

Color Index

FLAT BOUNDARY	(Symbol)
ABUTTING ROAD	(Symbol)
PROPOSED WORK (COVERAGE AREA)	(Symbol)
EXISTING (To be retained)	(Symbol)
EXISTING (To be demolished)	(Symbol)

AREA STATEMENT (BMP)

VERSION NO.	1.0/1.1	VERSION DATE:	01/11/2018
PROJECT DETAIL:	Plot Use: Residential		
Authority: BBMP	Plot SubUse: Hostel		
Project No: BEM/PA/Com/18/400020-21	Land Use Zone: Residential (Mn)		
Application Type: General	Proposed Plot No: 138		
Project Type: Building Permission	Khasra No. (As per Khasra Extract): 138		
Nature of Sanction: New	Location: (Sheet of the property) SURVEY NO-61/256/1, MALLATHA HALLI REVENUE, BANGALORE.		
Location: Ring III	Building Line Specified as per Z.R. NA		
Zone: Garden/Service	Zone: Garden/Service		
Ward: Ward-129	Planning District: 301-Kengeri		
AREA DETAILS:	Area	sq.Mt.	
AREA OF PLOT (Minimum)	(A)	2957.53	
NET AREA OF PLOT	(A)-(Deductions)	2957.53	
Proposed Coverage Area (12.27 %)		362.47	
Permissible Coverage Area (35.00 %)		1035.17	
COVERAGE CHECK			
Achieved Net coverage area (12.27 %)		362.47	
Balance coverage area (22.73 %)		672.70	
FAR CHECK			
Permissible FAR as per zoning regulation 2015 (1.75)		4686.17	
Additional FAR within Ring III and II for amalgamation plot (-)		0.00	
Allowed FAR Area (10% of Net Area)		295.75	
Proposed FAR Area (1.75)		4686.17	
Residential FAR (0.75)		1325.62	
Premium FAR for Plot within Impact Zone (-)		0.00	
Total Perm. FAR area (1.75)		4686.17	
Proposed FAR Area		1333.62	
Achieved Net FAR Area (1.90)		1333.62	
Balance FAR Area (1.75)		333.95	
BUILT UP AREA CHECK			
Proposed Builtup Area		1797.22	
Substructure Area Addn (BUA) (Layout Lvl)		15.00	
Achieved Builtup Area		1812.22	

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Residential Building at NO - 138, SURVEY NO-61/256/1, MALLATHA HALLI REVENUE, BANGALORE, Bangalore.
- Sanction is accorded for Residential Use only. The use of the building shall not be diverted 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 has to be paid to BMSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables 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 barricades as considered necessary to prevent dust, debris and 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.
- 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 of the professional if the same is repeated for the third time.
- 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 IV (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on 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 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 3(2a).
- 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 / Engineers / 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 materially and structurally deviate the construction from the sanctioned plans, 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.
- 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 (HosadaahHooke) Letter No. LD/95LET/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 at 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".

Payment Details

Sr No.	Chkdn Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/0020/CHD-21	BBMP/0020/CHD-21	5045.73	Online	1614291797	2/01/21	
No.			Amount (INR)				Remark
1			5045.73				

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Prop.	Hand/Cont.	Car	Prop.
A (HOSTEL BUILDING)	Residential	Hostel	> 0	50	-	-	1	1
Total							1	4

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Area (Sq.mt.)	No.	Achieved Area (Sq.mt.)
Car	1	13.75	4	50.00
Total Car	1	13.75	4	50.00
Other Parking	-	-	-	248.05
Total		13.75		303.05

FAR & Tenement Details

Block	No. of Same Blg	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	AGI Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
A (HOSTEL BUILDING)	1	1797.22	21.34 26.85 6.68 17.61 88.08 303.05	1302.55	31.07	1333.62	1302.55
Total	1	1797.22	21.34 26.85 6.68 17.61 88.08 303.05	1302.55	31.07	1333.62	1302.55

Block A (HOSTEL BUILDING)

Floor	Total Built up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	AGI Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
Terrace Floor	28.02	21.34 0.00 6.68 0.00 0.00 0.00	0.00	0.00	0.00	0.00
Third Floor	335.41	0.00 5.37 0.00 0.00 0.00 0.00	330.04	0.00	330.04	330.04
Second Floor	335.41	0.00 5.37 0.00 0.00 0.00 0.00	330.04	0.00	330.04	330.04
First Floor	335.41	0.00 5.37 0.00 0.00 0.00 0.00	330.04	0.00	330.04	330.04
Ground Floor	335.41	0.00 5.37 0.00 17.61 0.00 0.00	312.43	0.00	312.43	312.43
Basement Floor	427.56	0.00 5.37 0.00 0.00 0.00 0.00	88.08 303.05	0.00	31.07	31.07
Total	1797.22	21.34 26.85 6.68 17.61 88.08 303.05	1302.55	31.07	1333.62	1302.55
Total Number of Same Blocks	1					
Total	1797.22	21.34 26.85 6.68 17.61 88.08 303.05	1302.55	31.07	1333.62	1302.55

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (R. NAGAR) on date: 26/06/2020 vide lp number: BEM/PA/Com/18/400020-21-1 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

SCHEDULE OF JOINERY:

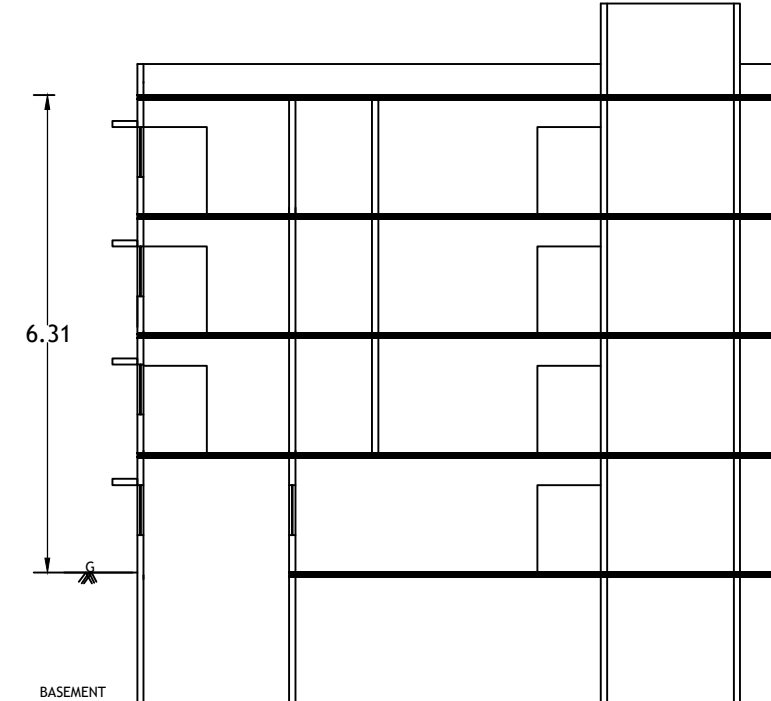
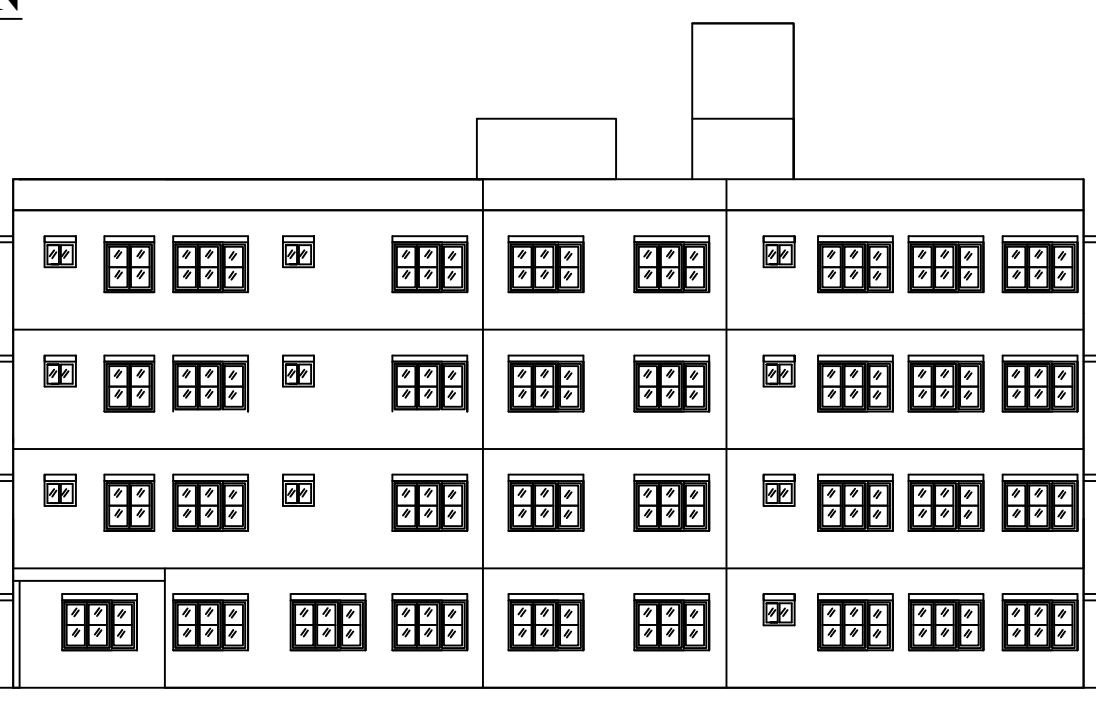
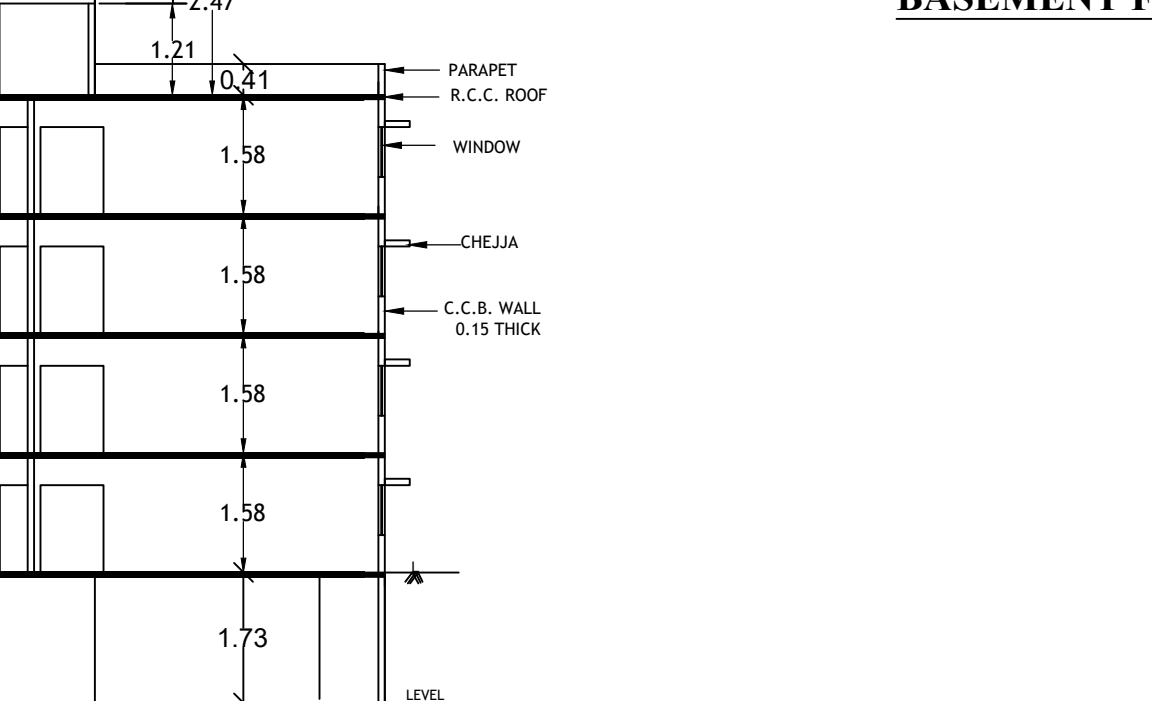
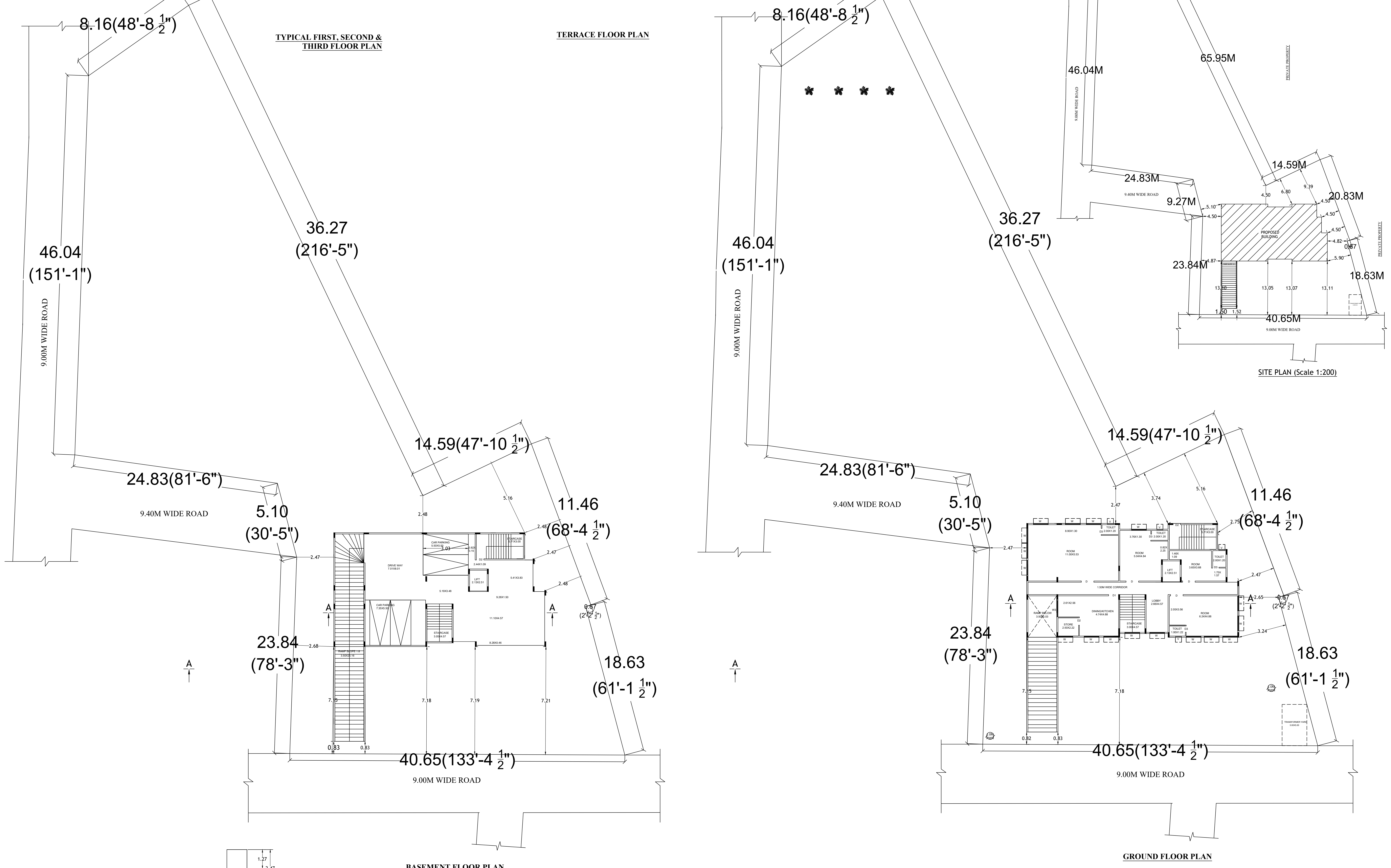
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL BUILDING)	02	0.75	2.10	03
A (HOSTEL BUILDING)	03	0.75	2.10	22
A (HOSTEL BUILDING)	02	0.50	2.10	01
A (HOSTEL BUILDING)	01	1.20	2.10	01
A (HOSTEL BUILDING)	0	1.52	2.10	25

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL BUILDING)	W2	0.90	1.20	25
A (HOSTEL BUILDING)	W1	1.20	1.20	03
A (HOSTEL BUILDING)	W	1.80	1.20	70
A (HOSTEL BUILDING)	W3	2.00	1.20	01

UNIBUA Table for Block-A (HOSTEL BUILDING)

FLOOR	Name	UNIBUA Type	UNIBUA Area	Carpet Area	No. of Rooms	No. of Tenement
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OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 K. M. ASWATHAIAH NO - 138, SURVEY NO-61/256/1, MALLATHA HALLI REVENUE, BANGALORE. NO - 138, SURVEY NO-61/256/1, MALLATHA HALLI REVENUE, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS, GAYATHRINAGAR BCC/BL-3/6/E-4350/18-19

PROJECT TITLE:
 PLAN SHOWING THE PROPOSED HOSTEL BUILDING, AT SITE NO -138, SURVEY NO-61/256/1, MALLATHA HALLI REVENUE, WARD NO-129, BANGALORE.

DRAWING TITLE: 1103824220-23-06-2020
 11-40-16S_SASHWATHAIAH K M

SHEET NO: 1

SCALE 1:180