







Block :A2 (RESIDENTIAL)

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	Resi.	, ,	
Terrace Floor	12.96	12.96	0.00	0.00	0.00	00
First Floor	102.71	0.00	0.00	102.71	102.71	01
Ground Floor	102.70	0.00	34.69	58.65	68.01	01
Total:	218.37	12.96	34.69	161.36	170.72	02
Total Number of						
Same Blocks	1					
:						
Total:	218.37	12.96	34.69	161.36	170.72	02

FAR &Tenement Details

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	Resi.			
A2 (RESIDENTIAL)	1	218.37	12.96	34.69	161.36	170.72	02	
Grand Total:	1	218.37	12.96	34.69	161.36	170.72	2.00	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A2 (RESIDENTIAL)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Required Parking(Table 7a)

Block	Block Type S	SubUse Area		Units		Car		
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A2 (RESIDENTIAL)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	2	2

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	2	27.50	2	27.50	
Total Car	2	27.50	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	7.19	
Total		41.25	34.69	•	

UnitBUA Table for Block :A2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-01	FLAT	58.65	53.43	5	1
FIRST FLOOR PLAN	FF-01	FLAT	102.71	78.25	6	1
Total:	-	-	161.36	131.68	11	2

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RESIDENTIAL)	D2	0.75	2.10	03
A2 (RESIDENTIAL)	D1	0.90	2.10	01
A2 (RESIDENTIAL)	D1	0.91	2.10	05
A2 (RESIDENTIAL)	MD	1.05	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RESIDENTIAL)	W	1.09	1.20	01
A2 (RESIDENTIAL)	V	1.19	1.20	02
A2 (RESIDENTIAL)	V	1.20	1.20	01
A2 (RESIDENTIAL)	W	1.43	1.20	01
A2 (RESIDENTIAL)	W	1.49	1.20	02
A2 (RESIDENTIAL)	W	1.50	1.20	25



This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Residential Building at 36, 5th MAIN GOWDARA COLONY

a).Consist of 1Ground + 1 only.

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

4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

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

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.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 32(a). 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

materially and structurally deviate the construction from the sanctioned plan, without previous

20.In case of any false information, misrepresentation of facts, or pending court cases, the plan

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

1.Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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

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".

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.

6.In case if the documents submitted in respect of property in question is found to be false or

, NAGASHETTYHALLI, BANGALORE, Bangalore.

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

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

& 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

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

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

sanction is deemed cancelled.

Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and

workers engaged by him.

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. 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)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11			
AREA STATEMENT (BBIMIT)	VERSION DATE: 01/11/2018			
PROJECT DETAIL:				
Authority: BBMP	Plot Use: Residential			
Inward_No: BBMP/Ad.Com./EST/0976/19-20	Plot SubUse: Plotted Resi development			
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)			
Proposal Type: Building Permission	Plot/Sub Plot No.: 36			
Nature of Sanction: New	PID No. (As per Khata Extract): 100-219-36			
Location: Ring-II	Locality / Street of the property: 5th MAIN GON NAGASHETTYHALLI, BANGALORE	VDARA COLONY,		
Building Line Specified as per Z.R: NA				
Zone: East				
Ward: Ward-018				
Planning District: 215-Mathikere				
AREA DETAILS:		SQ.MT.		
AREA OF PLOT (Minimum)	(A)	153.98		
NET AREA OF PLOT	(A-Deductions)	153.98		
COVERAGE CHECK				
Permissible Coverage area (,	115.49		
Proposed Coverage Area (66	,	102.71		
Achieved Net coverage area	,	102.71		
Balance coverage area left (8.3 %)	12.78		
FAR CHECK				
Permissible F.A.R. as per zo	, ,	269.46		
•	I and II (for amalgamated plot -)	0.00		
Allowable TDR Area (60% of		0.00		
Premium FAR for Plot within	. ,	0.00		
Total Perm. FAR area (1.75		269.46		
Residential FAR (94.52%)		161.36		
Proposed FAR Area		170.72		
Achieved Net FAR Area (1.1	11)	170.72		
Balance FAR Area (0.64)		98.74		
BUILT UP AREA CHECK				
Proposed BuiltUp Area		218.37		
Achieved BuiltUp Area		218.37		

EXISTING (To be demolished)

Approval Date: 12/06/2019 6:18:52 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remar
1	BBMP/24878/CH/19-20	BBMP/24878/CH/19-20	1017	Online	9285447163	10/31/2019 12:19:50 PM	1
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1017	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER:

Sri.N.A THIMMEGOWDA #36, MARIGOWDA LAYOUT, RMV 2nd STAGE, NAGASHETTYHALLI, SANJAY NAGAR.

ARCHITECT/ENGINEER

_ subject

/SUPERVISOR 'S SIGNATURE

vidya NS #4,Next To Lakshmi Medical,Nagashettihalli Bus Stop,Nagashettihalli,Bangalore /A-2817/2017-18



PROJECT TITLE: PROPOSED RESIDENTIAL BUILDING PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING MUNICIPAL SITE NO-36, 5th MAIN

GOWDARA COLONY, NAGASHETTYHALLI, BANGALORE IN WARD NO.18 (P.I.D.100-219-36)

1713608446-04-12-2019

04-34-14\$_\$THIMMEGOWDA

Name : CHANDAN KUMAR ASWATHAIAH Designation : Assistant Director Town Planning

(ADTF) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 02-Jan-2020 13: 48:19

BHRUHAT BENGALURU MAHANAGARA PALIKE

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

The plans are approved in accordance with the acceptance for approval by

the Assistant Director of town planning (EAST) on date: 06/12/2019

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

vide lp number: BBMP/Ad.Com./FST/0976/19-20

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

DRAWING TITLE:

SHEET NO: