

Approval Condition:  
The Plan Sanction is issued subject to the following conditions:  
1. Sanction is accorded for the Residential Building at 13/145/1314/6/4894, Halagevaderahalli village, Kengeri Hobli, Bangalore, Bangalore.  
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.  
3. 21/1/13 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 has to be paid to BWSSB and BESCOM if any.  
5. Necessary ducts for running telephone cables, cables of ground level for postal services & space for dumping garbage within the premises shall be provided.  
6. The applicant shall ensure all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.  
7. 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.  
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 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 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.  
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. 3.6) under sub-section (V-8) to (V).  
14. The building shall be constructed under the supervision of a registered structural engineer.  
15. On completion of foundation / footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.  
16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.  
17. Drinking water supplied by BWSSB should not be used for the construction activity of the building.  
18. The applicant shall ensure that 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 2(D).  
19. 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.  
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 continuation 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 (Hosanghahood) Letter No. LD/95/LET/2013, dated: 01/04/2013:  
1. 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.  
2. 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.  
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.  
4. Any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in this site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

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AREA STATEMENT (BMP)	VERSION NO. 1.0.10
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Residential
Project No: BBMP/Ad.Com./B.H./0802/19-20	Plot SubUse: Hostel
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: 13/145/1314/6/4894
Nature of Sanction: New	Khata No. (As per Khata Extract): 13/145/1314/6/4894
Location: Kengeri	Locality: Street of the property: Halagevaderahalli village, Kengeri Hobli, Bangalore.
Building Line Specified as per Z.R. NA Zone: Residential-waiver	
Ward: Ward-160	
Planning District: 301-Kengeri	
AREA DETAILS	SQ.MT.
NET AREA OF PLOT	1202.57
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (A-Deductions)	1202.57
COVERAGE CHECK	
Permissible Coverage area (60.00%)	721.54
Proposed Coverage Area (59.78%)	718.87
Achieved Net coverage area (59.78%)	718.87
Balance coverage area (0.22%)	2.67
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	2104.49
Additional F.A.R. within floor and T.T. (as envisaged per -)	0.00
Allowable TDR Area (60% of Perms FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Car Perms FAR Area (1.75)	2104.49
Residential FAR (100.00%)	1777.39
Proposed FAR Area	1777.39
Achieved Net FAR Area (1.48)	1777.39
Balance FAR Area (0.22%)	327.10
BUILT UP AREA CHECK	
Proposed Built Up Area	2272.62
Substructure Area Add in BUA (Layout Lvl)	151.01
Achieved Built Up Area	2283.63

Approval Date : 09/26/2019 5:15:05 PM

Payment Details

Sr No.	Chalan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1882/CH/19-20	BBMP/1882/CH/19-20	9571	Online	679770111	07/04/2019 11:07:10 AM	-
	No.	Head	Amount (INR)				Remark
1		Scouting Fee	9571				

Block Use/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (HOSTEL BUILDING)	Residential	Hostel	Bldg upto 11.5 mt. HL	R

Required Parking (Table 7a)

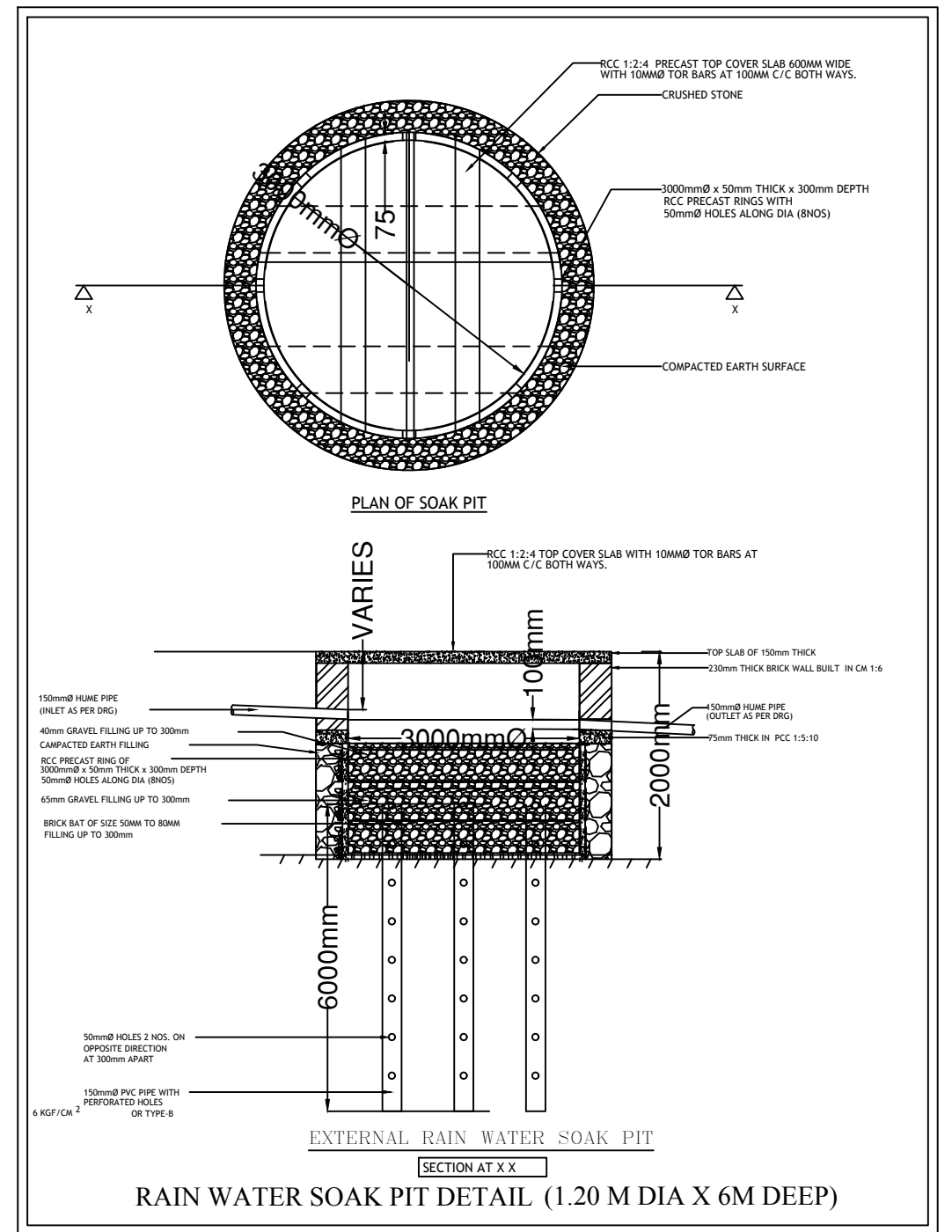
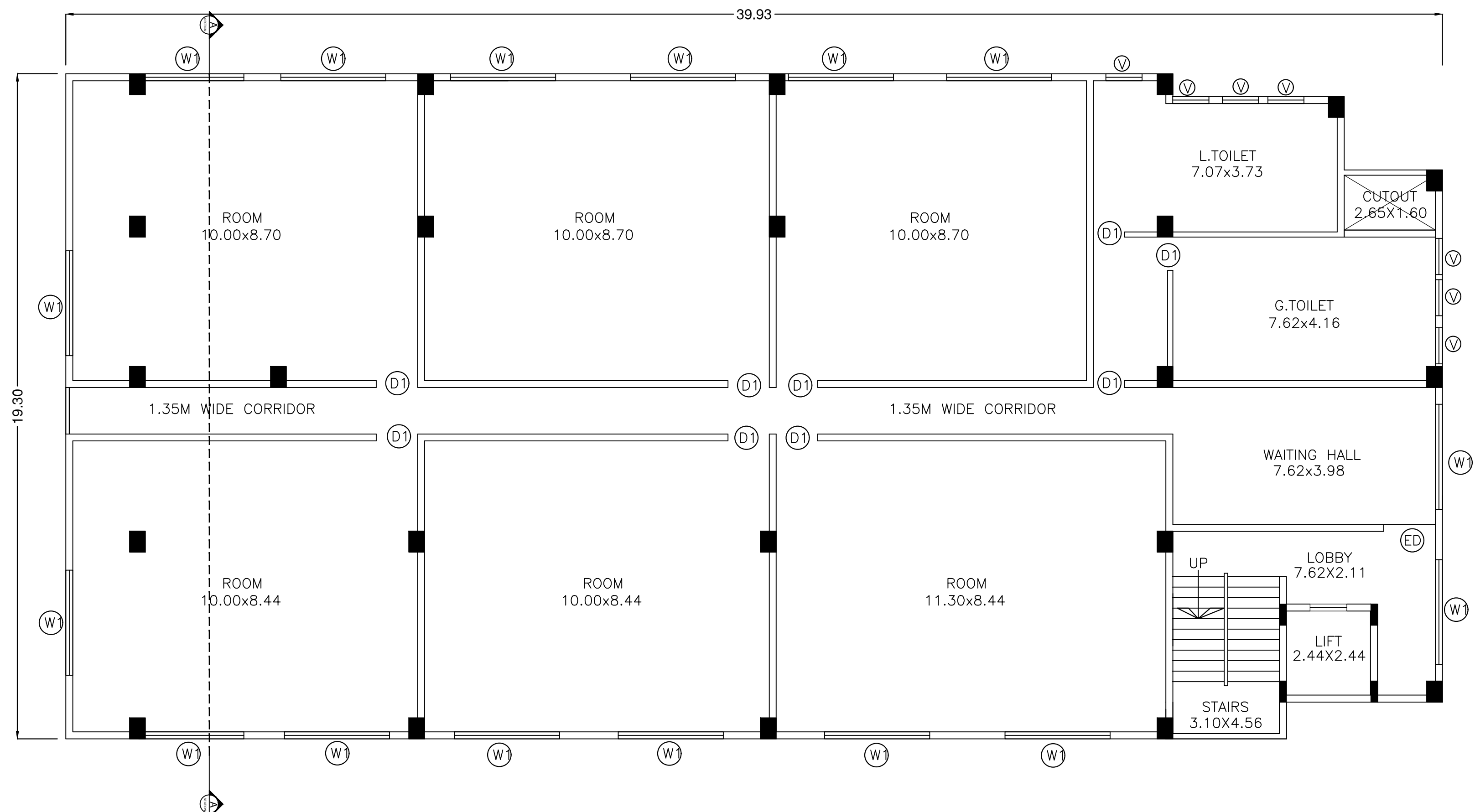
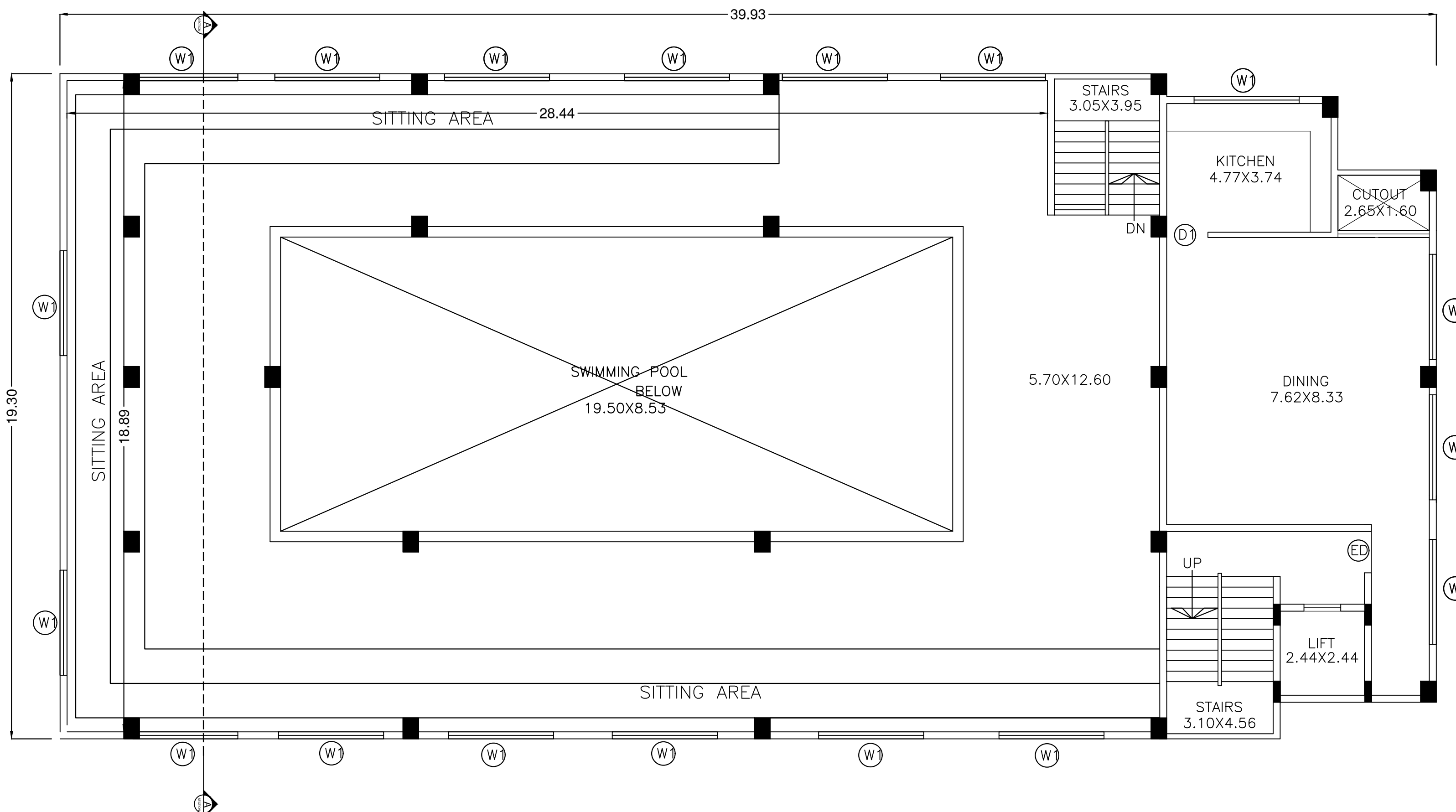
Block Name	Type	SubUse	Area (Sq.mt.)	Units	Prop.	Reqd./Unit	Car	Prop.
A (HOSTEL BUILDING)	Residential	Hostel	> 0	10	-	1	1	-
Total	-	-	-	-	-	-	1	11

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	11	151.25
Total Car	1	13.75	11	151.25
Other Parking	-	-	-	59.88
Total	-	13.75	-	211.13

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	StarCase	Lift	Lift Machine	Void	Parking	Resal.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
A (HOSTEL BUILDING)	1	2272.62	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	1777.40	1777.40
Grand Total	1	2272.62	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	1777.40	1777.40



Block :A (HOSTEL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		StarCase	Lift	Lift Machine	Void	Parking			
Terrace Floor	44.59	38.65	0.00	5.94	0.00	0.00	0.00	0.00	
Second Floor	754.58	0.00	5.94	0.00	18.43	0.00	730.21	730.21	
First Floor	754.58	0.00	5.94	0.00	184.82	0.00	563.82	563.82	
Ground Floor	718.87	0.00	5.94	0.00	18.43	211.13	483.37	483.37	
Total	2272.62	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	
Number of Same Blocks	1								
Total	2272.62	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL BUILDING)	D1	0.90	2.15	06
A (HOSTEL BUILDING)	D1	1.20	2.15	08

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL BUILDING)	V	1.20	1.20	22
A (HOSTEL BUILDING)	W1	3.00	2.15	37

UnitBUA Table for Block :A (HOSTEL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (R. NAGAR) on date: 26/09/2019 vide lp number: BBMP/Ad.Com./B.H./0802/19-20 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.

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Methodist Church in india trust association #90, Richmond road.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
MEHBOOB BASHA 03,6TH CROSS, 5TH MAIN, VENKATARAMAPURAM, BANGALORE E-3150/2007-08

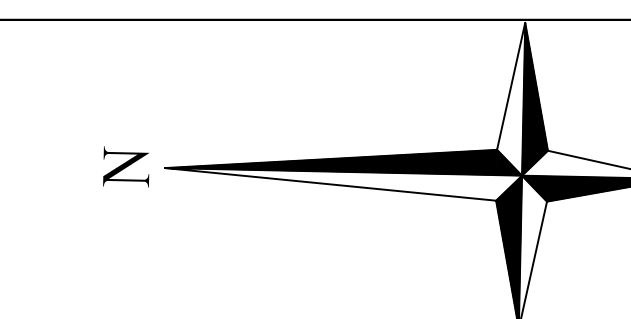
PROJECT TITLE : PROPOSED HOSTEL BUILDING AT SITE NO.586, KHATHA NO.5/586/131386/586/1314, HALAGEVADERAHALLY VILLAGE, KENGERI HOBLI, WARD NO.160, BANGALORE.

DRAWING TITLE : 1639379172-11-09-2019 02-58-573\_SRR NAGAR-PDGR-PLAN-01

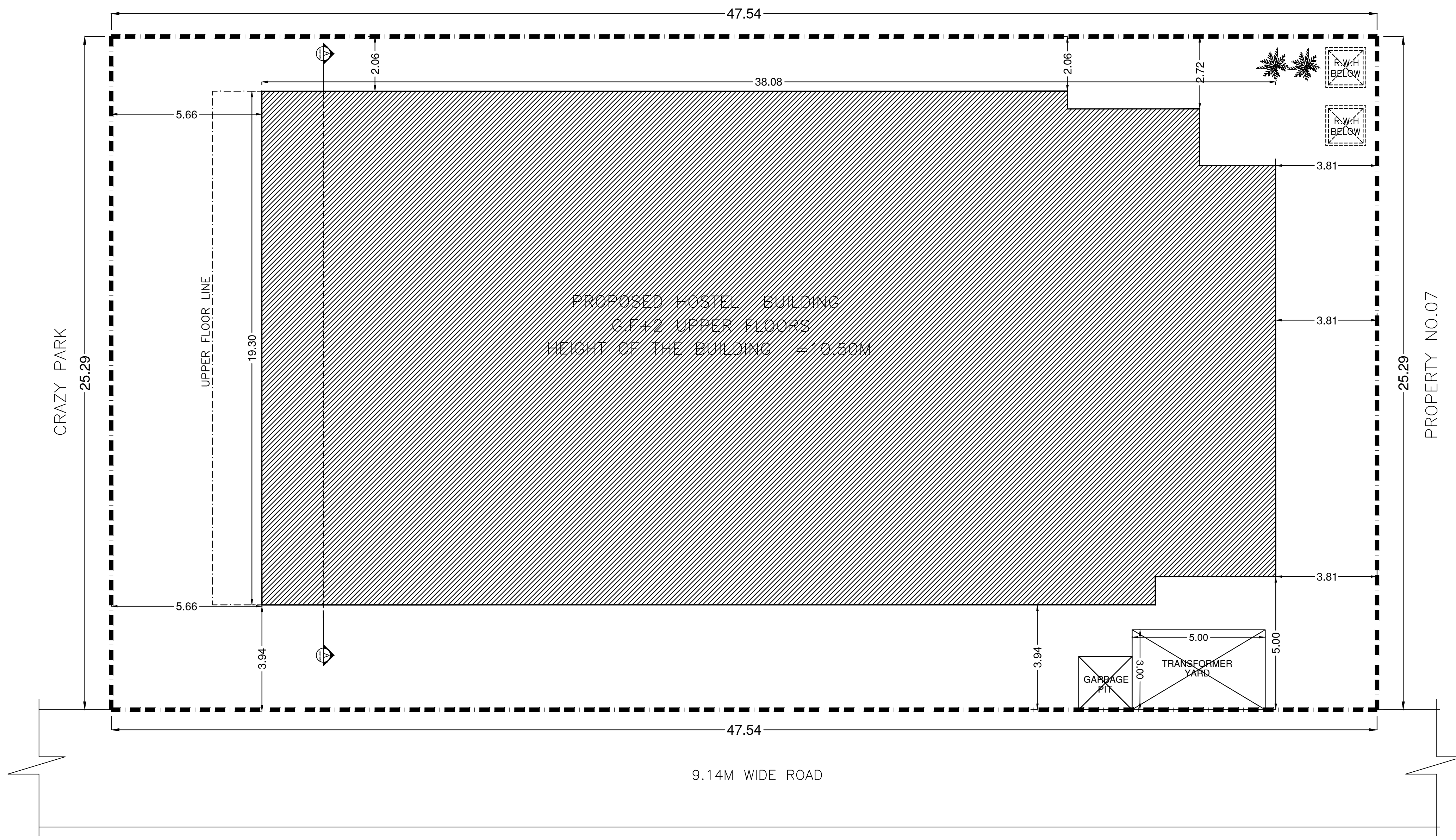
ASSISTANT DIRECTOR OF TOWN PLANNING (R. NAGAR)  
BHURHAT BENGALURU MAHANAGARA PALIKE

SHEET NO : 1

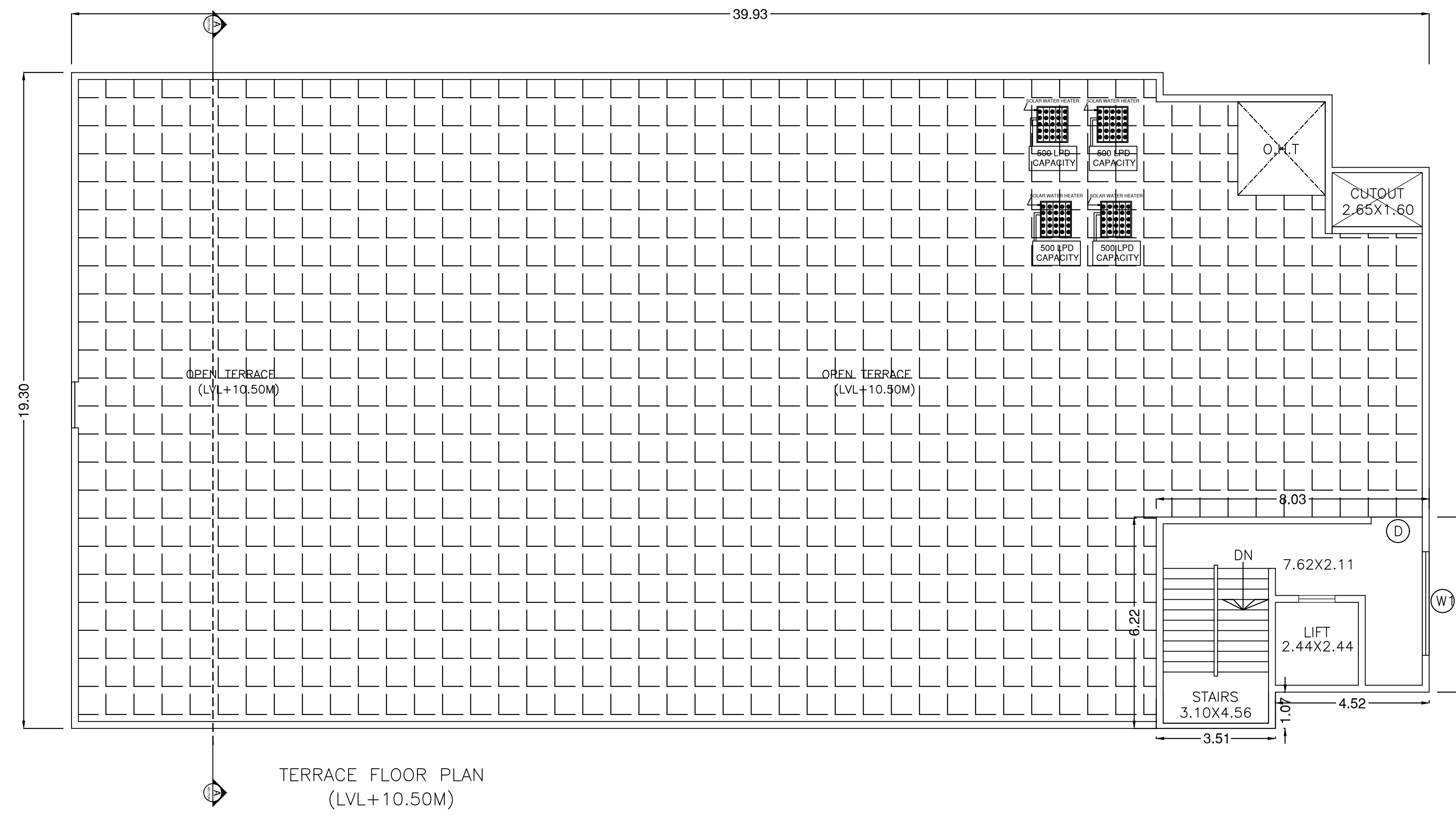
REMAINING PORTION OF SAME PROPERTY



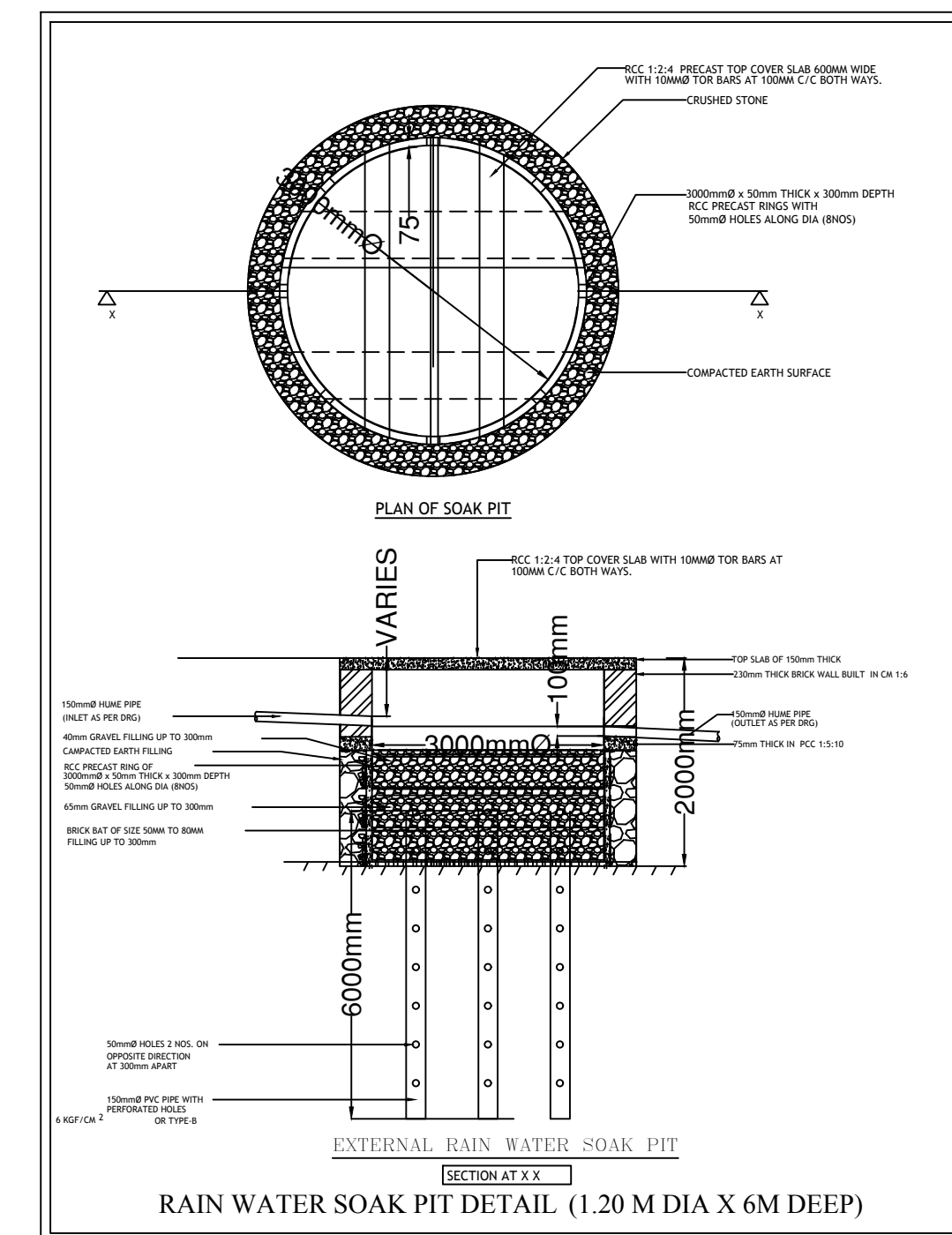
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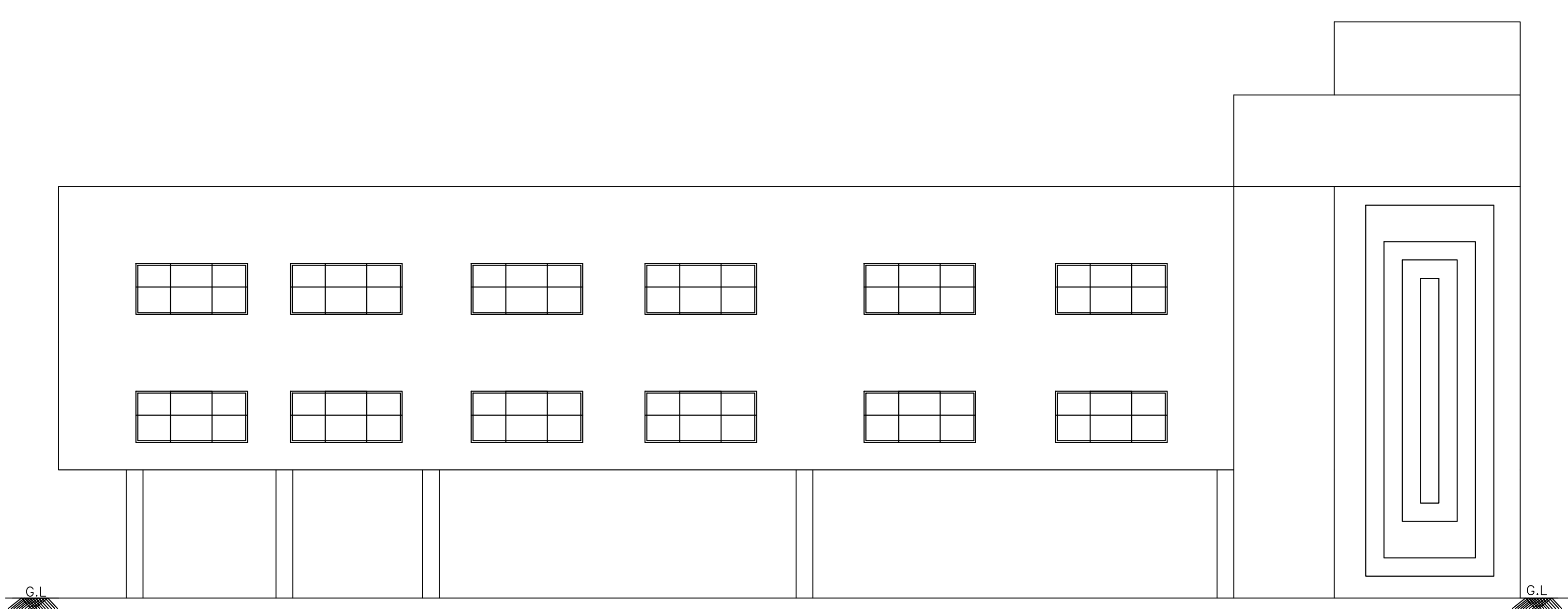
SITE PLAN



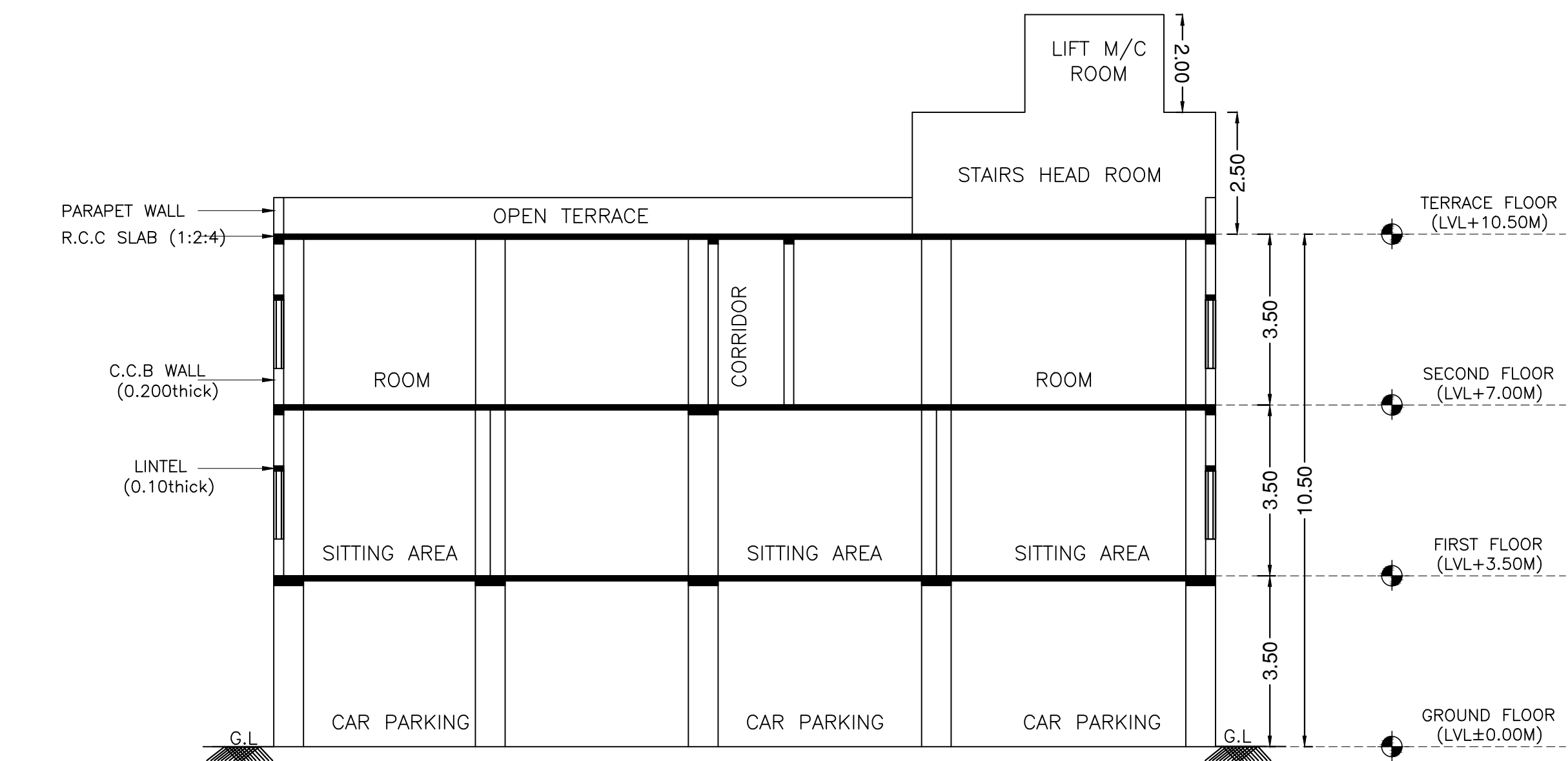
TERRACE FLOOR PLAN (LVL+10.50M)



RAIN WATER SOAK PIT DETAIL (1.20 M DIA X 6M DEEP)



ELEVATION



SECTION @ "A-A"

Approval Condition:  
 This Plan Sanction is issued subject to the following conditions:  
 1. Sanction is accorded for the Residential Building at 13145/13146/4894, Halagevederalhalli village, Kengeri Hobli, Bangalore, Bangalore.  
 a) Consent of 10/2019-20 only.  
 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.  
 3. 2.11.13 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 has to be paid to BWS&S and BESCOM as per.  
 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 the construction work against any accident / untoward incidents arising during the time of construction.  
 7. 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.  
 8. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & 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. Licenses 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 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.  
 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 IV-4 (a) to (k).  
 14. The building shall be constructed under the supervision of a registered structural engineer.  
 15. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMPLETION CERTIFICATE" shall be obtained.  
 16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.  
 17. Drinking water supplied by BWS&S should not be used for the construction activity of the building.  
 18. 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 By-law 32(a).  
 19. 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.  
 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 construction of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B&S.  
 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 (Hosadaaghooske) Letter No. LD/95/ET/2013, dated: 01-04-2013:  
 1. 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.  
 2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged in the line 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.  
 3. 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 the 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:  
 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. B&S shall not be responsible for any dispute that may arise in respect of property in question.  
 6. 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.

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PROJECT BOUNDARY	---
ABUTTING ROAD	---
PROPOSED WORK (COVERAGE AREA)	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---

AREA STATEMENT (BMP)	
VERSION NO: 1.0.10	VERSION DATE: 01/11/2016
PROJECT DETAIL:	
Authority: B&S	Plot Use: Residential
Inward No: B&S/Ad.Com./B.H./0802/19-20	Plot Sub Use: Hostel
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No: 13145/13146/4894
Nature of Sanction: New	Khasra No. (As per Khasra Extract): 13145/13146/4894
Location: Kengeri	Locality: Street of the property: Halagevederalhalli village, Kengeri Hobli, Bangalore.
Building Use Specified as per Z.R. NA	
Zone: Rainwater harvesting	
Ward: Ward-160	
Planning District: 301-Kengeri	

AREA DETAILS		SQ.MT
NET AREA OF PLOT	(A)	1202.27
AREA OF PLOT (Minimum)	(A)	1202.27
NET AREA OF PLOT	(A-Deductions)	1202.27
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		721.54
Proposed Coverage area (59.78 %)		718.87
Achieved Net coverage area (59.78 %)		718.87
Balance coverage area (0.22 %)		2.41
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		2104.49
Additional F.A.R. within 10% (1% for amalgamated site -)		0.00
Allowable TDR Area (60% of Plotted FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Plotted FAR area (1.75)		2104.49
Residential FAR (100.00%)		1777.38
Proposed FAR Area		1777.38
Achieved Net FAR Area (1.48)		1777.38
Balance FAR Area (1.27)		327.10
BUILT UP AREA CHECK		
Proposed Built Up Area		2272.82
Substructure Area As per BUA (Layout Lvl)		15.31
Achieved BUILT UP Area		2287.83

Approval Date : 09/26/2019 5:15:05 PM

Payment Details

Sr No	Chalan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1882/CH19-20	BBMP/1882/CH19-20	9571	Online	679770111	07/26/2019 11:07:10 AM	-
	No.	Head	Amount (INR)	Remark			
	1	Scouting Fee	9571				

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (HOSTEL BUILDING)	Residential	Hostel	Bldg upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt)	Resd.	Prop.	Reqd.Unt	Resd.	Prop.
A (HOSTEL BUILDING)	Residential	Hostel	> 9	10	-	1	1	-
Total	-	-	-	-	-	1	1	11

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt)	No.	Area (Sq.mt)
Car	1	13.75	11	151.25
Total Car	1	13.75	11	151.25
Other Parking	-	-	-	89.88
Total	-	-	13.75	211.13

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)	Carpet Area other than Tenement
			Stair Case	L.R.	Lift Machine	Void	Parking			
A (HOSTEL BUILDING)	1	2272.82	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	1777.40
Total	1	2272.82	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	1777.40

Block :A (HOSTEL BUILDING)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Carpet Area other than Tenement
		Stair Case	L.R.	Lift Machine	Void	Parking			
Terrace	44.99	38.65	0.00	5.94	0.00	0.00	0.00	0.00	0.00
Top	754.58	0.00	5.94	0.00	18.43	0.00	730.21	730.21	730.21
Second Floor	754.58	0.00	5.94	0.00	184.82	0.00	663.82	663.82	663.82
First Floor	718.87	0.00	5.94	0.00	211.13	0.00	483.37	483.37	483.37
Ground Floor	2272.82	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	1777.40
Total	2272.82	38.65	17.82	5.94	221.68	211.13	1777.40	1777.40	1777.40

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL BUILDING)	D1	0.90	2.15	08
A (HOSTEL BUILDING)	D1	1.20	2.15	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL BUILDING)	V	1.20	1.20	22
A (HOSTEL BUILDING)	W1	3.00	2.15	37

UnitBUA Table for Block :A (HOSTEL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 Methodist Church in india trust association  
 #90, Richmond road,

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
 MEHBOOB BASHA 03.6TH CROSS, 5TH MAIN, VENKATARAMANGUPURAM, BANGALORE E-3150/2007-08

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (R. Nagar) on date: 26/09/2019 vide lp number: BBMP/Ad.Com./B.H./0802/19-20 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)

BHRUHAT BENGALURU MAHANAGARA PALIKE

DRAWING TITLE : 1639379172-11-09-2019 02-58-573\_SRR NAGAR-PDGR-PLAN-01

SHEET NO : 2