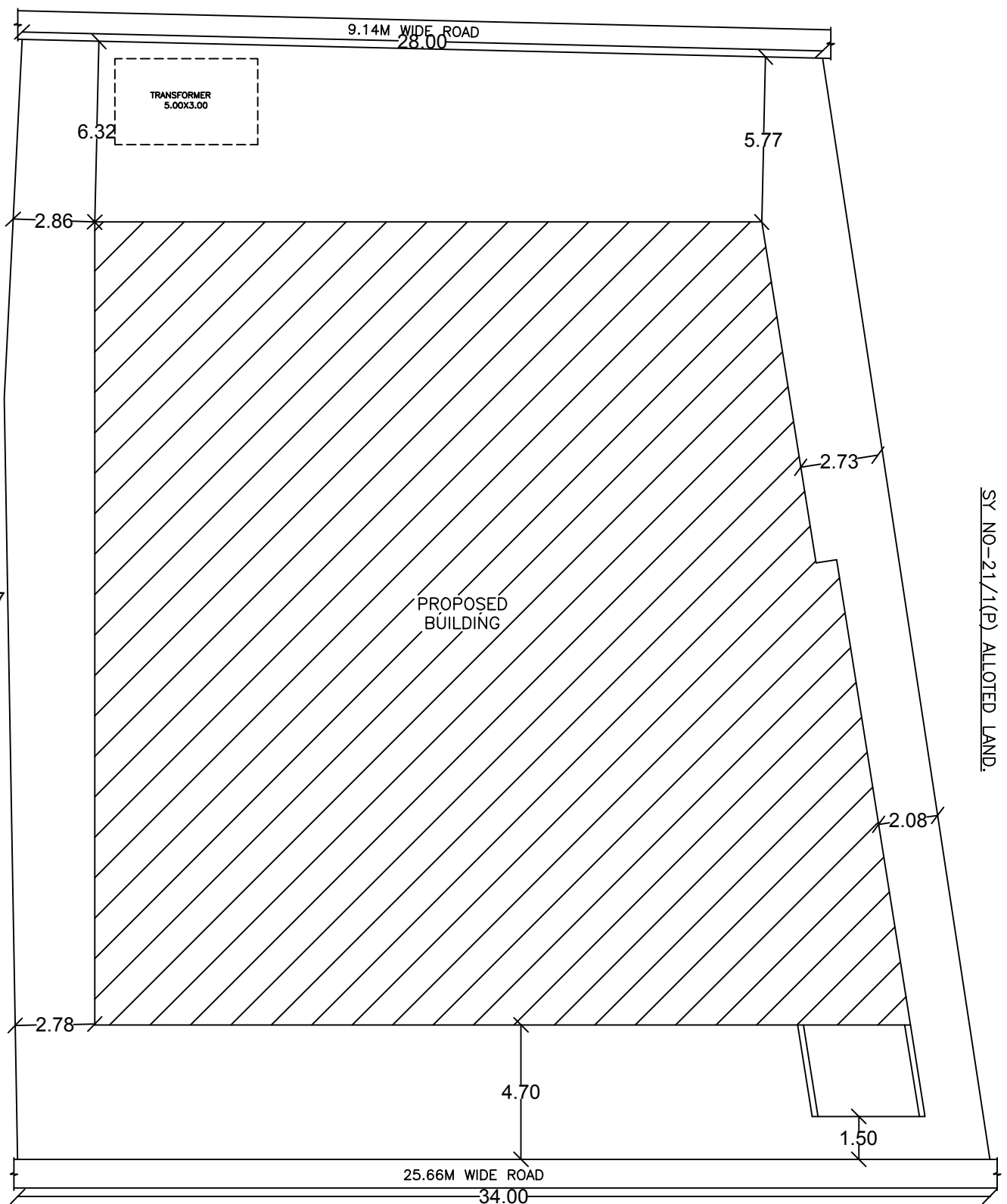
**SECOND FLOOR PLAN**



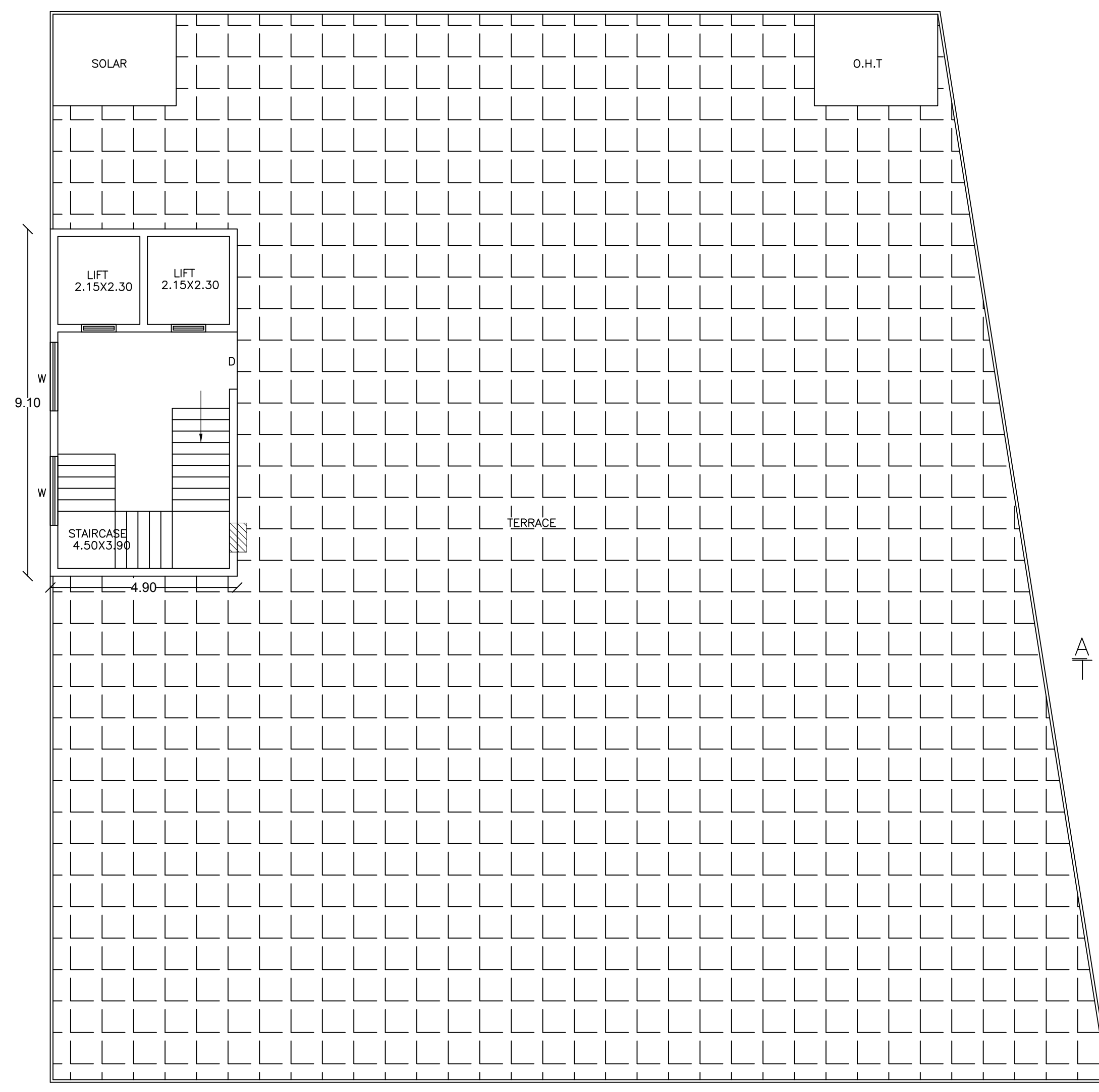
**ELEVATION**



**SECTION ON AA**



**SITE PLAN (Scale 1:200)**



**TERRACE FLOOR PLAN**

**Block 'A' (COM)**

Floor Name	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)
Terrace Floor	54.94	44.89	0.00	0.00
Basement Floor	791.28	0.00	0.00	791.28
First Floor	753.83	0.00	0.00	753.83
Ground Floor	670.10	0.00	0.00	670.10
Basement Floor	802.83	0.00	0.00	802.83
Total	3072.98	44.89	0.00	2155.54

**Balcony Calculations Table**

FLOOR	Block	SubUse	Area (Sq.Mt)	Units	Area (Sq.Mt)	TOTAL AREA
FIRST FLOOR PLAN	0.91 X 8.88 X 1 X 1	Commercial	8.07	22	30.20	38.27
	1.10 X 9.20 X 1 X 1	Commercial	10.12	22	30.20	
SECOND FLOOR PLAN	0.91 X 8.88 X 1 X 1	Commercial	8.07	41	14.43	43.91
	1.51 X 7.80 X 1 X 1	Commercial	11.78	41	14.43	
Total			68.03		89.23	80.37

**Block USE/SUBUSE Details**

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COM)	Commercial	Small Shop	Block with 11.5 mt. Ht.	R

**Required Parking (Table 7a)**

Block Name	Type	SubUse	Area (Sq.Mt)	Units	Reqd./Unit	Reqd.	Prop.
A (COM)	Commercial	Small Shop	19.2	20	2105.44	43	44

**Parking Check (Table 7b)**

Vehicle Type	Reqd.	Achieved
Car	43	44
TwoWheeler	0	0
Other Parking	0	0
Total	43	44

**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)
A (COM)	1	3072.98	44.89	2155.54	2155.54
Grand Total	1	3072.98	44.89	2155.54	2155.54

- Approval Condition:**
- This Plan Sanction is issued subject to the following conditions:
- Sanction is accorded for the Commercial Building at 211, NO-211, GANAKALLU VILLAGE, 11th BLOCK, BANASHANKARI, 6th STAGE, WARD NO-198, BANGALORE, Bangalore.
  - Consent of 'Basement' + 'Ground' + 20m.
  - Sanction is accorded for Commercial use only. The use of the building shall not be devoted to any other use.
  - 3.00.00 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 lines to be paid to BWSSB and BESCOM if any.
  - Necessary ducts for carrying telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
  - The applicant shall ensure all activities mentioned in the construction work against any accident /unwanted incidents arising during the time of construction.
  - The applicant shall not stock any building materials (Cables or footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
  - The applicant shall maintain during construction such barricades 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.
  - All measures shall be obtained from forest department for cutting trees before the commencement of the work.
  - All 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 report, warned in the second instance and cancel the registration / the same is repeated for the third time.
  - Technical personnel, applicant or owner in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Clause No. 18) under sub-section (14) (b) (ii).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - On completion of foundation or footings before erection of walls or the foundation and in the case of column 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 Structure are provided & maintained in good repair for storage of water for possible process or recharge of ground water at all times having a minimum total capacity mentioned in the bye law 32(B).
  - 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 report, 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 divert 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, Bye-laws, Zoning Regulations, Standing Orders and By-laws 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 ADDEZMUM (Housing/Shop/Trade) Letter No. LD/95/LET/2013, dated: 01-04-2013.

**OWNER / GPA HOLDER'S SIGNATURE**

**OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:**  
 SRI K. MARISWAMY GOWDA, NO-211, GANAKALLU VILLAGE, 11th BLOCK, BANASHANKARI, 6th STAGE, WARD NO-198, BANGALORE, NO-211, GANAKALLU VILLAGE, 11th BLOCK, BANASHANKARI, 6th STAGE, WARD NO-198, BANGALORE.

**ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE**  
 K.S. Prasanna Kumar Sri Sai Enterprises No. 3305, 1st Main Road, Opp. More No. 11, GAYATHRI Nagar COOBL-3.2.3'E-11

**ASSISTANT DIRECTOR OF TOWN PLANNING (P&R, NAGAR)**  
 BHIRHAT BENGALURU MAHANAGARA PALIKE

**PROJECT TITLE:**  
 PLAN SHOWING THE MODIFIED COMMERCIAL BUILDING AT SITE NO-211, GANAKALLU VILLAGE, 11th BLOCK, BANASHANKARI, 6th STAGE, WARD NO-198, BANGALORE

**DRAWING TITLE:** 70224819-03-01-2020 02-26-338, SMARSWAMY GOWDA

**SHEET NO:** 1