Block :RESI (AA)

214.51

214.51

FAR &Tenement Details

No. of Same

UnitBUA Table for Block :RESI (AA)

FLAT

FLAT

Total Built Up

Area (Sq.mt.)

214.51

214.51

13.84

13.84

59.01

59.01

54.59

54.59

109.18

Deductions (Area in Sq.mt.)

Parking

59.01

59.01

StairCase

13.84

13.84

Name UnitBUA Type UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement

133.78

133.78

48.96

48.96

97.92

(Sq.mt.)

Resi.

133.78

133.78

141.66

141.66

1

Tnmt (No.)

02

Total FAR

Area (Sq.mt.)

141.66

141.66

Floor Name

Terrace Floor

Ground Floor

Total Number of

FLOOR

FLOOR PLAN FIRST FLOOR

GROUND

Block

RESI (AA)

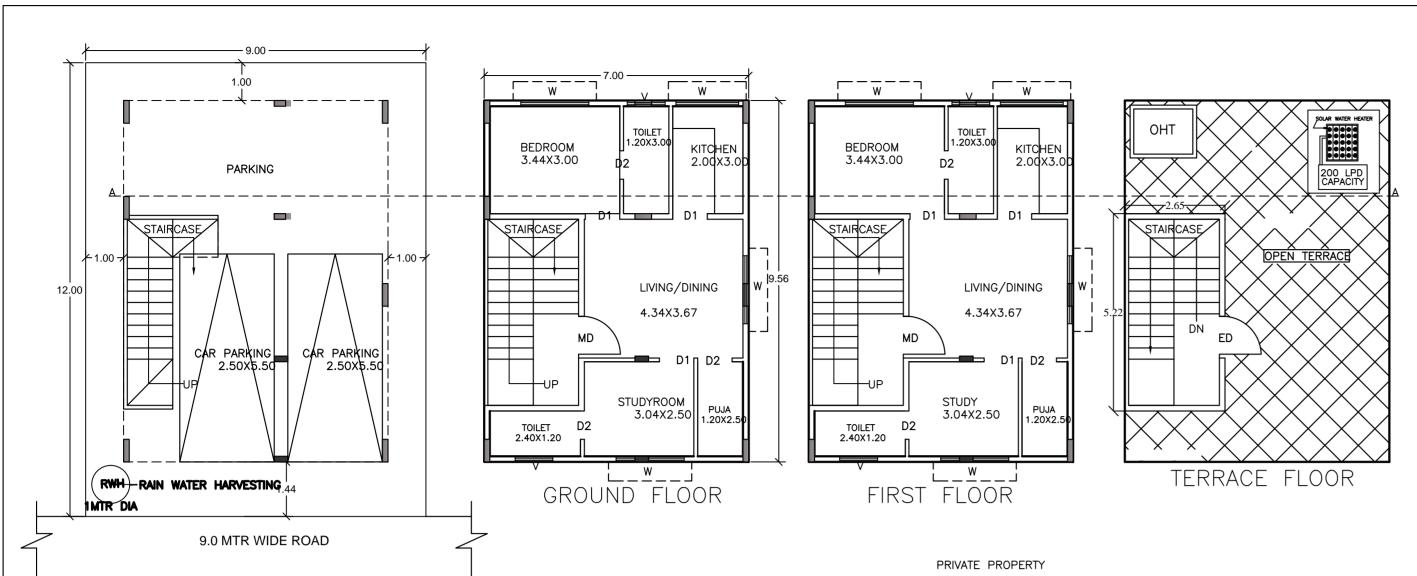
Grand Total:

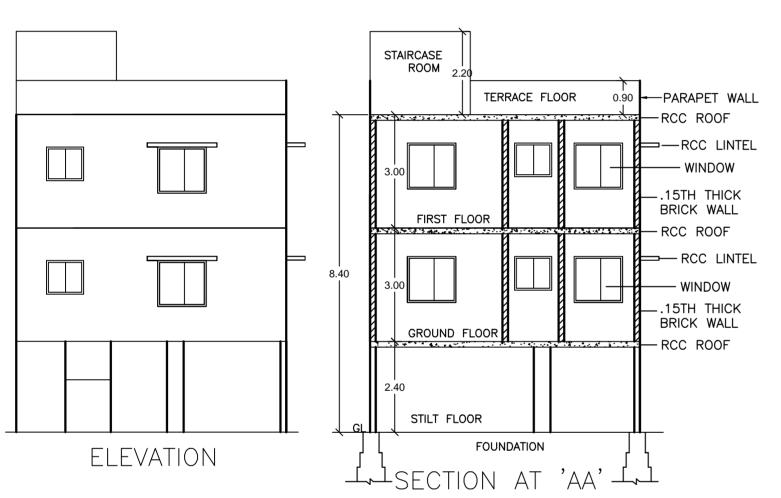
PLAN Total:

Same Blocks

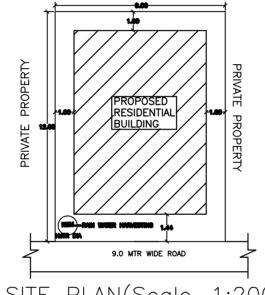
First Floor

Stilt Floor





STILT FLOOR





SITE PLAN(Scale-1:200)

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Units		Car		
Name			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
RESI (AA)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	2	2

Parking Check (Table 7b)

Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR	Total FAR Area	T (NI)	
	Area (Sq.mt.)	(Sq.mt.)	Tnmt (No.)			
	10.01	StairCase	Parking	Resi.	0.00	0.00 00
	13.84	13.84	0.00	0.00		
	66.89	0.00	0.00	66.89	66.89	01
	66.89	0.00	0.00	66.89	66.89	01
	66.89	0.00	59.01	0.00	7.88	00

Block USE/SUBUSE Details

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESI (AA)	D2	0.75	2.10	04
RESI (AA)	D1	0.91	2.10	02
RESI (AA)	D2	0.91	2.10	02
RESI (AA)	D1	1.05	2.10	03
RESI (AA)	D1	1.06	2.10	01
RESI (AA)	MD	1.10	2.10	02

SCHEDULE OF JOINERY:

		•		
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESI (AA)	V	1.00	0.75	04
RESI (AA)	W	1.80	1.50	08

Approval Condition

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 2BC-824, EAST OF NGEF LAYOUT , KASTURI NAGAR BENNIGANAHALLI, BANGALORE, Bangalore.

a). Consist of 1Stilt + 1Ground + 1 only.

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

3.59.01 area reserved for car parking shall not be converted for any other purpose.

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

4. Development charges towards increasing the capacity of water supply, sanitary and power main

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

9. The applicant shall plant at least two trees in the premises.

having a minimum total capacity mentioned in the Bye-law 32(a).

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

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

responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

of columnar 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

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 / 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.

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

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 (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.

4.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".

Note:

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

3. Employment of child labour in the construction activities strictly prohibited.

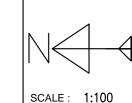
4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (__EAST__) on date: _03/07/2019 vide lp number: __BBMP/Ad.Com./EST/0229/19-20 ___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 (EAST)

BHRUHAT BENGALURU MAHANAGARA PALIKE



COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)

,	·						
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/0229/19-20	Plot SubUse: Plotted Resi development						
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)						
Proposal Type: Building Permission	Plot/Sub Plot No.: 2BC-824						
Nature of Sanction: New	City Survey No.: 0						
Location: Ring-II	Khata No. (As per Khata Extract): 84-138	-2BC-824					
Building Line Specified as per Z.R: NA	Locality / Street of the property: EAST OF NAGAR BENNIGANAHALLI, BANGALOF						
Zone: East							
Ward: Ward-050							
Planning District:							
205-Baiyyappanahalli							
AREA DETAILS:		SQ.MT.					
AREA OF PLOT (Minimum)	(A)	108.00					
NET AREA OF PLOT	(A-Deductions)	108.00					
COVERAGE CHECK							
Permissible Coverage area (75.00 %)		81.00					
Proposed Coverage Area (61.94 %)		66.89					
Achieved Net coverage area (61.94 %	,	66.89					
Balance coverage area left (13.06 %		14.11					
FAR CHECK							
Permissible F.A.R. as per zoning regu	lation 2015 (1.75)	189.00					
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00					
Allowable TDR Area (60% of Perm.FA	AR)	0.00					
Allowable max. F.A.R Plot within 150	0.00						
Total Perm. FAR area (1.75)	189.00						
Residential FAR (94.44%)	133.79						
Proposed FAR Area	141.67						
Achieved Net FAR Area (1.31)	141.67						
Balance FAR Area (0.44)		47.33					
BUILT UP AREA CHECK							
Proposed BuiltUp Area		214.51					
Achieved BuiltUp Area		214.51					
'							

Approval Date: 07/03/2019 4:59:10 PM

Payment Details

,							2	2
Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark C	5
	Number	Number			Number	· uyo z u	Ttomark	Š
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	1	S	crutiny Fee	1287		7	≥	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: 1) MURUGAN VELLAICHAMY 2)J.R. LAKSHMI RAJATHY NO.2BC-824, EAST OF NGEF LAYOUT, KASTURI NAGAR BENNIGANAHALLI, BANGALORE

ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE

R. Vasanth Madhava No 29. 2nd main road. Tata Silk Fsim. Basavanagudi./nNo 29, 2nd main road, Tata Silk Fsim Basavanagudi. BCC/BL-3.6/E:3213:08-09

PROJECT TITLE:

PLAN SHOWING OF PROPOSED RESIDENTIAL BUILDING AT SITE NO. 2BC-824, EAST OF NGEF LAYOUT, KASTURI NAGAR, BENNIGANAHALLI, BANGALORE. WARD NO.50(84) PID NO.84-138-2BC-824.

DRAWING TITLE:

03-47-18\$ \$30X40 KIRAN 2U

527398347-20-05-2019

SHEET NO: 1