

**BANGALORE DEVELOPMENT AUTHORITY**

Kumara Park West, T.Chowdaiah Road, Bengaluru – 560020

<https://www.bdabangalore.org/>   
  
**APPLICATION FOR BUILDING PLAN APPROVAL**

To,

**Commissioner,**

Bangalore Development Authority,

Bengaluru – 560020

The following information / documents is submitted as Application in respect of the proposed Building Plan Approval under Section 15 of the Karnataka Town and Country Planning Act, 1961 and request to take further necessary action on the permission for development of building or land.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **1** | **Applicant Details:** | | | | | |
|  | Applicant Type\*: | Owner | | Individual  GPA Holder | | |
| Developer | | Individual  Firm | | |
| Firm | | JV Agreement | | |
|  | Name of Applicant/Owner\*: | Click or tap here to enter text. | | | | |
|  | Name of GPA holder:  *(if applicable)* | Click or tap here to enter text. | | | | |
|  | Details of JV Agreement:  *(if applicable)* | Click or tap here to enter text. | | | | |
|  | Name of Authorised Signatory:  *(mandatory for Firm(s)*\**)* | Click or tap here to enter text. | | | | |
|  | PAN Card Number of Authorised Signatory\*: | Click or tap here to enter text. | | | | |
|  | Aadhar Number of Authorised Signatory:  *(mandatory for Individuals*\**)* | Click or tap here to enter text. | | | | |
|  | Address for Correspondence\*: | Click or tap here to enter text. | | | | |
|  | Pin Code\*: | Click or tap here to enter text. | | | | |
|  | Email Id\*: | Click or tap here to enter text. | | | | |
|  | Mobile Number\*: | Click or tap here to enter text. | | | | |
|  | Land Line Number: | Click or tap here to enter text. | | | | |
| **2** | **Site/Plot Details:** | | | | | |
|  | Applying for\*: | Site / Plot | Layout formed by BDA  BDA Approved Private Layouts  CA Sites | | | |
|  | Property ID Number\*:  *(As per Property ID Receipt)* | Click or tap here to enter text. | | | | |
|  | Property Address\*: | Click or tap here to enter text. | | | | |
|  | Khata No\*:  *(As per Khata Extract)* | Click or tap here to enter text. | | | | |
|  | Plot Number(s) \*:  *(mandatory for plot only)* | Click or tap here to enter text. | | | | |
|  | Name of Layout / Extension\*: | Click or tap here to enter text. | | | | |
|  | Site Number(s)\*:  *(mandatory for site only)* | Click or tap here to enter text. | | | | |
|  | Survey Number(s)\*:  *(mandatory for site only)* | Click or tap here to enter text. | | | | |
|  | Village\*: | Click or tap here to enter text. | | | | |
|  | Hobli\*: | Click or tap here to enter text. | | | | |
|  | Taluk\*: | Click or tap here to enter text. | | | | |
|  | District\*: | Click or tap here to enter text. | | | | |
|  | Area / Extent\*: | Click or tap here to enter text.Acres  Click or tap here to enter text.Gunta  **or**  Click or tap here to enter text. sq m | | | | |
|  | Dimension (in metres) \*: | Click or tap here to enter text. | | | | |
|  | Topographical Features\*: | Level  Slope  Rocky  Gravelly  Sandy  Nala  Marshy  If Other Specify Click or tap here to enter text. | | | | |
|  | Geo Coordinates of all the edges of site in clockwise manner:  Format in minutes:  *Example:*  *A = 12.985863, 77.420603*  *B = so on* | Click or tap here to enter text. | | | | |
| **3** | **Schedule of Site / Plot / Survey Number surrounding the proposed land for development**\***:** | | | | | |
|  | East: | Click or tap here to enter text. | | | | |
|  | West: | Click or tap here to enter text. | | | | |
|  | North: | Click or tap here to enter text. | | | | |
|  | South: | Click or tap here to enter text. | | | | |
| **4** | **Details of existing road or street abutting the Site / Plot (width in metres)**\***:** | | | | | |
|  | National Highway | Click or tap here to enter text.(metres) N  S  E  W | | | | |
|  | State Highway | Click or tap here to enter text.(metres) N  S  E  W | | | | |
|  | Major District Road | Click or tap here to enter text.(metres) N  S  E  W | | | | |
|  | Other District Road | Click or tap here to enter text.(metres) N  S  E  W | | | | |
|  | Village Road | Click or tap here to enter text.(metres) N  S  E  W | | | | |
|  | Layout Road | Click or tap here to enter text.(metres) N  S  E  W | | | | |
|  | Others | Click or tap here to enter text.(metres) N  S  E  W | | | | |
| **5** | **Land Use as per Master Plan (RMP 2015):** | | | | | |
|  | Please specify: | Click or tap here to enter text. | | | | |
|  | Details of Change of land use approved (If applicable please specify Government Order Number and Date) | Click or tap here to enter text. | | | | |
|  | Reference from RMP 2015:  *(Example: 3.21 - Anjanapura - map(b))* | Click or tap here to enter text. | | | | |
| **6** | **Project & Building Details:** | | | | | |
|  | Project Title\*: | Click or tap here to enter text. | | | | |
|  | Type of Construction\*: | New Construction  Expansion / Modification  Remodification / Alteration  As Built | | | | |
|  | Transferable Development Rights (TDR) availed? | Yes  No | | | | |
|  | Site Area\*:  *(please specify and select)* | Click or tap here to enter text.(sq m)  (up to 216 sq m)  (up to 370 sq m)  (up to 700 sq m  (up to 980 sq m)  (above 980 sq m) | | | | |
|  | Proposed Built-up area\*: | Click or tap here to enter text.(sq m) | | | | |
|  | Proposed Height of construction\*: *(please specify and select)* | Click or tap here to enter text.(Metres)  (below 15 Metres)  (above 15 Metres) | | | | |
|  | Ground Coverage (Please specify percentage of proposed plinth area is to site area)\*: | Click or tap here to enter text. **%** | | | | |
|  | Setbacks\*: | Front Click or tap here to enter text.(Metres)  RearClick or tap here to enter text.(Metres)  Left Click or tap here to enter text.(Metres)  RightClick or tap here to enter text.(Metres) | | | | |
|  | Number of Floors\*: | Click or tap here to enter text. | | | | |
|  | Permissible Floor Area Ratio (F.A.R.) \*:  *(Specify as per RMP-2015 and Zonal Regulations)* | Click or tap here to enter text. | | | | |
|  | Achieved Floor Area Ratio (F.A.R.)\*: | Click or tap here to enter text. | | | | |
|  | Number of Car Parking\*:  *(Refer Chapter 8.0, Table 23 in Zonal Regulations)* | Click or tap here to enter text.Unit | | | | |
|  | Name of the Architect / Planner / Engineer \*: | Click or tap here to enter text. | | | | |
|  | Registration Details of the Architect / Planner / Engineer \*: | Click or tap here to enter text. | | | | |
| **7** | **Document Checklist**\***:** | | |  |  | |
|  | Documents required | Name of the Department for availing the service | | Site/Plot in Private Layout Approved by BDA / Layout formed by BDA | CA Sites | |
|  | Possession Certificate  (applicable on layout formed by BDA only) | BDA | | ✓ | ✓ | |
|  | Attested Copy of the Khata Certificate | BDA | | ✓ | ✓ | |
|  | Property Tax Paid Receipt  *(Up to date)* | BDA | | ✓ | ✓ | |
|  | Indemnity Bond | Self | | ✓ | ✓ | |
|  | Ownership Record  *(Sale Deed / Gift Deed / Partition Deed whichever is applicable)*  GPA  Joint Development Agreement | Dept of Stamps and Registration | | ✓ | ✓ | |
|  | Lease Agreement (CA Sites)  (if applicable) | BDA | | x | ✓ | |
|  | Mutation Copy | Revenue Dept | | x | x | |
|  | RTC Copy | Revenue Dept | | x | x | |
|  | Karnataka Revision Settlement Akarbandh | Revenue Dept | | x | x | |
|  | Encumbrance Certificate | Dept of Stamps and Registration | | ✓ | ✓ | |
|  | Revenue Survey Map | Dept of Land Records | | x | x | |
|  | Survey Sketch from registered surveyor | Registered Surveyor | | x | x | |
|  | Extract of Google Map | Self | | ✓ | ✓ | |
|  | Extract of Revised Master Plan 2015 Copy | Self | | ✓ | ✓ | |
|  | Land Conversion Order from Deputy Commissioner, Revenue | Deputy Commissioner | | x | x | |
|  | Copy of Approved Layout Plan | BDA | | ✓ | ✓ | |
|  | Change of Land Use from BDA  *(if applicable)* | BDA | | ✓ | ✓ | |
|  | Site Location Map | Self | | ✓ | ✓ | |
|  | Building plan of all the floors along with elevations, sections, and specification of the work. | Self | | ✓ | ✓ | |
|  | Area Statement Calculation Sheet | Self | | ✓ | ✓ | |
|  | TDR  DRC  Utilization Certificate  (applicable if utilizing TDR) | BDA/Competent Authority | | ✓ | ✓ | |
|  | Copy of Sanctioned Building Plan if applying for expansion / alteration / modification. | BDA/Competent Authority | | ✓ | ✓ | |
| **8** | **AFFIDAVIT Checklist**\***:**  *(All affidavits to be submitted on minimum stamp paper of 200 Rupees)* | | | | | |
|  | Affidavit from Registered Architect / Planner / Engineer | | | ✓ | ✓ | |
| **9** | **NOC Checklist**\***:** | | |  |  |  | |
|  | Documents required  *(Refer User Manual for Applicability)* | | | Low Rise Building  up to  15.00 m Height | High Rise  Building  above  15.00 m Height | |
|  | Consent Letter from Karnataka State Pollution Control Board (KSPCB)  or  Clearance Certificate from State Level Environment Impact Assessment Authority, Karnataka. (SEIAA) | | | ✓ | ✓ | |
|  | NOC from Karnataka State Fire and Emergency Services Department (KSFES) | | | x | ✓ | |
|  | NOC from Airport Authority of India (AAI)  NOC from Hindustan Aeronautical Ltd (HAL)  NOC from Government Flying Training School, Jakkur  NOC from NOC from Air Force Station, Yelahanka | | | x | ✓ | |
|  | NOC from Electric Supply Company (BESCOM)/Karnataka Power Transmission Corporation Limited (KPTCL) | | | x | ✓ | |
|  | NOC from Bangalore Water Supply and Sewerage Board (BWSSB)  Grama Panchayithi Consent Letter for supply of water and permission letter for construction of building. | | | ✓ | ✓ | |
|  | NOC from Bharat Sanchar Nigam Ltd (BSNL) | | | x | ✓ | |
| **Additional NOC (if applicable)** | | | | | | |
|  | NOC from Bengaluru Metro Rail Corporation Limited (BMRCL) | | | ✓ | ✓ | |
|  | NOC from Railway Department (South Western Railways) | | | ✓ | ✓ | |
|  | NOC from Director of Factories and Boilers | | | ✓ | ✓ | |
|  | NOC from District Magistrate | | | ✓ | ✓ | |
|  | NOC from Controller of Explosives | | | ✓ | ✓ | |
|  | NOC from National Monument Authority / Department of Archaeology Museum and Heritage, Government of Karnataka | | | ✓ | ✓ | |
| **10** | **Declaration**\* | | |  |  | |
| I hereby declare that the above information provided in the application form above are correct.  Place:Click or tap here to enter text.  Date: Click or tap to enter a date.  Signature of the owner/applicant: | | | | | | |

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**APPENDIX – II**

AFFIDAVIT

I hereby certify that the erection, re-erection, material alternation in the building bearing property survey No \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ plot no\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Village \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Hobli \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Taluk will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work and structural safety of the building will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plan.

I hereby undertake to report to the authority within 3 days of any deviation from the sanctioned plan, or violation of Zoning Regulations, observed during the construction of the aforesaid building.

I also certify that the building has been designed as per the specifications prescribed in the National Building Code 2005 and publication of the Bureau of the Indian Standard 1893-2002 for making the building resistant to earthquake and also as per fire safety norms.

I hereby agree that if any of the above statements are found false, then the concerned Authority is at liberty to cancel my license for practice.

Signature: 

Name of the registered Architect / Planner / Engineer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (In block letters)

Registration Number of the registered Architect / Planner / Engineer:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address of the registered Architect / Planner / Engineer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dated:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Place:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_