



Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 31/7 , 3rd CROSS, HOSAHALLI , BANGALORE, Bangalore.
- Consist of 1Stilt + 1Ground + 2 only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3.82.37 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 (HosadaagiHoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.13
		VERSION DATE: 26/06/2020
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/Ad.Com./SUT/0381/20-21	Plot SubUse: Residential	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Pic/Plot No: 31/7	
Nature of Sanction: NEW	PID No. (As per Khata Extract): 34-20-31/7	
Location: RING-1	Locality / Street of the property: 3rd CROSS, HOSAHALLI, BANGALORE	
Building Line Specified as per Z.R. NA		
Zone: South		
Ward: Ward-124		
Planning District: 107-Chamaraipet		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 153.55
NET AREA OF PLOT (A-Deductions)		153.55
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		115.16
Proposed Coverage Area (60.91 %)		93.53
Achieved Net coverage area (60.91 %)		93.53
Balance coverage area left (14.09 %)		21.63
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		268.71
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)		268.71
Residential FAR		218.40
Proposed FAR Area		218.40
Achieved Net FAR Area (1.42)		218.40
Balance FAR Area (0.33)		50.31
BUILT UP AREA CHECK		
Proposed BuiltUp Area		359.71
Achieved BuiltUp Area		359.71

Approval Date : 08/15/2020 11:37:22 AM

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

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 1)SRI. VENKATESH.A.KALBURGI
 2)SMT. K.V.KUSUMA

ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE
 K MANJAPPA
 NO-2240,4TH CROSS,SHIVANANDA NAGAR,NAGARA BHAVI
 MAIN ROAD,BANGALORE-560072
 BCC/BL-3.6/SE-0312/2018-19

PROJECT TITLE :
 PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON
 PROPERTY NO: 31/7, 3RD CROSS, HOSAHALLI, BANGALORE.
 WARD NO:124(ODL NO: 34), PID NO: 34-20-31/7.

DRAWING TITLE : -

SHEET NO : 1

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date: 15/08/02020 vide lp number: BBMP/AD.COM./SUT/0381/20-21 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 (SOUTH)

BHRUHAT BENGALURU MAHANAGARA PALIKE

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car
				Reqd.	Prop.
A (RESI)	Residential	Residential	225.001 - 375	1	2
Total :				-	2

Vehicle Type	Reqd.	Achieved
	No.	Area (Sq.mt.)
Car	2	27.50
Total Car	2	27.50
Other Parking	-	54.87
Total	-	82.37

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.)	Tnmt (No.)
			StairCase	Parking			
A (RESI)	1	359.71	58.94	82.37	218.40	218.40	01
Grand Total:	1	359.71	58.94	82.37	218.40	218.40	01

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	V	1.20	2.10	03
A (RESI)	W1	1.73	2.00	02
A (RESI)	W1	1.84	2.00	04
A (RESI)	W2	1.96	2.00	02
A (RESI)	W1	2.14	2.00	03
A (RESI)	W1	2.23	2.00	03
A (RESI)	W1	2.31	2.00	08
A (RESI)	W1	2.77	2.00	03

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESI)	Residential	Residential	Bldg upto 11.5 mt. Ht.	R

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.75	2.10	03
A (RESI)	D1	0.90	2.10	08
A (RESI)	MD	1.05	2.10	01

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Parking			
Terrace Floor	14.30	14.30	0.00	0.00	0.00	00
Second Floor	64.82	11.16	0.00	53.66	53.66	00
First Floor	93.53	11.16	0.00	82.37	82.37	00
Ground Floor	93.53	11.16	0.00	82.37	82.37	01
Stilt Floor	93.53	11.16	82.37	0.00	0.00	00
Total:	359.71	58.94	82.37	218.40	218.40	01