

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 90, WHEELER ROAD, Bangalore. a).Consist of 1Stilt + 1Ground + 2 only. 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

3.150.77 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

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 IV-8 (e) to (k). 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 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 BWSSB 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 32(a). 19.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

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 s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

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

21.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

(HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013: 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. 2. 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 inspect the establishment and ensure the registration of establishment and workers working at construction site or work place. 3. 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".

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites. 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3. Employment of child labour in the construction activities strictly prohibited. 4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.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.

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

Ň

SCALE: 1:100

-		
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	
AREA STATEMENT (BBMF)	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Ad.Com./EST/0196/19-20	Plot SubUse: Plotted Resi developme	nt
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 90	
Nature of Sanction: New	Khata No. (As per Khata Extract): 90	
Location: Ring-II	Locality / Street of the property: WHEI	ELER ROAD
Building Line Specified as per Z.R: NA		
Zone: East		
Ward: Ward-079		
Planning District:		
205-Baiyyappanahalli		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	497.89
NET AREA OF PLOT	(A-Deductions)	497.89
COVERAGE CHECK		
Permissible Coverage area (65.00	•	323.63
Proposed Coverage Area (33.06 9	,	164.60
Achieved Net coverage area (33.	06 %)	164.60
Balance coverage area left (31.94	1 %)	159.03
FAR CHECK		·
Permissible F.A.R. as per zoning	regulation 2015 (2.25)	1120.25
Additional F.A.R within Ring I and	II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perr	n.FAR)	0.00
Premium FAR for Plot within Impa	ct Zone (-)	0.00
Total Perm. FAR area (2.25)		1120.25
Residential FAR (97.77%)		478.96
Proposed FAR Area		489.89
Achieved Net FAR Area (0.98)		489.89
Balance FAR Area (1.27)		630.36
BUILT UP AREA CHECK		•
Proposed BuiltUp Area		681.56
Achieved BuiltUp Area		681.56
· · · · · · · · · · · · · · · · · · ·		

Approval Date: 08/14/2019 11:50:30 AM

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Re
1	BBMP/3525/CH/19-20	BBMP/3525/CH/19-20	5300	Online	8526495495	06/01/2019 5:33:47 PM	
	No.		Head		Amount (INR)	Remark	
	1	S	crutiny Fee		5300	-	

SIGNATURE OWNER'S ADDRESS WITH ID

OWNER / GPA HOLDER'S

NUMBER & CONTACT NUMBER: Sri. H. CHANDRA SHEKAR WHEELER ROAD SARVAGNA NAGAR

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

K.Ravikumar #95, Bharathi Nilaya, Kodihalli, Muneshwara Temple Street H.A.L II Stage. #95 , Bharathi Nilaya, Kodihalli, Muneshwara Temple Street H.A.L II Stage. BCC/BL-3.6/E-2650/2004-05

PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-90(OLD NO-41/1), WHEELER ROAD, SARVAGNA NAGAR, BANGALORE, WARD NO-79(85).P.I.D NO- 55-6-90.

01-35-23\$_\$CHANDRASHEKAR

(WHEELER)			

Floor Name	Total Built Up Area (Sq.mt.)		Deduct	ions (Area in So	ı.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(Oq.mi.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Oq.mi.)	
Terrace Floor	23.19	20.30	0.00	2.89	0.00	0.00	0.00	0.00	00
Second Floor	164.59	0.00	2.89	0.00	2.05	0.00	159.65	159.65	01
First Floor	164.59	0.00	2.89	0.00	2.05	0.00	159.65	159.65	01
Ground Floor	164.59	0.00	2.89	0.00	2.05	0.00	159.65	159.65	02
Stilt Floor	164.60	0.00	2.89	0.00	0.00	150.77	0.00	10.94	00
Total:	681.56	20.30	11.56	2.89	6.15	150.77	478.95	489.89	04
Total Number of Same Blocks	1								
Total:	681.56	20.30	11.56	2.89	6.15	150.77	478.95	489.89	04

Required	l Parkir	ng(Table	7a)					
Block	Туре	SubUse	Area	Ur	its		Car	
Name	Type	Subuse	(Sa.mt.)	Rend	Pron	Read /Unit	Rend	Pron

ivame				(Sq.IIIL)	Reqa.	Prop.	Reqa./Unit	Reqa.	Prop.
A (WHEELER)	Reside	intial I	Plotted Resi development	50 - 225	1	-	1	4	-
	To	otal :		-		-	•	4	5
Parking	Che	ck (Table 7	'b)					
			n.				A = l=!== al		
Vohiolo Tv	no 1		Red	qa.	- 1		Achieved		
Vehicle Ty	pe -		No.	qa. Area (So	q.mt.)	No.		ea (Sq.mt.)	
Vehicle Ty Car	pe -				· 	No. 5		ea (Sq.mt.) 68.75	
			No.	Area (So	0			,	

SCHEDULE OF JOINERY:

A (WHEELER)	D2	0.76	2.10	12
A (WHEELER)	D1	0.90	2.10	21
A (WHEELER)	ED	1.05	2.10	04
SCHEDULE	OF JOINERY	' :		
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (WHEELER)	V	1.00	1.20	12
A (WHEELER)	W1	1.20	1.80	09
A (WHEELER)	W	1.50	1.50	45
A (WHEELER)	W	1.50	1.80	15
A (WHFFI FR)	W	1.80	1.80	06

The plans are	approved in accor	dance with the acceptance	e for approval by
the Joint Con	nmissioner (East) on date: 14/08/2019	vide
lp number:	BBMP/Ad.Com./F	ST/0196/19-20	subject to

Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

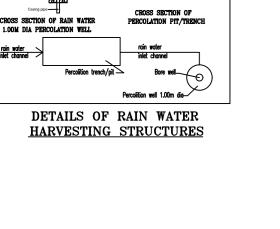
BHRUHAT BENGALURU MAHANAGARA PALIKE

SITE PLAN (Scale = 1:200) BLOCK NAME NAME LENGTH HEIGHT NOS

terms and conditions laid down along with this building plan approval.

586594179-05-07-2019 DRAWING TITLE:

SHEET NO:



FAR &Tenement Details

Block Same Bldg Up Are		Total Built Up Area	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	Came blug	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)	
A (WHEELER)	1	681.56	20.30	11.56	2.89	6.15	150.77	478.95	489.89	04
Grand Total:	1	681.56	20.30	11.56	2.89	6.15	150.77	478.95	489.89	4.00

UnitBUA Table for Block :A (WHEELER)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	SPLIT 1	FLAT	70.96	70.96	7	2
FLOOR PLAN	SPLIT 2	FLAT	53.98	53.98	6	2
TYPICAL - 1&	SPLIT 3.4	FLAT	126.30	126.30	13	2
2 FLOOR PLAN			0.00	.20.00	.•	-
Total:	-	-	377.54	377.54	39	4