

Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. Sanction is accorded for the Residential Building at 14(OLD NO-473), 9TH CROSS ROAD, 1ST BLOCK JAYANAGAR, BANGALORE. Bangalore.
 a) Consist of ISBI + 1 Ground + 2 upper floors+ terrace floor only.
 3.273.14 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 BWSSB and BESCOM if any.
 5. Necessary ducts for running telephone cables, cubicles 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. 3.6) under sub section 1(4) to (6).
 14. The building shall be constructed under the supervision of a registered structural engineer.
 15. 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.
 16. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 17. 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(3a).
 18. 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.
 19. 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.
 20. 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 (Hosada@Hoodke) Letter No. LD/95/LET/2013, dated 01-04-2013:

AREA STATEMENT (BBMP)		VERSION NO. 1.0.17
PROJECT DETAIL:		VERSION DATE: 20/02/2021
Authority: BBMP	Plot Use: Residential	
Invoice No: BBMP/SA/Com/SU/17/045/20-21	Plot SubUse: Burlyow	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot No. (As per Khata Extract): 14	
Name of Sanction: ADDITION OR EXTENSION	Locality: Street of the property: 9TH CROSS ROAD, 1ST BLOCK JAYANAGAR BANGALORE.	
Zone: South	Ward: Ward-153	
Planning District: 207 Unclassified		50.84
AREA OF PLOT (Minimum)	(A)	50.84
NET AREA OF PLOT (A-Deductions)		50.84
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		305.00
Proposed Coverage Area (34.22 %)		287.81
Achieved Net coverage area (34.22 %)		287.81
Balance coverage area left (17.78 %)		37.24
FAR CHECK		
Permissible FAR (As per zoning regulation 2015 (1.75))		989.97
Additional FAR within Reg. limit for amalgamated plot (-)		0.00
Allowable TOR Area (80% of Perm FAR)		0.00
Permum FAR for Plot within Impact Zone (-)		0.00
Total Perm FAR area (1.75)		989.97
Residential FAR		333.67
Existing Residential FAR		508.47
Proposed FAR Area		832.14
Achieved Net FAR Area (1.57)		832.14
Balance FAR Area (3.18)		96.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		491.24
Existing BUA Area		748.97
Substructure Area Add in BUA (Layout Liv)		15.00
Achieved BuiltUp Area		1255.21

Approval Date : 02/12/2021 1:12:17 PM

Color Notes

COLOR INDEX	
PILOT BOUNDARY	[Symbol]
ABUTTING ROAD	[Symbol]
PROPOSED WORK (COVERAGE AREA)	[Symbol]
EXISTING (to be retained)	[Symbol]
EXISTING (to be demolished)	[Symbol]

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Prop.	Resd./Unit	Car	Prop.
A(B)	Residential	Residential	525.00	1	-	6	6	6
Total			525.00	-	-	-	6	6

Note:

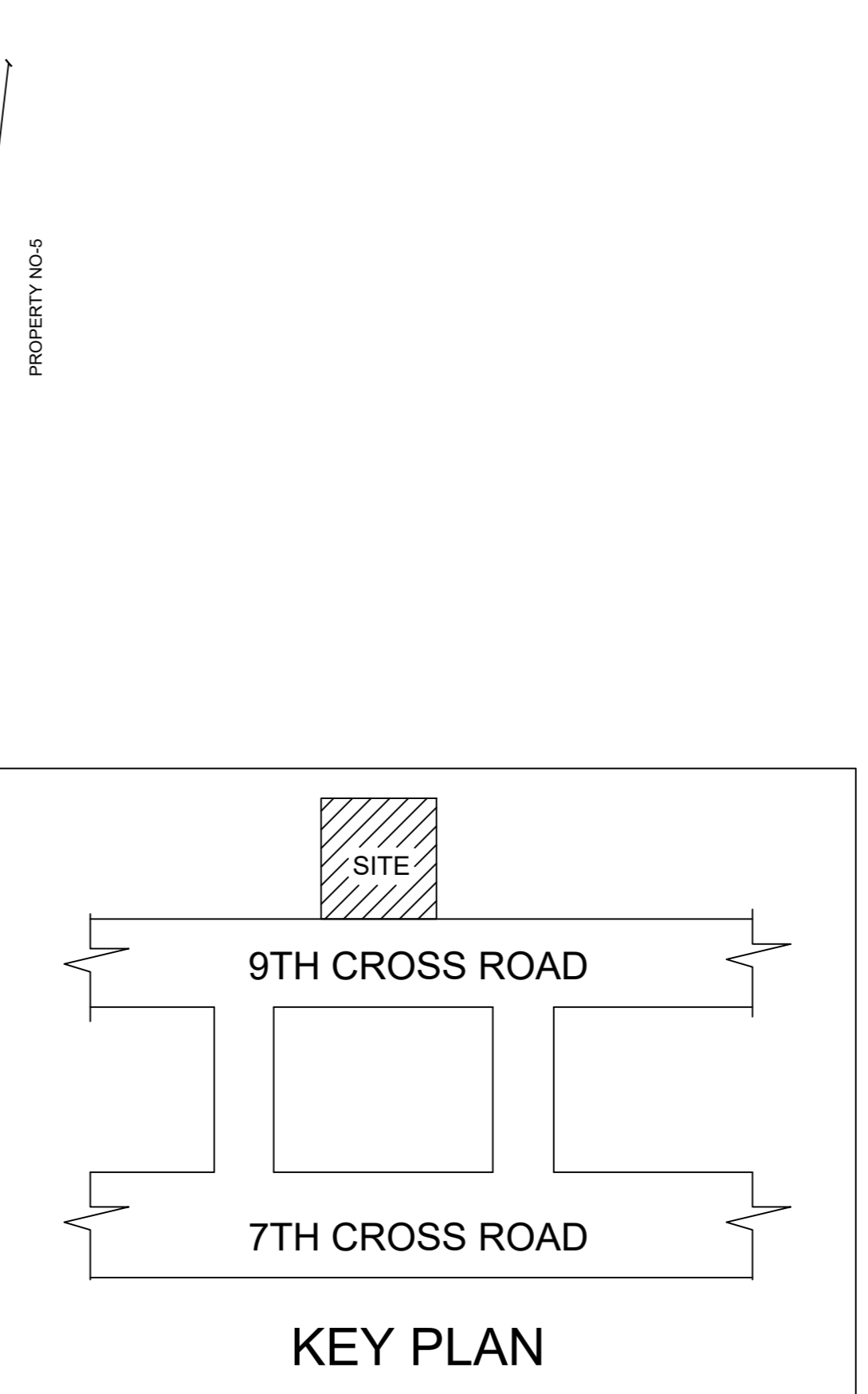
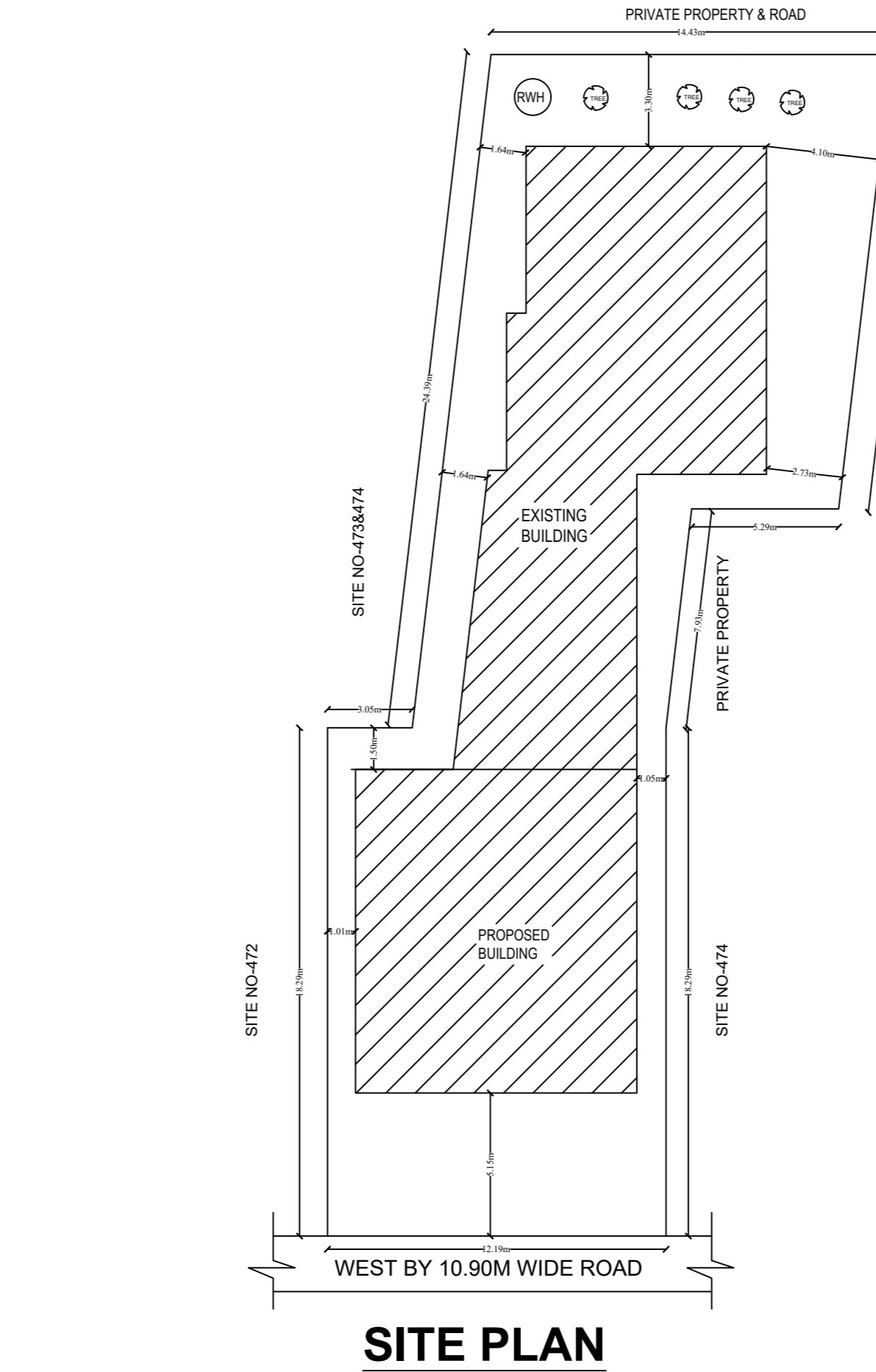
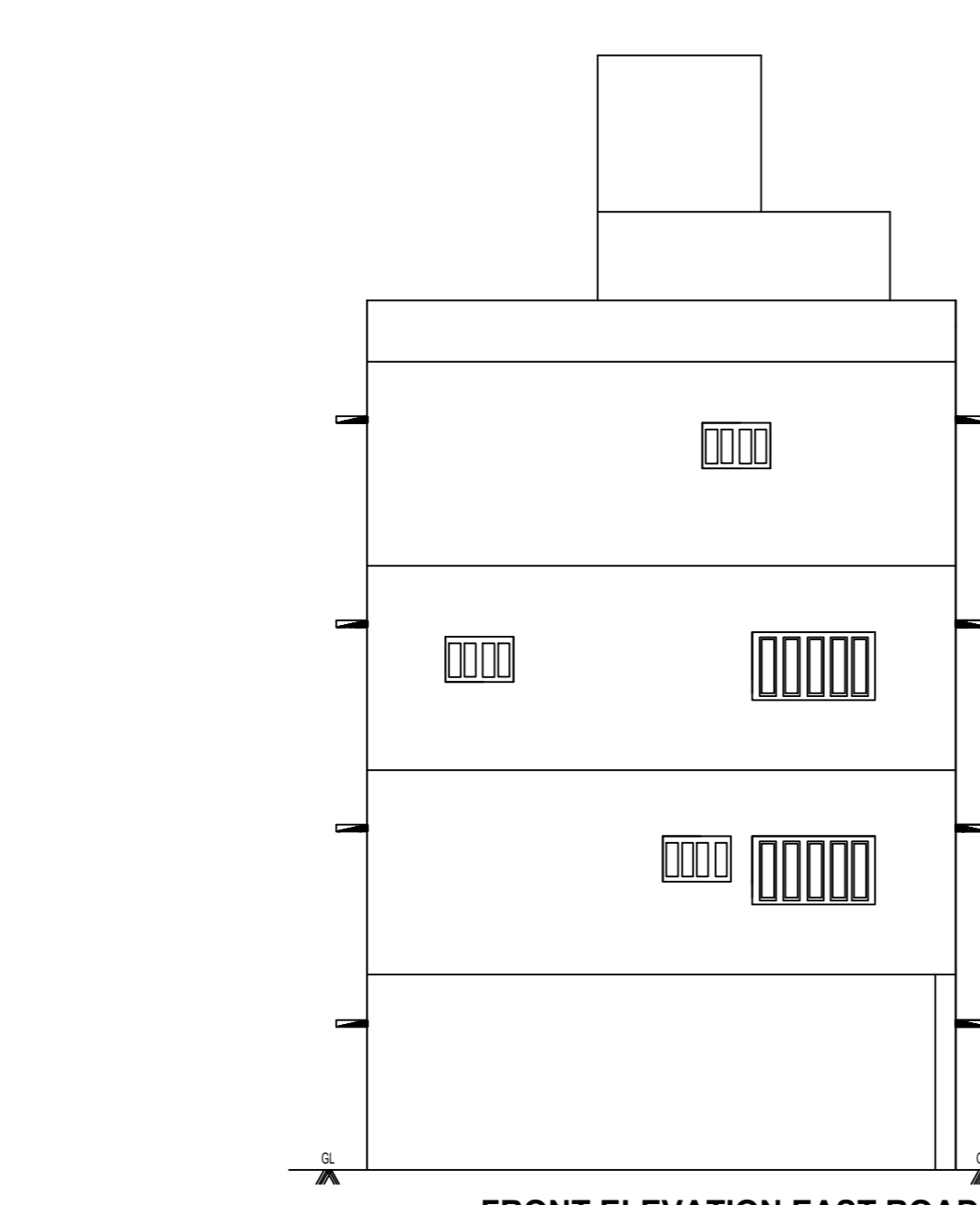
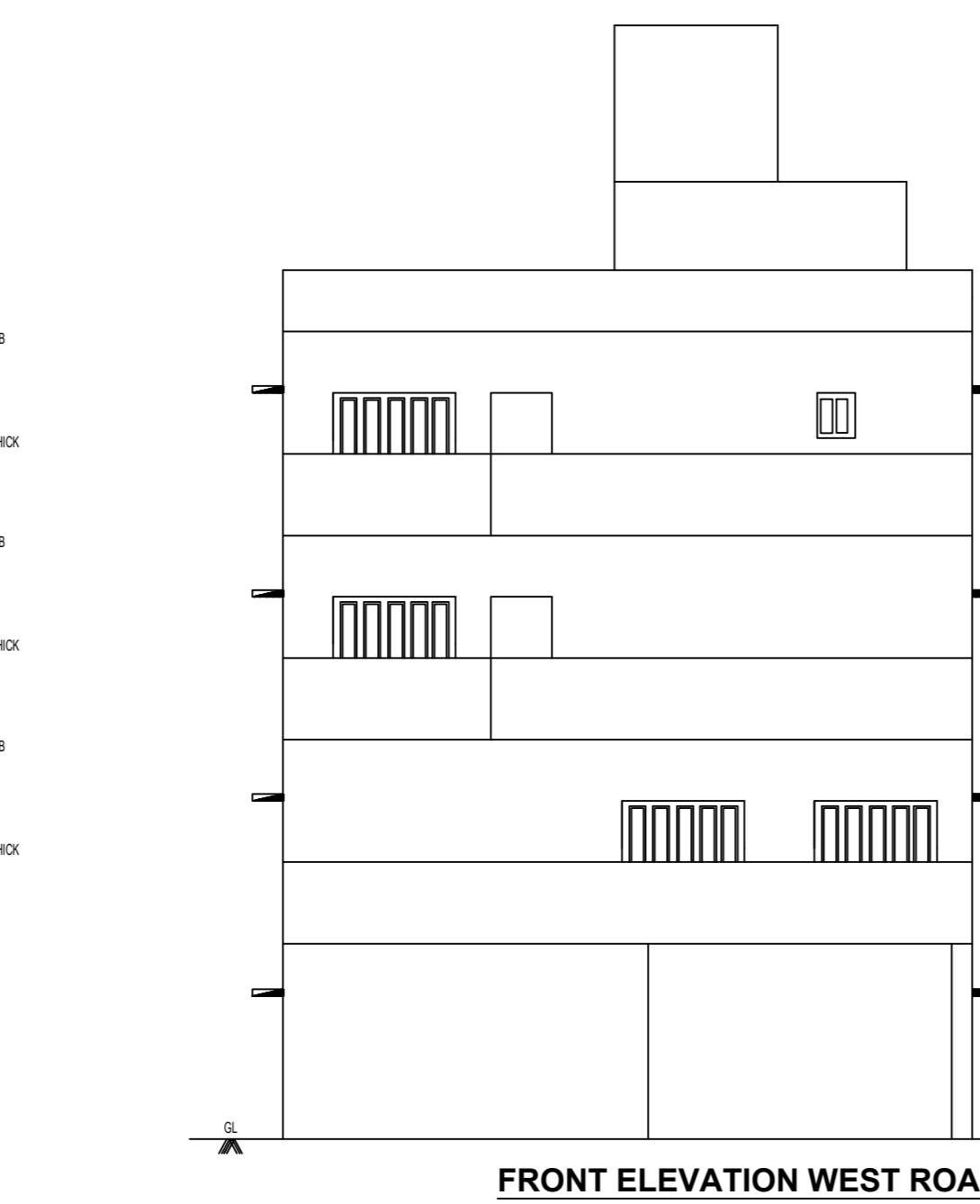
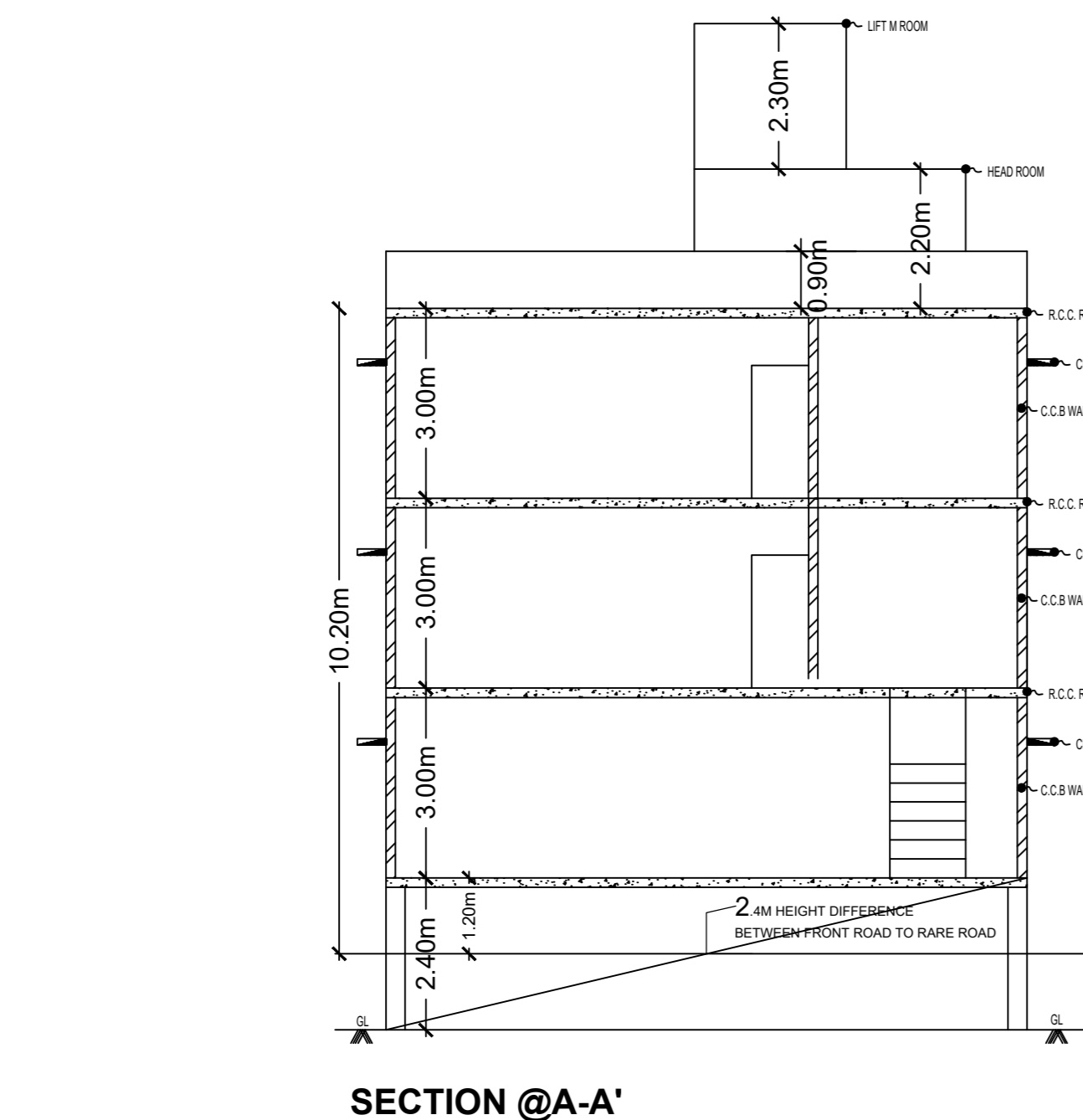
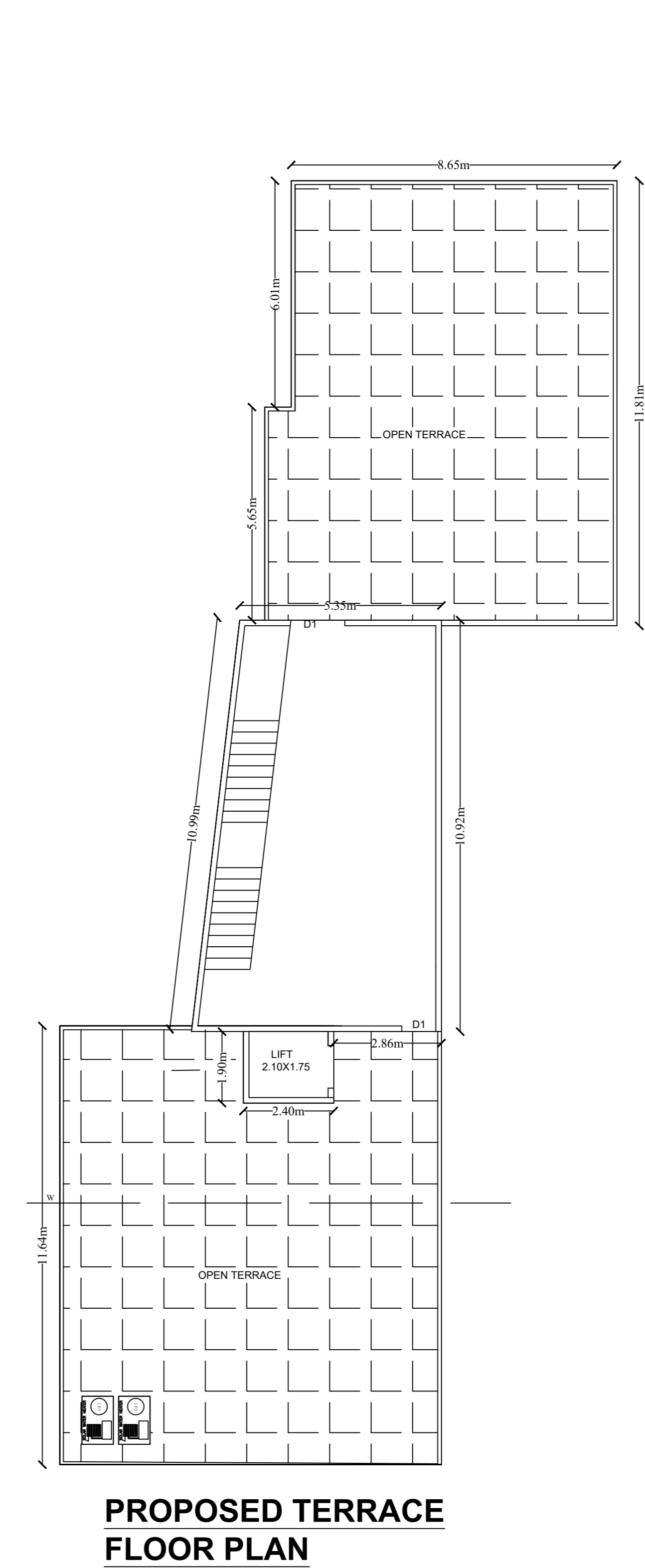
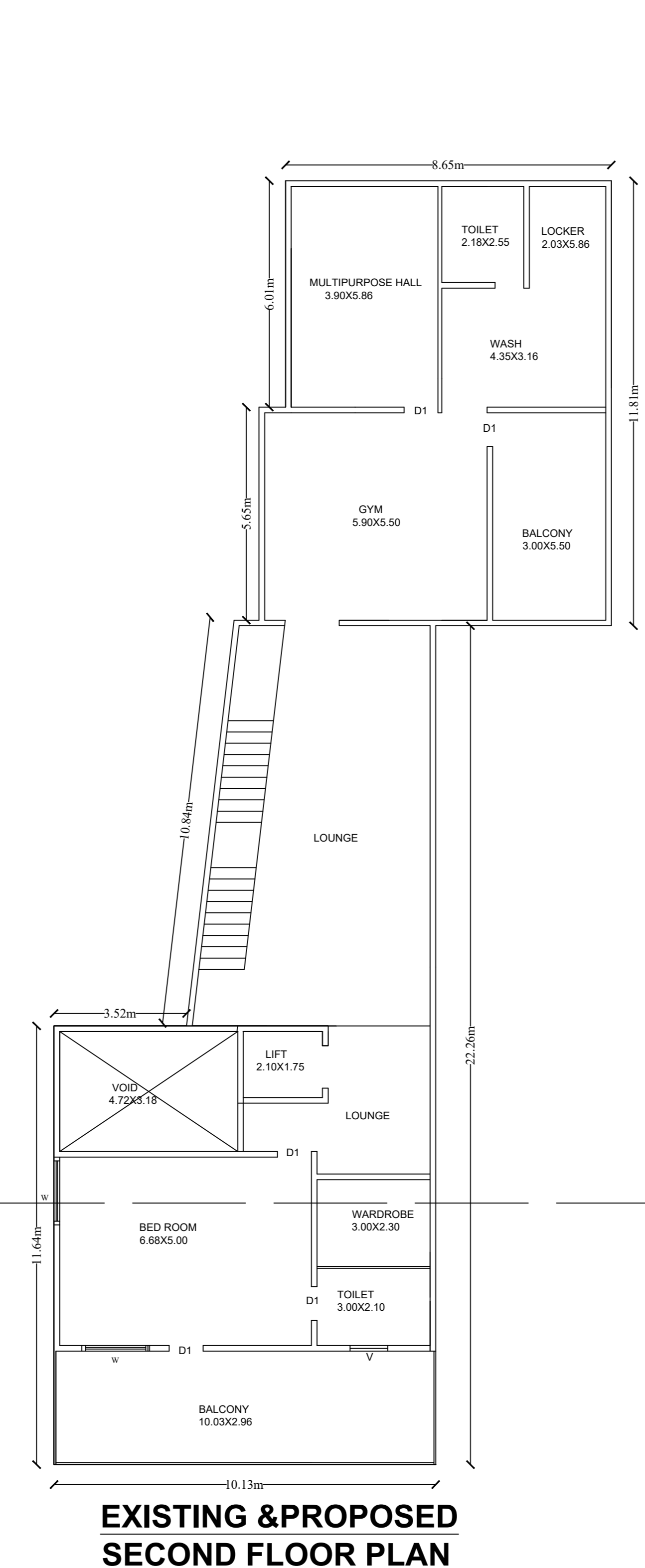
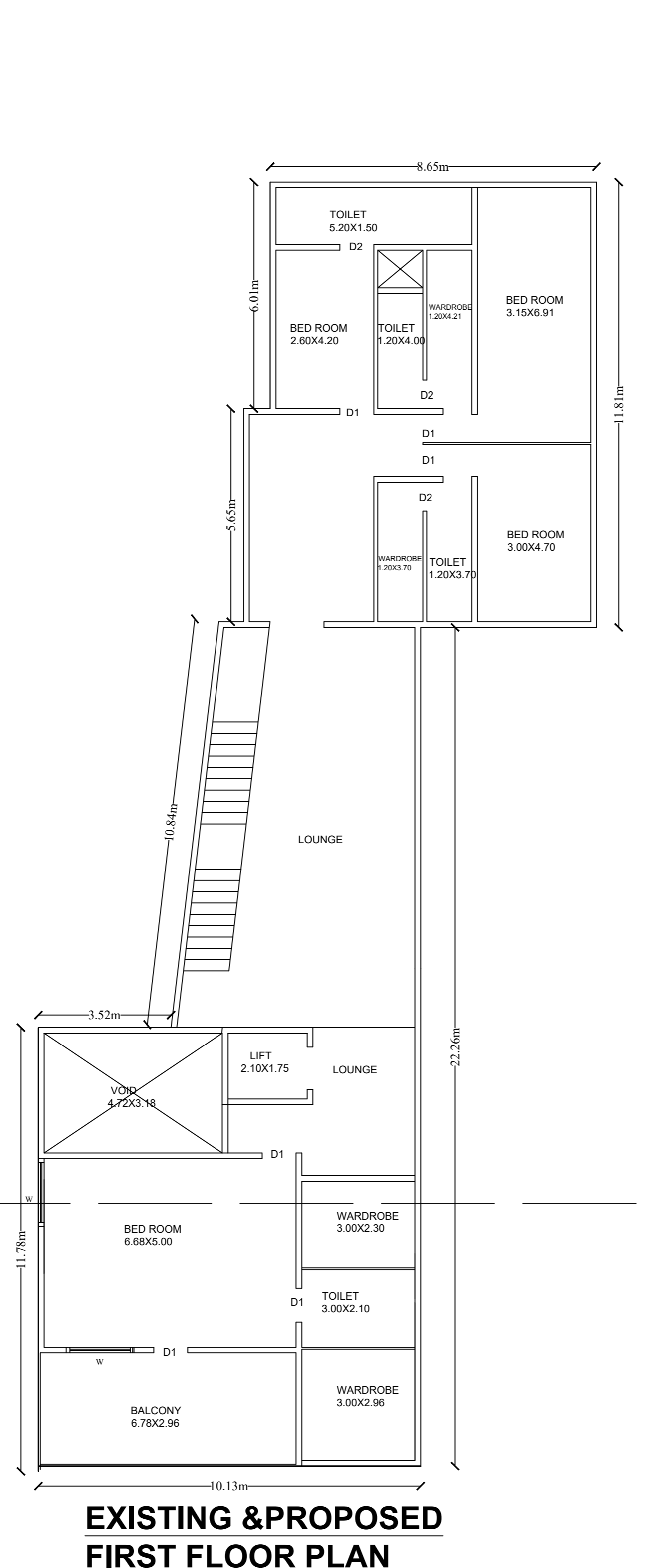
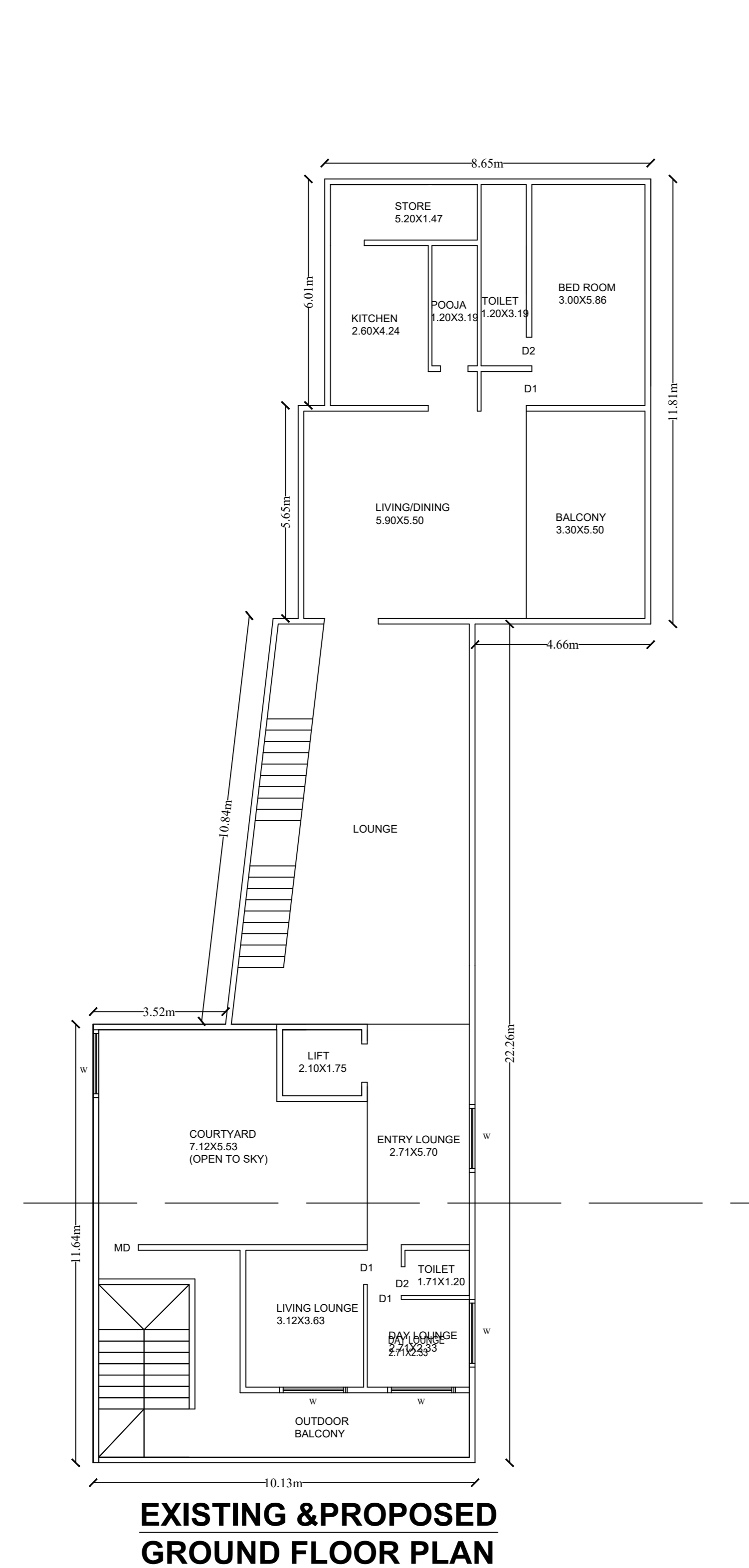
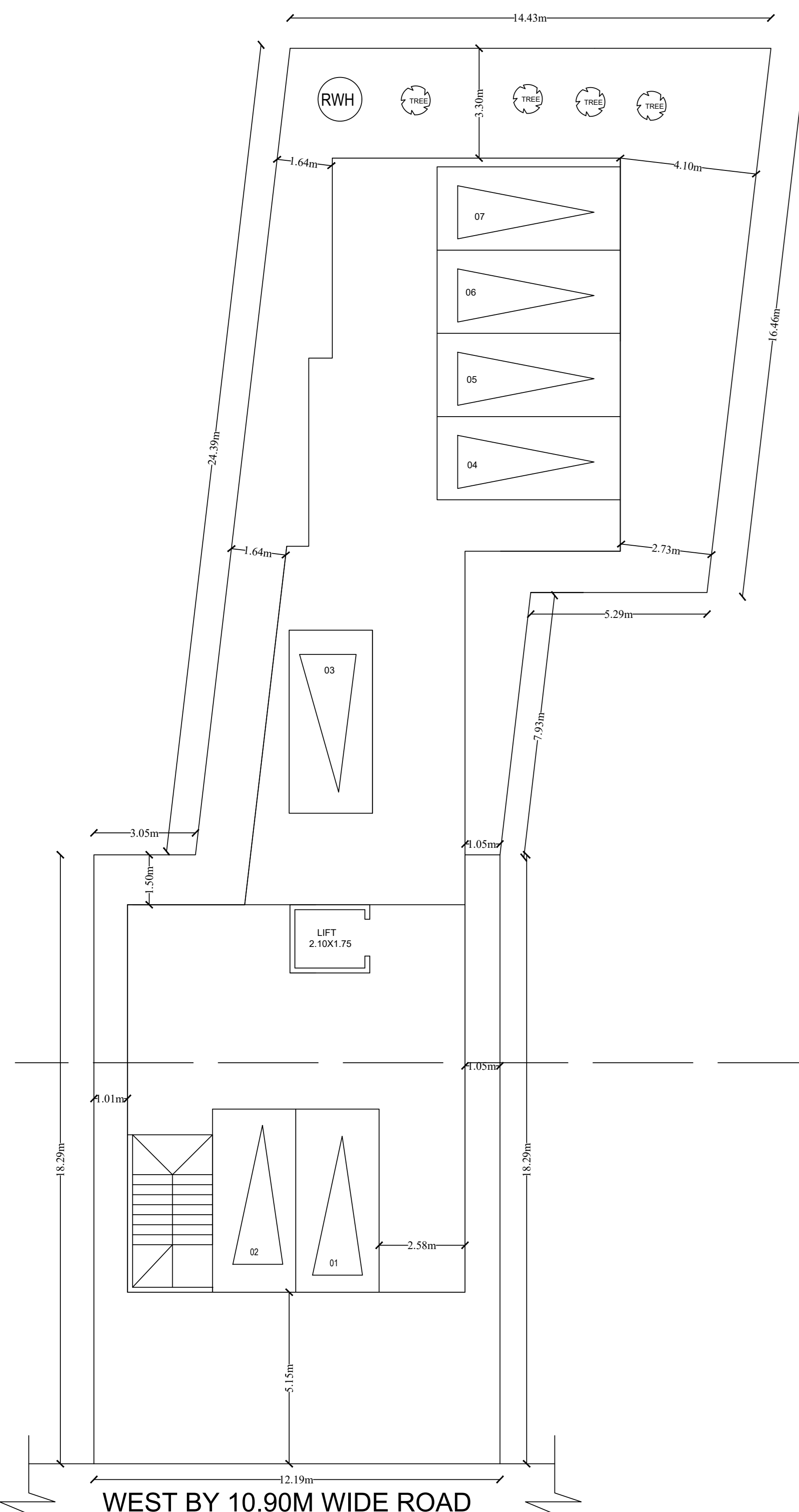
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities 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 OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ FOUNDATION/STILT AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE. SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS/ OWNER/BUILDER WILL BE HELD RESPONSIBLE FOR ANY LAPSES IN THIS REGARD.

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	6	82.50	6	82.50
Total Car	6	82.50	6	82.50
Other Parking	-	-	-	199.64
Total	-	-	6	273.14

Block A (B)

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.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)
				StarCase	Lit	Lit Machine	Void	Parking					
Terrace Floor	69.97	65.41	4.56	65.41	0.00	4.56	0.00	0.00	0.00	0.00	0.00	0.00	00
Second Floor	287.81	169.89	117.92	0.00	3.68	0.00	15.02	0.00	169.89	99.22	0.00	269.11	00
FRT Floor	287.81	169.89	117.92	0.00	3.68	0.00	18.22	0.00	169.89	99.22	0.00	269.11	01
Ground Floor	287.81	169.89	117.92	0.00	3.68	0.00	0.00	0.00	169.89	114.24	0.00	284.13	01
SRI Floor	287.81	169.89	117.92	0.00	3.68	0.00	0.00	273.14	0.00	0.00	10.99	10.99	00
Total	1221.21	744.97	476.24	65.41	14.72	4.56	31.24	273.14	508.47	312.68	10.99	832.14	01



SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A(B)	V	0.98	1.50	01
A(B)	V	1.01	1.50	01
A(B)	V	1.04	1.50	01
A(B)	V	1.20	1.50	05
A(B)	W	2.28	2.40	01
A(B)	W	2.40	2.40	17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A(B)	D1	0.73	2.10	02
A(B)	D1	0.75	2.10	02
A(B)	D2	0.78	2.10	05
A(B)	D1	0.78	2.10	02
A(B)	D1	0.90	2.10	20
A(B)	MD	1.08	2.10	01
A(B)	D1	1.43	2.10	02

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.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)
					StarCase	Lit	Lit Machine	Void	Parking					
A(B)	1	1221.21	744.97	476.24	65.41	14.72	4.56	31.24	273.14	508.47	312.68	10.99	832.14	01
Grand Total	1	1221.21	744.97	476.24	65.41	14.72	4.56	31.24	273.14	508.47	312.68	10.99	832.14	01

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date: 12/02/2021 vide Ip number: BBMP/AD.COM./SUT/0745/20-21 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 (SOUTH)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
B.S.N HARI
 NO- 14(OLD NO-473), 9TH CROSS ROAD, 1ST BLOCK JAYANAGAR, BANGALORE.

ARCHITECT/ENGINEER/SUPERVISOR'S SIGNATURE
RAKESH GOWDA R
 NO: 4009/C, 1ST MAIN ROAD, B-BLOCK, 2ND STAGE, SUBRAMANYA NAGAR, BANGALORE-560021, BCC/BL-3.6/E:3854/2013-14.

PROJECT TITLE:
 - PLAN SHOWING THE ADDITION AND ALTERATION TO THE EXISTING & PROPOSED RESIDENTIAL BUILDING ON PROPERTY NO- 14(OLD NO-473), 9TH CROSS ROAD, 1ST BLOCK JAYANAGAR, BANGALORE, WARD NO-153(OLD NO- 62), PID NO: 62-134-14.

DRAWING TITLE :
 SHEET NO : 1