

Approval Condition :  
This Plan Sanction is issued subject to the following conditions :

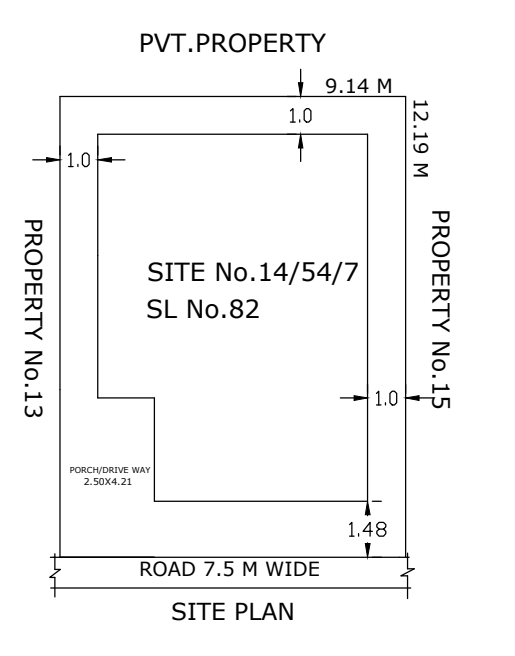
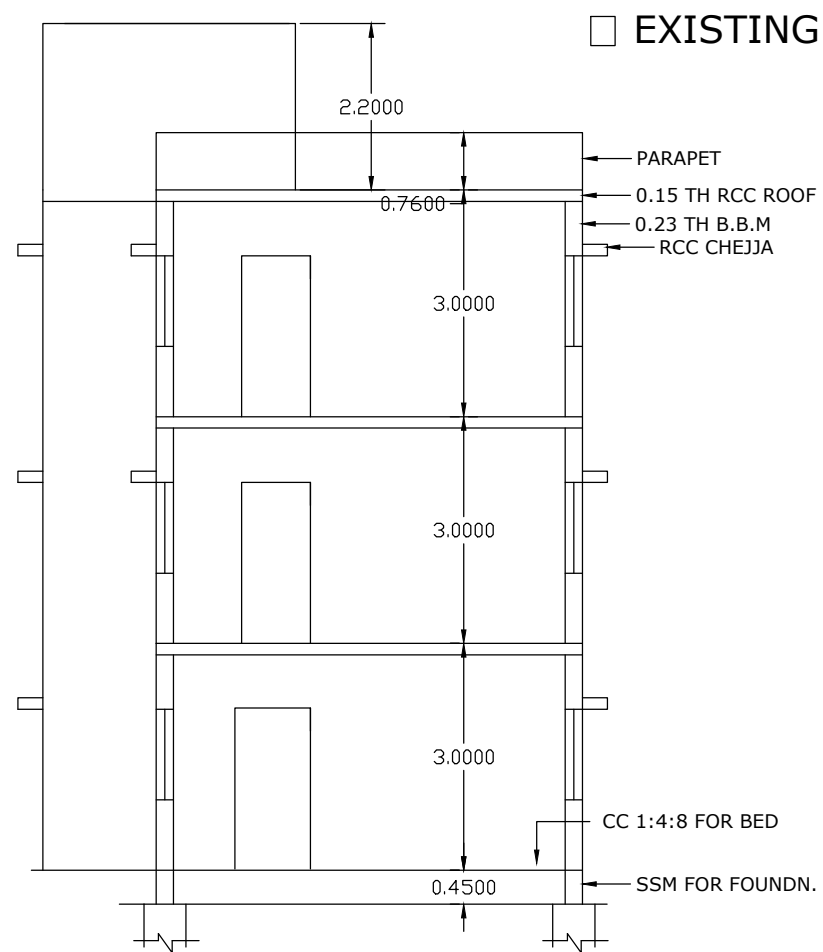
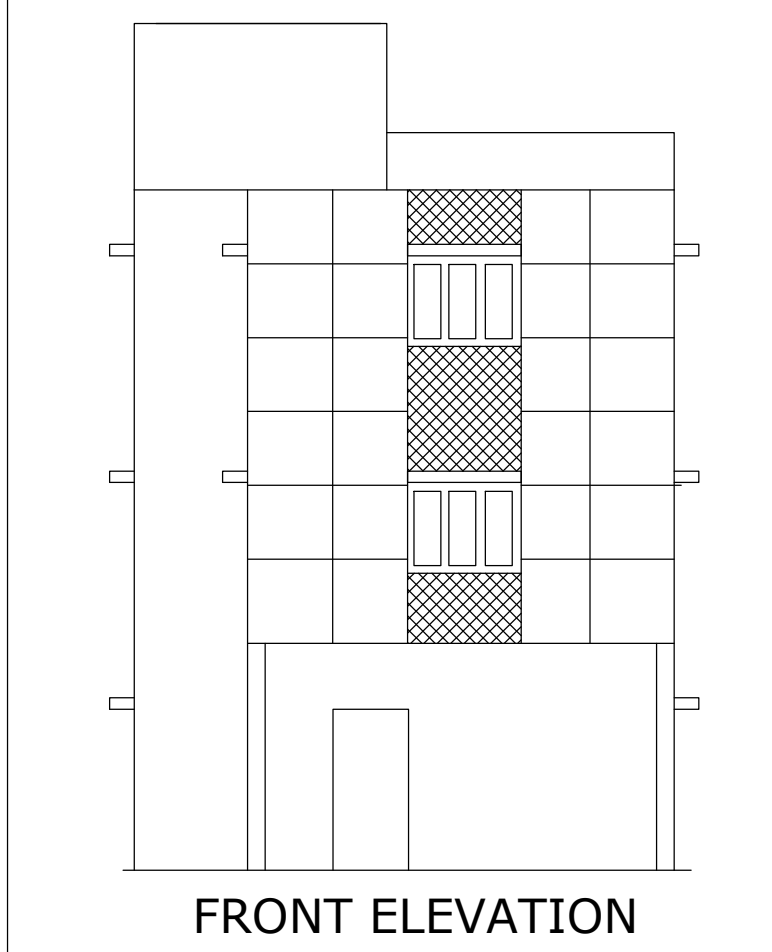
- Sanction is accorded for the Residential Building at 14/54/7, KOTTIGEPALYA VILLAGE, BANGALORE, Bangalore.
- Consist of 3 only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 15.40 area reserved for car parking shall not be converted 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.
- 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.
- 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-8 (e) 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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 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 32(a).
- 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 shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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 (Hosadaagi/Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

Color Notes

COLOR INDEX	
PLOT BOUNDARY	—————
ABUTTING ROAD	—————
PROPOSED WORK (COVERAGE AREA)	—————
EXISTING (To be retained)	—————
EXISTING (To be demolished)	—————

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11
PROJECT DETAIL:		VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/Ad.Com./RJH/0178/20-21	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 14/54/7	
Nature of Sanction: Addition or Extension	Khata No. (As per Khata Extract): 82	
Location: Ring-III	Locality / Street of the property: KOTTIGEPALYA VILLAGE, BANGALORE	
Building Line Specified as per Z.R: NA		
Zone: Rajarajeshwari Nagar		
Ward: Ward-073		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	111.41
NET AREA OF PLOT	(A-Deductions)	111.41
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		83.56
Proposed Coverage Area (58.55 %)		65.23
Existing coverage area to be retained ( 1.54 % )		1.71
Achieved Net coverage area ( 60.09 % )		66.95
Balance coverage area left ( 14.91 % )		16.61
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 ( 1.75 )		194.97
Additional F.A.R within Ring I and II ( for amalgamated plot - )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( - )		0.00
Total Perm. FAR area ( 1.75 )		194.97
Residential FAR (72.36%)		130.46
Existing Residential FAR (27.64%)		49.84
Proposed FAR Area		180.30
Existing FAR Area		0.44
Achieved Net FAR Area ( 1.62 )		180.74
Balance FAR Area ( 0.13 )		14.23
BUILT UP AREA CHECK		
Proposed BuiltUp Area		210.10
Existing BUA Area		49.84
Existing BUA Area for Existing Structure		49.81
Achieved BuiltUp Area		244.51



- PROPOSED CONSTRUCTION
- EXISTING TO BE RETAINED
- EXISTING TO BE DISMANTLED

Approval Date : 06/30/2020 5:34:04 PM  
Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/3462/CH/20-21	BBMP/3462/CH/20-21	945	Online	10498389807	06/11/2020 12:07:55 PM	-
	No.	Head	Amount (INR)	Remark			
1		Scrutiny Fee	945	-			

Block :A (USHA)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	14.40	0.00	14.40	14.40	0.00	0.00	0.00	00
Second Floor	65.23	0.00	65.23	0.00	0.00	65.23	65.23	00
First Floor	65.23	0.00	65.23	0.00	0.00	65.23	65.23	00
Existing Ground Floor	65.24	49.84	0.00	0.00	15.40	49.84	0.00	01
Total:	210.10	49.84	144.86	14.40	15.40	130.46	180.30	01
Total Number of Same Blocks :	1							
Total:	210.10	49.84	144.86	14.40	15.40	130.46	180.30	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (USHA)	D1	0.76	2.10	04
A (USHA)	D	0.90	2.10	01
A (USHA)	D	0.91	2.10	08

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (USHA)	V	1.00	0.60	06
A (USHA)	W	1.50	1.45	17

UnitBUA Table for Block :A (USHA)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
EXISTING GROUND FLOOR PLAN	SPLIT A	FLAT	Existing	151.32	151.32	5	1
FIRST FLOOR PLAN	SPLIT A	FLAT	Proposed	0.00	0.00	5	0
SECOND FLOOR PLAN	SPLIT A	FLAT	Proposed	0.00	0.00	5	0
Total:	-	-	-	151.32	151.32	15	1

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (USHA)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.
A (USHA)	Residential	Plotted Resi development	50 - 225	1	-	-
Total:	-	-	-	-	1	0

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	0	0.00
Total Car	1	13.75	0	0.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	15.40
Total		27.50	15.40	

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (USHA)	1	210.10	49.84	144.86	14.40	15.40	49.84	130.46	01
Grand Total:	1	210.10	49.84	144.86	14.40	15.40	49.84	130.46	1.00

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1	Residential	Plotted Resi development	Building	Bldg upto 11.5 mt. Ht.	3.00	1	0.44	49.81

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	49.81	0.44
Total:	49.81	0.44

Note: Earlier plan sanction vide L.P No. \_\_\_\_\_ dated: \_\_\_\_\_ is deemed cancelled. The modified plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (RR NAGAR) on date: 30/06/2020. Vide Ip number : \_\_\_\_\_ BBMP/Ad.Com./RJH/0178/20-2 subject to terms and conditions laid down along with this modified 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

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : B.G USHAKUMARI 14, 1ST MAIN ROAD, 6TH CROSS, KOTTIGEPALYA  
*V.Sha Kumari B.G.*

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
N Narayana Swamy 931, 3rd Main Road 3rd Cross Road, Vijayanagara 931, 3rd Main Road 3rd Cross Road, Vijayanagara BCC/BL-3.2.3/E-995/91-92  
*[Signature]*

PROJECT TITLE : PROPOSED FIRST AND SECOND FLOOR RESIDENTIAL BUILDING OVER EXISTING GROUND FLOOR AT PREMISES NO 14/54/7  
DRAWING TITLE : 578577553-29-06-2020 03-25-56\$ \_\$USHAKUMARI 914 X-1219 NORTH EXISTING  
SHEET NO : 1