

**Approval Condition:**  
 This Plan Sanction is issued subject to the following conditions:  
 1. Sanction is accorded for the Residential Building at SITE NO- 154, SITE NO- 154, KATHA NO- 2853/1426/154, RACHENAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE, WARD NO- 6, Bangalore.  
 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.  
 3. 20% 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&B and BESCOM if any.  
 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 INSURE all workmen 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 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. 36) under sub section IV (a) to (k).  
 14. The building shall be constructed under the supervision of a registered structural engineer.  
 15. On completion of foundation or holdings 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 BWS&B 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 Bye-law 30(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 contravention 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.

**AREA STATEMENT (BBMP)**

PROJECT DETAIL:	VERSION NO.: 1.013	
Authority: BBMP	VERSION DATE: 26/06/2020	
Invest. No: BBMP/Ad. Com./Y1K/0152/20-21	Plot Use: Residential	
Application Type: General	Plot SubUse: Plotted Res development	
Proposed Type: Building Permission	Land Use Zone: Residential (Mm)	
Nature of Sanction: NEW	Pho: Sub Plot No: SITE NO- 154	
Location: RING III	Katha No. (As per Katha Extract): KATHA NO- 2853/1426/154	
	Locality / Street of the property: SITE NO- 154, KATHA NO- 2853/1426/154, RACHENAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE, WARD NO- 06	
Building Line Specified as per Z.R. NA		
Zone: Yashwanth		
Ward: Ward-06		
Planning District: 336-Tansandra		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	524.87
NET AREA OF PLOT (A-Deductions)		417.88
COVERAGE CHECK		
Normalised Coverage area (85.93 %)		271.62
Proposed Coverage Area (83.11 %)		263.71
Achieved Net coverage area (83.11 %)		263.71
Balance coverage area left( 1.89 %)		7.91
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (-)		0.00
Additional F.A.R. within Ring I and II for amalgamated plot (-)		0.00
Allowable TOR Area (50% of Perm FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (0.00)		0.00
Proposed FAR Area		898.95
Achieved Net FAR Area (0.00)		0.00
Balance FAR Area (0.00)		0.00
BUILT UP AREA CHECK		
Proposed BuiltUp Area		1206.76
Substructure Area Add in BUA (Layout LV)		0.19
Achieved BuiltUp Area		1206.86

**Approval Date:** 07/22/2020 3:22:55 PM

**Payment Details**

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/3364-CH20-21	BBMP/3364-CH20-21	5841	Online	1604590711	06/12/2020	-
	No.			Head	Amount (INR)		Remark
				Society Fee	5841		

**FAR & Tenement Details**

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
AA (BB)	1	1206.76	898.95	04
Grand Total:	1	1206.76	898.95	4.00

**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	4	55.00	5	68.75
Visitor's Car Parking	1	13.75	0	0.00
Total Car	5	68.75	5	68.75
Tow/Trailer	-	13.75	0	0.00
Other Parking	-	-	-	161.50
Total	-	82.50	-	230.25

**Balcony Calculations Table**

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 4.70 X 1 X 1	4.70	4.70
TYPICAL 2&3 FLOOR PLAN	1.00 X 4.70 X 1 X 2	9.40	9.40
Total			14.10

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	D1	0.90	2.10	19
AA (BB)	ED	1.05	2.10	04

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	V	1.00	2.87	15
AA (BB)	W	1.80	2.87	44

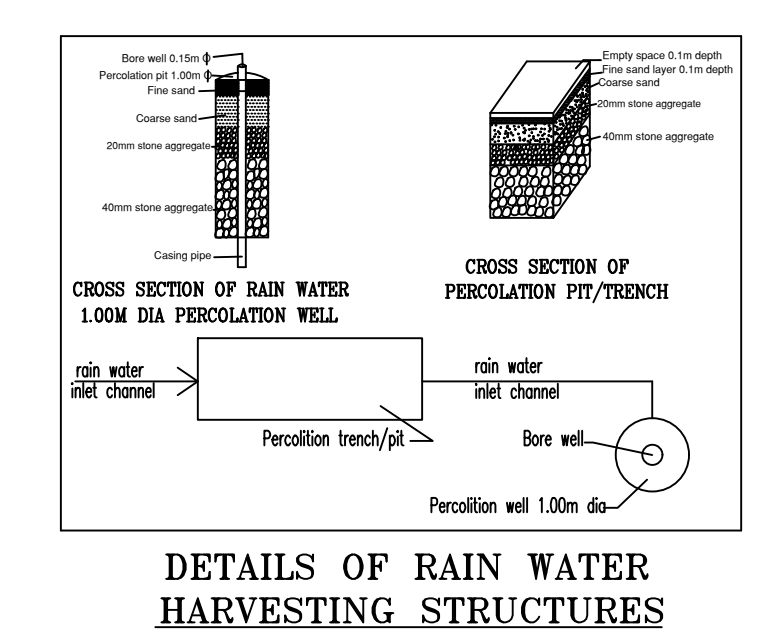
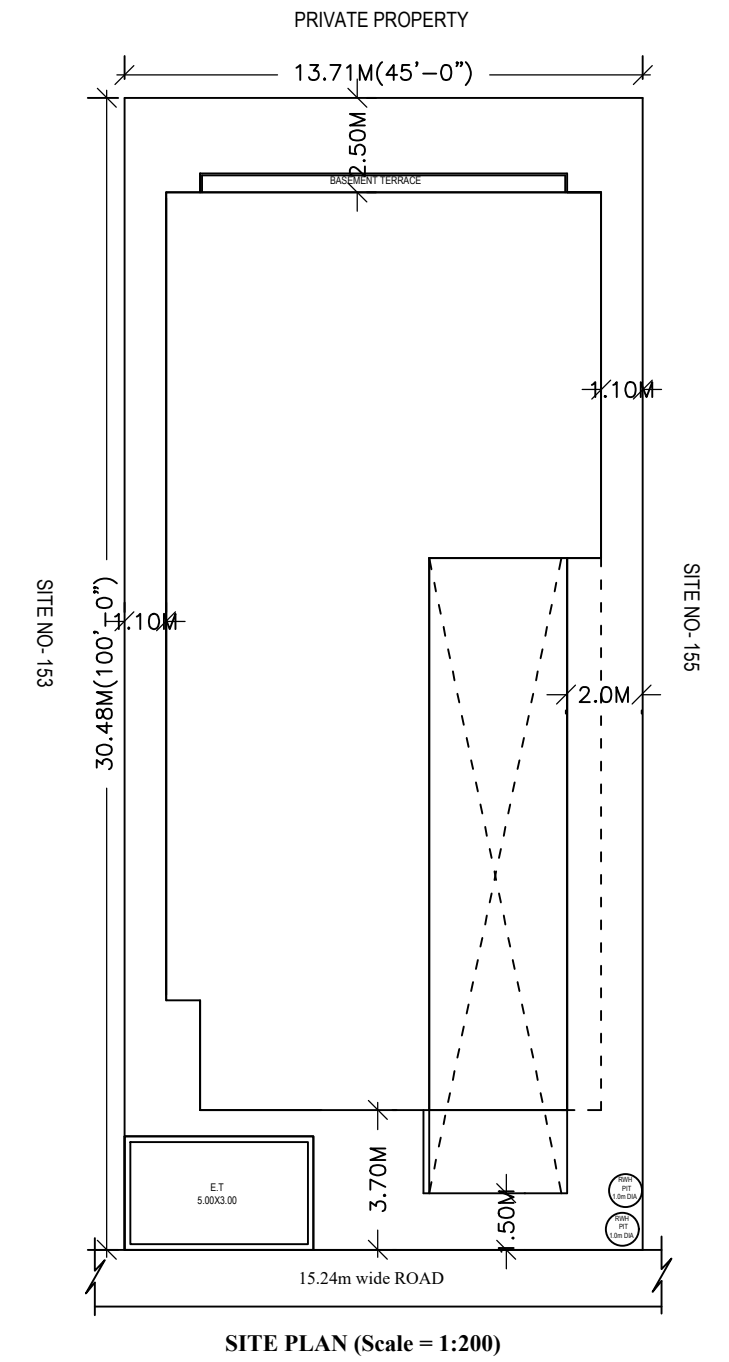
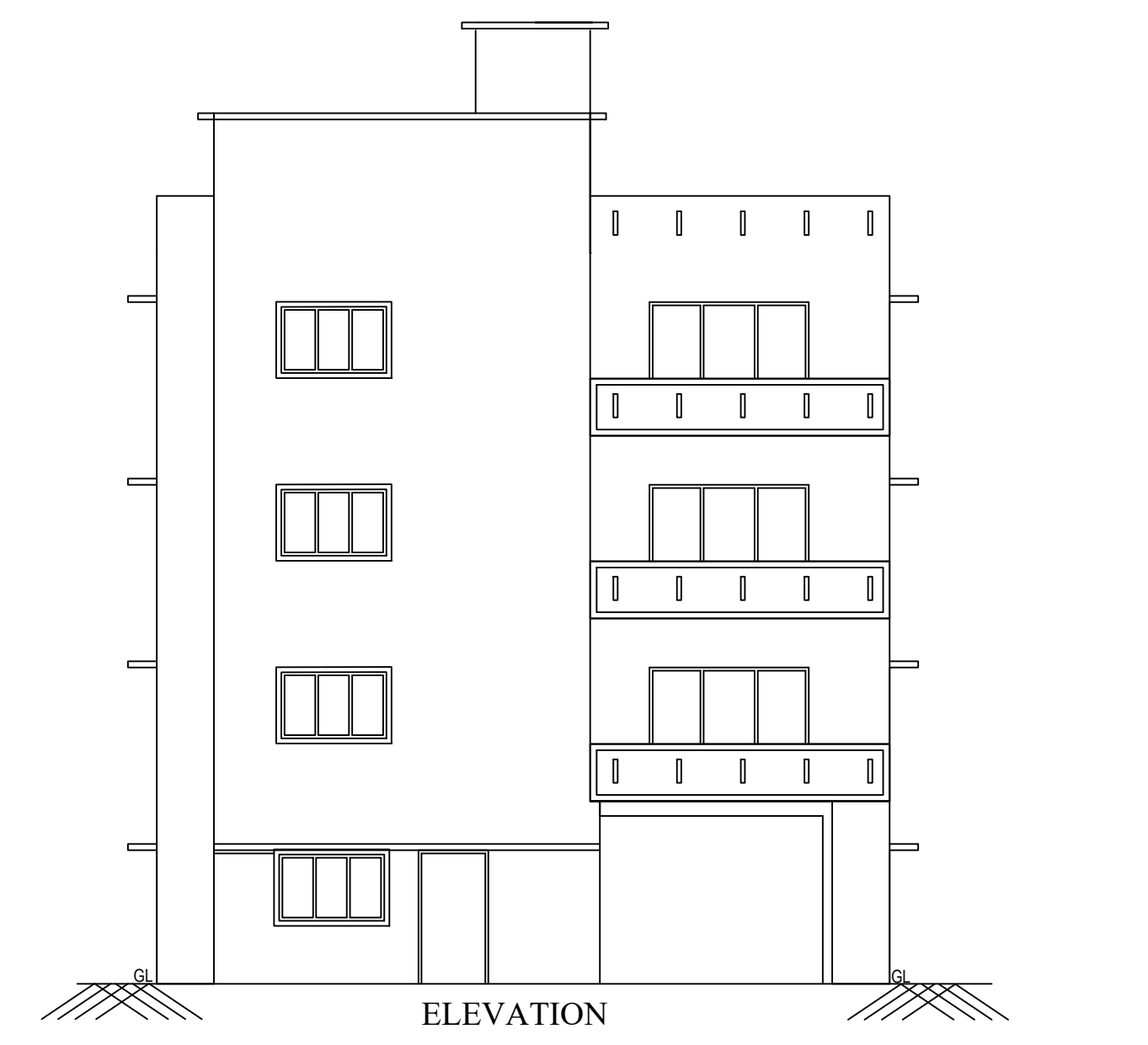
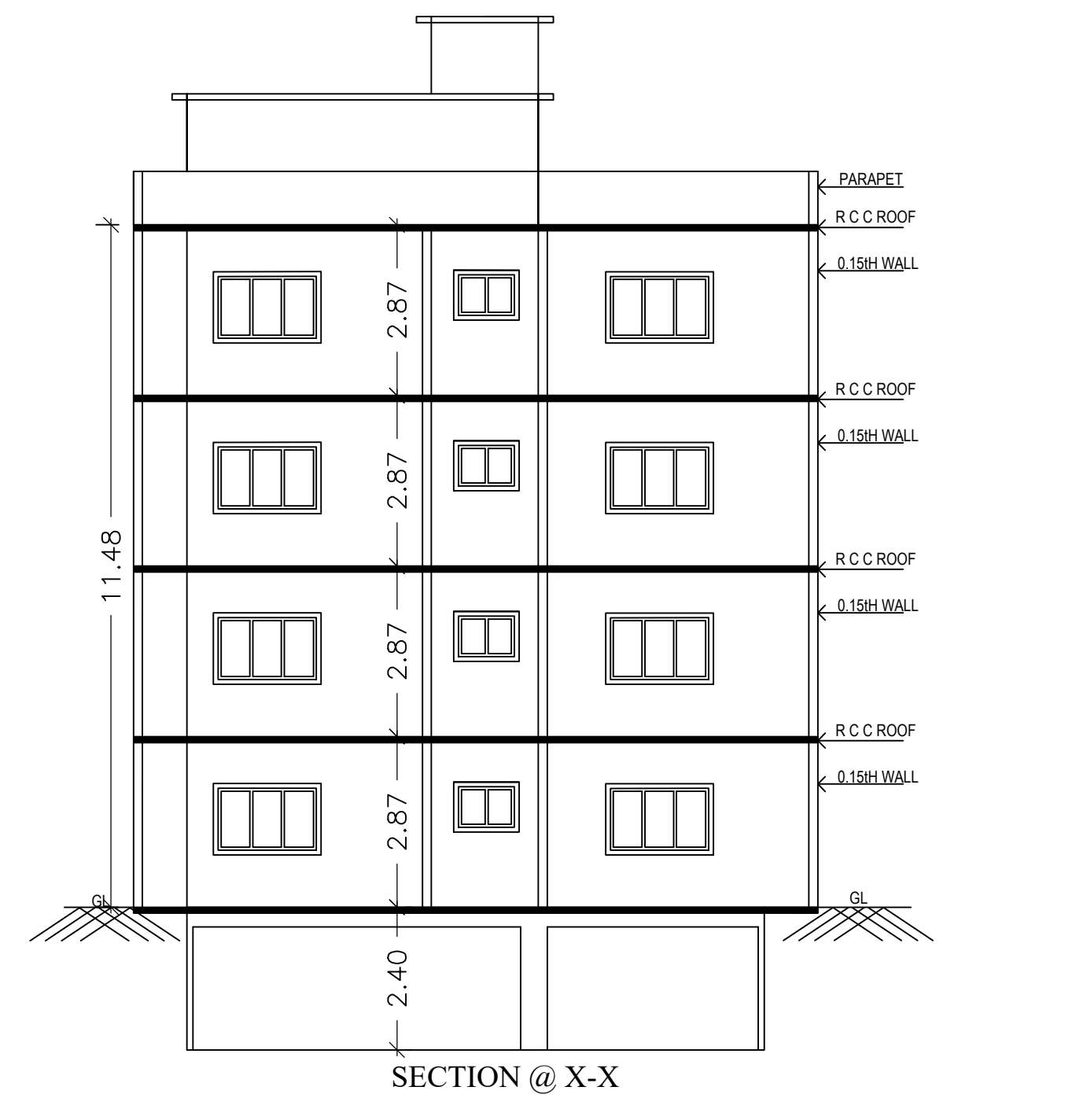
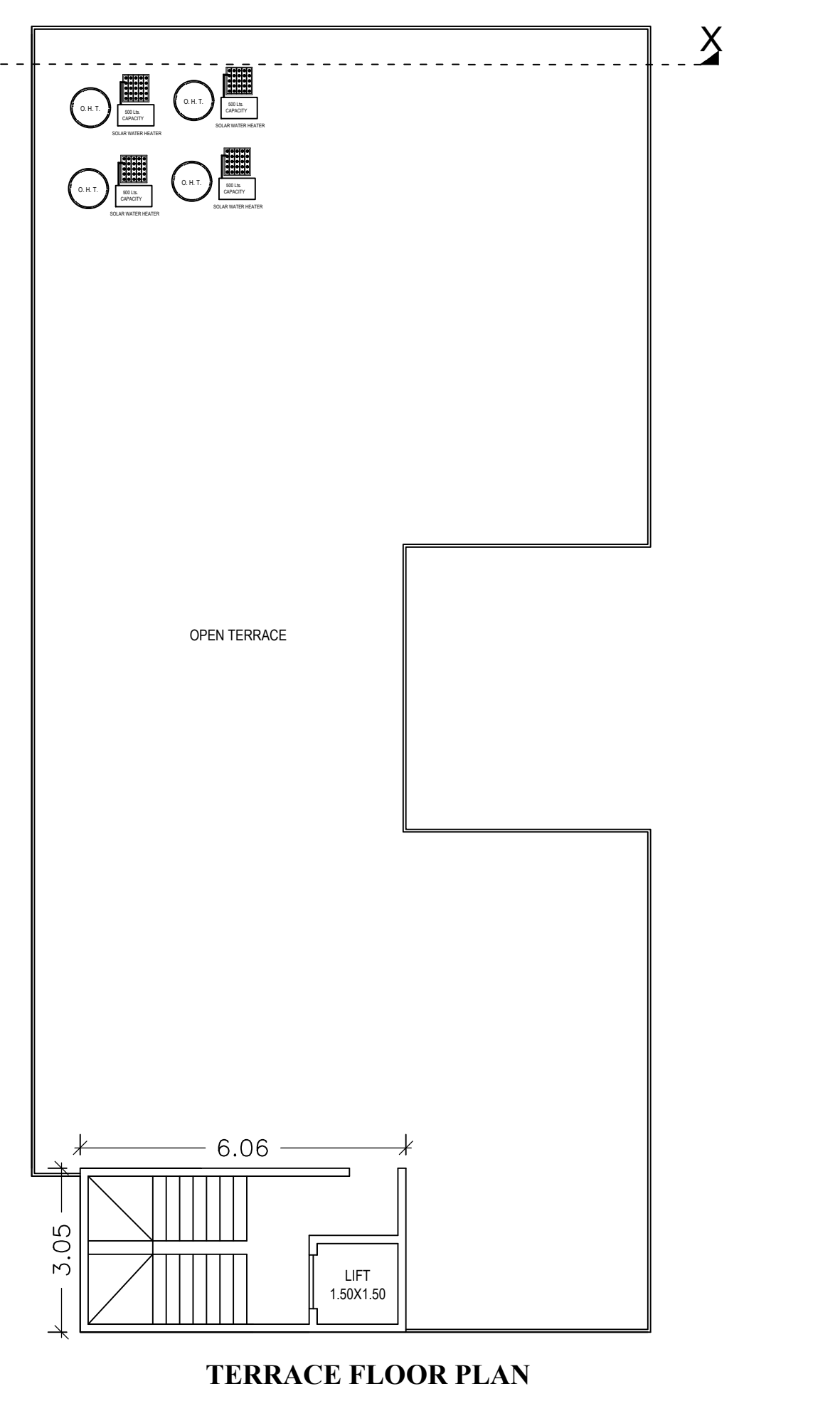
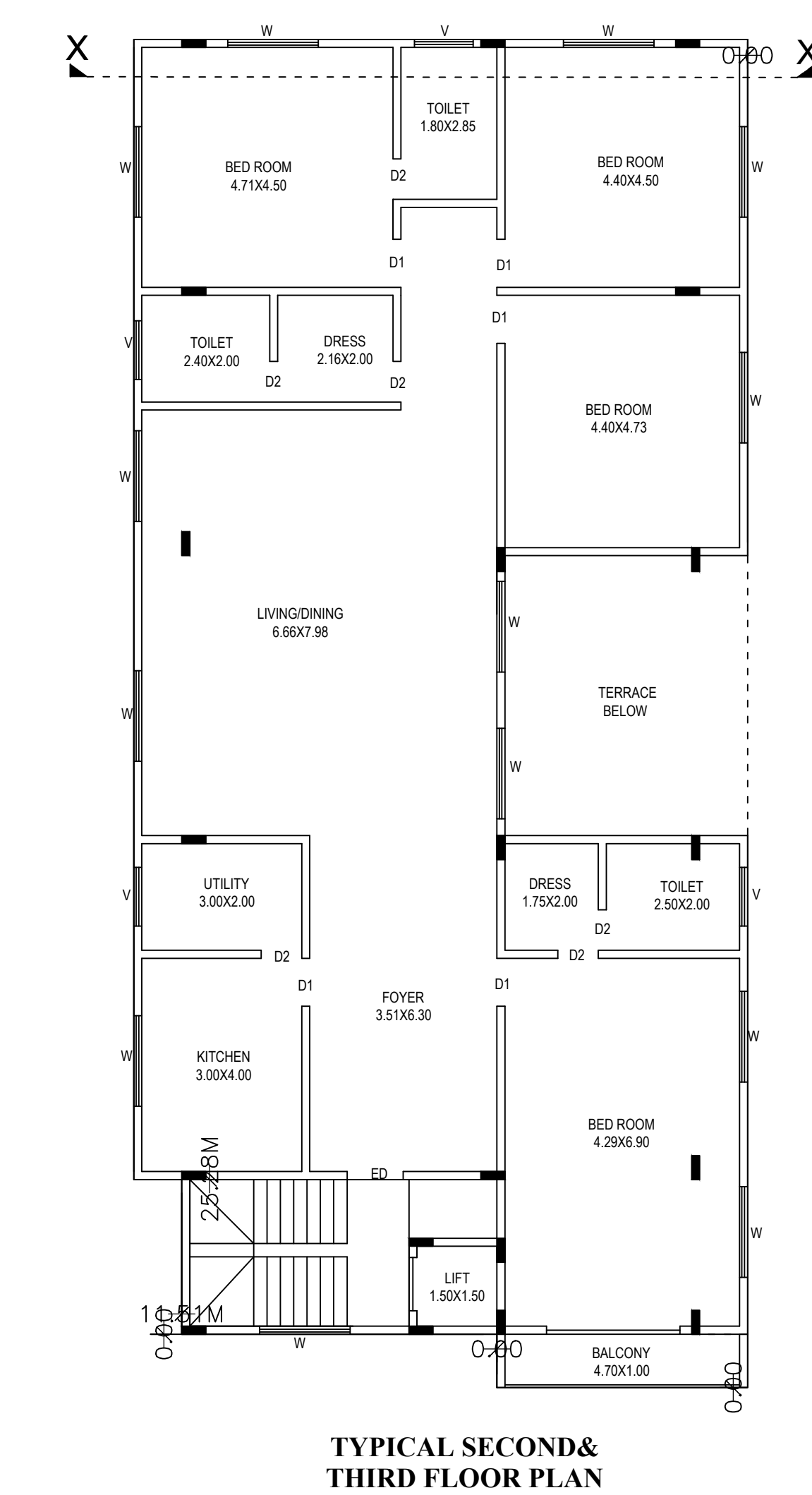
**Color Notes**

**COLOR INDEX**

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

**Block -AA (BB)**

Floor Name	Total Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
Terrace Floor	0.00	0.00	00
Third Floor	236.00	236.00	01
Second Floor	236.00	236.00	01
First Floor	236.00	236.00	01
Ground Floor	190.95	190.95	01
Basement Floor	307.81	0.00	00
Total:	1206.76	898.95	04
Total Number of Same Blocks	1		15
Total	1206.76	898.95	04



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 Joint Commissioner (YELAHANKA) on date: 22/07/2020 vide Ip number: BBMP/Ad. Com./Y1K/0152/20-21 subject to terms and conditions laid down along with this modified 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 (YELAHANKA)**

**BHRUHAT BENGALURU MAHANAGARA PALIKE**

**OWNER / GPA HOLDER'S SIGNATURE**

**OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:**  
 Smt. KALPANA PRANALINGA SITE NO- 154, KATHA NO- 2853/1426/154, RACHENAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE, WARD NO- 06

**ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE**  
 MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HMT MAIN ROAD, MATHIKERE. BCC/BL-3.6/E-4003/2014-15

**PROJECT TITLE:**  
 THE PLAN OF THE PROPOSED RESIDENTIAL BUILDING AT SITE NO- 154, KATHA NO- 2853/1426/154, RACHENAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE, WARD NO- 06.

**DRAWING TITLE:** 2119519487-10-06-2020  
 12-17-30\$, \$45X100

**SHEET NO:** 1

**Required Parking (Table 7a)**

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.
AA (BB)	Residential	Plotted Res development	50-225	-	1	4
Total:					4	5

**Block USE/SUBUSE Details**

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
AA (BB)	Residential	Plotted Res development	Bldg upto 11.5 mt. Ht.	R