

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 302, #302 R H B C S LAYOUT, NAGARABHAVI, Bangalore.
- Consist of Stilt + 1 Ground + 2 only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3.72.56 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 BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cubicles 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.
- 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.
- Allowable max. F.A.R Plot within 150 M radius of Metro station (-)
- Total Perm. FAR area (1.75)
- Residential FAR (94.05%)
- Proposed FAR Area
- Achieved Net FAR Area (1.75)
- Balance FAR Area (0.00)
- 228.66
- 243.13
- 0.63
- 330.75
- 330.75

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagHoodke) Letter No. LD/55LET/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.
- BBMP 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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 09/05/2019 vide Ip number: BBMP/Ad.Com./R.H/0052/19-20 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**

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9
		VERSION DATE: 01/11/2018
<b>PROJECT DETAIL:</b>		
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/Ad.Com./R.H/0052/19-20	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvati	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 302	
Nature of Sanction: New	Khata No. (As per Khata Extract): 369/362	
Location: Ring-III	Locality / Street of the property: #302 R H B C S LAYOUT, NAGARABHAVI	
<b>AREA DETAILS:</b>		
AREA OF PLOT (Minimum)	(A)	139.29
NET AREA OF PLOT	(A-Deductions)	139.29
<b>COVERAGE CHECK</b>		
Permissible Coverage area (75.00 %)		104.47
Proposed Coverage Area (62.49 %)		87.04
Achieved Net coverage area ( 62.49 % )		87.04
Balance coverage area left ( 12.51 % )		17.43
<b>FAR CHECK</b>		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		243.76
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Allowable max. F.A.R Plot within 150 M radius of Metro station (-)		0.00
Total Perm. FAR area (1.75)		243.76
Residential FAR (94.05%)		228.66
Proposed FAR Area		243.13
Achieved Net FAR Area (1.75)		243.13
Balance FAR Area (0.00)		0.63
<b>BUILT UP AREA CHECK</b>		
Proposed BuiltUp Area		330.75
Achieved BuiltUp Area		330.75

Approval Date : 05/09/2019 2:56:35 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/0501/CH/19-20	BBMP/0501/CH/19-20	1488	Online	8348895847	04/23/2019 2:51:15 PM	-
	No.	Head	Amount (INR)	Remark			
	1	Scrutiny Fee	1488	-			

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	Reqd./Unit	Car	Prop.
A (A)	Residential	Plotted Resi development	228.01 - 375	1	-	2	-
Total :						2	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	45.06
Total		41.25		72.56

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.)	Tnmt (No.)
			StairCase	Parking			
A (A)	1	330.75	15.04	72.57	228.67	243.14	01
Grand Total:	1	330.75	15.04	72.57	228.67	243.14	1.00

SCHEDULE OF JOINERY:

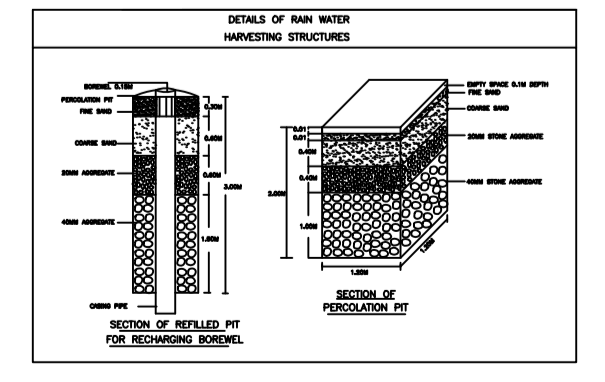
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.76	2.10	07
A (A)	D	0.91	2.10	08

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	1.50	1.20	35

UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	228.66	204.22	7	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	7	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	5	0
Total:	-	-	228.66	204.22	19	1



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.)	Tnmt (No.)
		StairCase	Parking			
Terrace Floor	15.04	15.04	0.00	0.00	0.00	00
Second Floor	54.59	0.00	0.00	54.59	54.59	00
First Floor	87.04	0.00	0.00	87.04	87.04	00
Ground Floor	87.04	0.00	0.00	87.04	87.04	01
Stilt Floor	87.04	0.00	72.57	0.00	14.47	00
Total:	330.75	15.04	72.57	228.67	243.14	01
Total Number of Same Blocks	1					
Total:	330.75	15.04	72.57	228.67	243.14	01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 T S JAYARAM,  
 NO:34, 2ND CROSS, HUDI EXTENSION, NEAR AMRUTHA PUBLIC SCHOOL, AMRUTHAHALLI, SAHAKARNAGAR POST, BANGALORE-560092,  
 AADHAAR NO:6131 5502 5882

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
 SUSHMITHA S  
 #307, 2nd stage, 6th block, nagarabhavi  
 BCC/BL-3.6/4335/2018-19

*Sushmitha S*

PROJECT TITLE :  
 PROPOSED RESIDENTIAL BUILDING FOR T.S.JAYARAM, ON SITE NO:362, KHATA NO:369/362, R H B C S LAYOUT, NAGARABHAVI, BANGALORE WARD NO:129.

DRAWING TITLE : 642447232

SHEET NO : 1