



SCHEDULE OF JOINERY:

FLOOR	Name	Unit/Type	Length	Height	No. of Rooms	No. of Joinders
GROUND FLOOR PLAN	SPLIT TEN	FLAT	1327.13	1186.91	3	1
			0.00	0.00	4	0
FIRST FLOOR PLAN	SPLIT TEN	FLAT	0.00	0.00	4	0
			0.00	0.00	9	0
SECOND FLOOR PLAN	SPLIT TEN	FLAT	0.00	0.00	3	0
			0.00	0.00	3	0
THIRD FLOOR PLAN	SPLIT TEN	FLAT	0.00	0.00	3	0
			0.00	0.00	3	0
Total			1327.13	1186.91	19	1

UnBIA Table for Block 'A' (RES)

FLOOR	Name	Unit/Type	UnBIA Area	Carpet Area	No. of Rooms	No. of Tenements
GROUND FLOOR PLAN	SPLIT TEN	FLAT	1327.13	1186.91	3	1
			0.00	0.00	4	0
FIRST FLOOR PLAN	SPLIT TEN	FLAT	0.00	0.00	4	0
			0.00	0.00	9	0
SECOND FLOOR PLAN	SPLIT TEN	FLAT	0.00	0.00	3	0
			0.00	0.00	3	0
THIRD FLOOR PLAN	SPLIT TEN	FLAT	0.00	0.00	3	0
			0.00	0.00	3	0
Total			1327.13	1186.91	19	1

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Bungalow	Bldg upto 11.5 m. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Units	Reqd./Unit	Car	Reqd.	Prop.
A (RES)	Residential	Bungalow	125.00	1	1	9	9	9
Total								

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	Reqd.	Achieved
Car	9	125.75	9	125.75
Total Car	9	125.75	9	125.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	270.00
Total				395.80

FAR & Tenement Details

Block	No. of Same Bldg	Total Bldg Up Area (Sq.mt)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent. (No.)	
			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Res.		
A (RES)	1	1955.82	98.22	16.20	3.24	83.58	96.67	393.80	1284.11	1284.11	01
Total											

Block A (RES)

Floor Name	Total Bldg Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent. (No.)	
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Res.		
Terrace	26.12	22.88	0.00	3.24	0.00	0.00	0.00	0.00	0.00	
Third Floor	195.59	14.88	3.24	0.00	0.00	0.00	177.47	177.47	00	
Second Floor	409.36	14.88	3.24	0.00	0.00	0.00	391.24	391.24	00	
First Floor	409.36	18.38	3.24	0.00	0.00	0.00	387.74	387.74	00	
Ground Floor	409.36	14.88	3.24	0.00	83.58	0.00	307.66	307.66	01	
Basement Floor	506.03	12.32	3.24	0.00	0.00	96.67	393.80	0.00	0.00	
Total	1955.82	98.22	16.20	3.24	83.58	96.67	393.80	1284.11	1284.11	01

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AREA STATEMENT (BBMP)	VERSION NO. 1.0.13	VERSION DATE: 20/06/2020
PROJECT DETAIL:	Authority: BBMP	Plot Use: Residential
	Address: BBMP/Com/RR/0263/20-21	Plot SubUse: Bungalow
	Application Type: General	Land Use Zone: Residential (Main)
	Proposed Type: Building Permission	PropSub Plot No.: 44/054444
	Nature of Sanction: NEW	City Survey No.:
	Location: RING-II	Khata No. (As per Khata Extract): 44/054444
	Building Line Specified as per Z.R. NA	Locality / Street of the property: IDEAL HOMES HBCS KENCHENAHALLUR NAGAR, WARD NO. 16B, BANGALORE.
Zone: Ragamshwara		
Ward: West 16B		
Planning District: 311-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	546.61
NET AREA OF PLOT	(A-Deductions)	546.61
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		423.30
Proposed Coverage Area (63.31 %)		429.36
Achieved Net coverage area (63.31 %)		429.36
Balance coverage area left (1.69 %)		10.94
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (-)		0.00
Additional F.A.R. within Ring Land II (for amalgamated plot -)		0.00
Allowable FAR Area (65% of Perm FAR)		0.00
Permissible FAR for Plot within respect Zone (-)		0.00
Total Perm. FAR area (6.00)		0.00
Proposed FAR Area		1284.10
Achieved Net FAR Area (6.00)		0.00
Balance FAR Area (0.00)		0.00
BUILT UP AREA CHECK		
Proposed BuiltUp Area		1770.14
Substitute Area Add in BUA (Layout Lvl)		9.02
Achieved BuiltUp Area		1779.16

Approval Date : 07/14/2020 12:58:55 PM

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (NR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/5006/CH/20-21	BBMP/5006/CH/20-21	11527.54	Online	15077010277	26/04/2020	
						2:50:01 PM	
							Amount (NR)
							11527.54
							Remark

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 44/054444, IDEAL HOMES HBCS KENCHENAHALLUR NAGAR, WARD NO. 16B, BANGALORE, Bangalore.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 308.80 area reserved for car parking shall not be covered 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, besides 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 road 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 inspection.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor shall be informed to 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 'A' (Bye-law No. 23) under sub-section (b) & (c) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns "OCCUPANCY 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 as 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 casually and structurally deviate the contribution from the sanctioned plan, 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 (HosdangHoodke) Letter No. LD/55/ET/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 respect 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 camp / 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 is 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: 14/07/2020 vide Ip number: BBMP/Ad.Com./R/11/0263/20-21 subject to terms and conditions laid down along with this building plan approval.

This approval of Building plan / Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE
 RAMESH S S #12, PRANARUTHI BUILDING, 16TH MAIN, 2ND CROSS, SUBRAMANYNAGAR, BANGALORE-560021
 BCOBL-3.6/E/4350/2018

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 SRI PRABHU J BHARATI #201, BINDU APARTMENTS, 46TH CROSS, 4TH BLOCK RAJAJINAGAR

PROJECT TITLE :
 PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO:544, KATHA NO:44/054444, KENCHENAHALLI IDEAL HOMES HBCS, RR NAGAR, WARD NO-16B, BANGALORE.

DRAWING TITLE : 1979427658-24-06-2020
 01-23-21E_SBBMP_PRAJHU 24-6-20

SHEET NO : 1