

Residential

development

04

Total:

414.54

7.10 8.12

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Residential Building at 90, No.90, Guddadahalli Main 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 other use.

3.97.48 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 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 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

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 (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 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

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.

UnitBUA	Table	for	Block	:RAJU	(RAM)
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FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	U 01	FLAT	27.09		3	2
FLOOR PLAN	U 02	FLAT	53.73	49.36	5	2
		FLAT	97.45	74.07	8	1
SECOND FLOOR PLAN	U 04	FLAT	97.45	74.07	8	
Total:	-	-	275.72	221.65	24	4

## 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 (Sg.mt.)	Tnmt (No.)
		(09.111.)	StairCase	Lift	Lift Machine	Parking	Resi.	(09.111.)	
RAJU (RAM)	1	414.54	7.10	8.12	2.03	97.48	292.35	299.81	04
Grand Total:	1	414.54	7.10	8.12	2.03	97.48	292.35	299.81	4.00

Name : CHANDAN KUMAR ASWATHAIAH Designation : Assistant Director Town Planning (ADTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 01-Feb-2020 18: 17:22	
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	EXISTING	D WORK (COV (To be retained
	EXISTING	(To be demolis
MENT (BBMP)		VERSION N
		VERSION D
TAIL:		
ИР		Plot Use: Re
n./EST/1342/19-20		Plot SubUse
pe: Suvarna Parva	Land Use Z	

				SCALE .	N 1:100
		COLOF	RINDEX	SUALE :	1:100
oval Condition :		PLOT BC ABUTTIN			
Plan Sanction is issued subject to the following conditions :			ED WORK (COVERAGE AREA) G (To be retained)		
ction is accorded for the Residential Building at 90 , No.90,Guddadahalli Main Road galore.	AREA STATEMENT		G (To be demolished) VERSION NO.: 1.0.10		
onsist of 1Stilt + 1Ground + 2 only. Inction is accorded for Residential use only. The use of the building shall not be deviated to any	PROJECT DETAIL:		VERSION DATE: 01/11/2018		
<sup>-</sup> use. 48 area reserved for car parking shall not be converted for any other purpose. relopment charges towards increasing the capacity of water supply, sanitary and power main	Authority: BBMP Inward_No:		Plot Use: Residential Plot SubUse: Plotted Resi development		
o be paid to BWSSB and BESCOM if any. cessary ducts for running telephone cables, cubicles at ground level for postal services & space	BBMP/Ad.Com./EST Application Type: Su Proposal Type: Build	uvarna Parvangi	Land Use Zone: Residential (Main) Plot/Sub Plot No.: 90		
umping garbage within the premises shall be provided. a applicant shall INSURE all workmen involved in the construction work against any accident bward incidents arising during the time of construction.	Nature of Sanction: Location: Ring-II	•	City Survey No.: 90 Khata No. (As per Khata Extract): 90		
e applicant shall not stock any building materials / debris on footpath or on roads or on drains. debris shall be removed and transported to near by dumping yard.	Building Line Specifi Zone: East	ied as per Z.R: NA	PID No. (As per Khata Extract): 96-71-90 Locality / Street of the property: No.90,Gu	ddadahalli Main Road	
applicant shall maintain during construction such barricading as considered necessary to ent dust, debris & other materials endangering the safety of people / structures etc. in	Ward: Ward-022 Planning District: 21	6-Kaval			
ound the site. applicant shall plant at least two trees in the premises. armission shall be obtained from forest department for cutting trees before the commencement	Byrasandra AREA DETAILS:			SQ.MT.	
e work. ense and approved plans shall be posted in a conspicuous place of the licensed premises. The	AREA OF PLOT (I Deduction for NetF	Plot Area	(A)	188.89	
ing license and the copies of sanctioned plans with specifications shall be mounted on me and displayed and they shall be made available during inspections. any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	Total			16.91 16.91	
itect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in econd instance and cancel the registration if the same is repeated for the third time.	NET AREA OF PL COVERAGE CHE	СК	(A-Deductions)	171.98	
chnical personnel, applicant or owner as the case may be shall strictly adhere to the duties and onsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	Propo	issible Coverage area (75.0 osed Coverage Area (62.2 %	6)	128.99 106.97	
e building shall be constructed under the supervision of a registered structural engineer. a completion of foundation or footings before erection of walls on the foundation and in the case lumnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	Balan	eved Net coverage area ( 62 nee coverage area left ( 12.8	,	106.97 22.02	
inking water supplied by BWSSB should not be used for the construction activity of the building. e applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in	Parcheck	issible F.A.R. as per zoning	regulation 2015(1.75) d II(for amalgamated plot -)	330.55	
repair for storage of water for non potable purposes or recharge of ground water at all times any a minimum total capacity mentioned in the Bye-law 32(a). any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	Allow	ional F.A.R within Ring I and able TDR Area (60% of Per ium FAR for Plot within Imp	m.FAR )	0.00 0.00 0.00	
prity will inform the same to the concerned registered Architect / Engineers / Supervisor in the nstance, warn in the second instance and cancel the registration of the professional if the same	Total	Perm. FAR area ( 1.75 ) lential FAR (97.51% )		0.00 330.55 292.35	
peated for the third time. e Builder / Contractor / Professional responsible for supervision of work shall not shall not right, and structurally deviate the construction from the constituent along without provision	Propo	osed FAR Area eved Net FAR Area (1.59)		299.81 299.81	
rially and structurally deviate the construction from the sanctioned plan, without previous oval of the authority. They shall explain to the owner s about the risk involved in contravention e provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of		ice FAR Area (0.16)		30.74	
BMP. case of any false information, misrepresentation of facts, or pending court cases, the plan	Propo	osed BuiltUp Area		414.54 414.54	
tion is deemed cancelled. ial Condition as per Labour Department of Government of Karnataka vide ADDENDUM					
adaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :	Approval Date : (	01/20/2020 6:34:59 P	Μ		
jistration of icant / Builder / Owner / Contractor and the construction workers working in the truction site with the "Karnataka Building and Other Construction workers Welfare	Payment Details				
d"should be strictly adhered to	Sr No.		Receipt Amount (INR) Payment	Number 01/08/2020	e Remark
Applicant / Builder / Owner / Contractor should submit the Registration of establishment and f construction workers engaged at the time of issue of Commencement Certificate. A copy of the e shall also be submitted to the concerned local Engineer in order to inspect the establishment	1 BBMP/	35251/CH/19-20 BBMP/3 No.	35251/CH/19-20 1865 Onlin Head	e 9637468281 01700/2020 12:54:06 PM Amount (INR) Remark	-
ensure the registration of establishment and workers working at construction site or work place. Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of		1	Scrutiny Fee	1865 -	
ers engaged by him. any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker s site or work place who is not registered with the "Karnataka Building and Other Construction					
ters Welfare Board".					
commodation shall be provided for setting up of schools for imparting education to the children o					
struction workers in the labour camps / construction sites. t of children of workers shall be furnished by the builder / contractor to the Labour Department h is mandatory.					
ployment of child labour in the construction activities strictly prohibited. taining NOC from the Labour Department before commencing the construction work is a must.					
MP will not be responsible for any dispute that may arise in respect of property in question. ase if the documents submitted in respect of property in question is found to be false or cated, the plan sanctioned stands cancelled automatically and legal action will be initiated.					
UnitBUA Table for Block :RAJU (RAM)		OWNER / GPA	HOLDER'S		
FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Roc	oms No. of Tenement	SIGNATURE			
GROUND         U 01         FLAT         27.09           FLOOR PLAN         U 02         FLAT         53.73         49.36	3 2 5 2	OWNER'S ADDF	RESS WITH ID INTACT NUMBER :		
FLAT         97.45         74.07           SECOND FLOOR PLAN         U 04         FLAT         97.45         74.07	8 1 8	Mr.Rajuram No	.90,Guddadahalli Main Road	d	
Total:         -         -         275.72         221.65	24 4	No.90,Guddad	ahalli Main Road	P	
&Tenement Details			2	TURRIN	
No. of Same   Up Area   Deductions (Area in Sq.Int.)   PAR Area   Area	otal FAR			Cimatana	
C     Hot of Same Bldg     Up Area (Sq.mt.)     Double of Same (Sq.mt.)     Op Area (Sq.mt.)     Area (Sq.mt.)       StairCase     Lift     Lift Machine     Parking     Resi.	rea Tnmt (No.) q.mt.)				
J         1         414.54         7.10         8.12         2.03         97.48         292.35	299.81 04	ARCHITECT/EN	GINEER		
1 414.54 7.10 8.12 2.03 97.48 292.35	299.81 4.00	/SUPERVISOR	'S SIGNATURE		
The plans are approved in accordance with the acceptance for	 or approval bv	Harinag.S.P #6	6, Dharmaraja Koil Street #66, Dharmaraja Koil Stree	bl ·	
the Assistant Director of town planning (EAST ) on date:20	0/01/2020	, Shivajinagar.	BCC/BL-3.6/E:3384:09-10	theenag	
vide lp number: BBMP/Ad.Com./EST/1342/19-20 to terms and conditions laid down along with this building plan	subject n approval.		Č	U U	
Validity of this approval is two years from the date of issue.					
		PROJECT TITI	E : OPOSED RESIDENTIAL BU		)ДАПАН
Name : CHANDAN KUMAR ASWATHAIAH Designation : Assistant Director Town Planning (ADTP) Organization : BRUHAT BANGALORE			ARD NO.22 (OLD 96) BANG		
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 01-Feb-2020 18: 17:22					
ASSISTANT DIRECTOR OF TOWN PLANNING (	east )	DRAWING TI		-18-01-2020	
	<u> </u>		11-42-10\$_\$ ———————————————————————————————————	001 800	
BHRUHAT BENGALURU MAHANAGARA PA	<u>ALIKE</u>	SHEET NO :			
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			SCALE : 1:10	00
	COLO	DR INDEX	1	
		BOUNDARY		
		TING ROAD OSED WORK (COVERAGE AREA)		
		ING (To be retained) ING (To be demolished)		
		VERSION NO.: 1.0.10		
AREA STATEMENT	(ВВМР)	VERSION DATE: 01/11/2018		
PROJECT DETAIL: Authority: BBMP		Plot Use: Residential		
Inward_No: BBMP/Ad.Com./ES1	/1342/19-20	Plot SubUse: Plotted Resi development	nt	
Application Type: Su	ıvarna Parvangi	Land Use Zone: Residential (Main)		
Proposal Type: Build Nature of Sanction:	•	Plot/Sub Plot No.: 90 City Survey No.: 90		
Location: Ring-II Building Line Specifi	ed as ner 7 R· NA	Khata No. (As per Khata Extract): 90 PID No. (As per Khata Extract): 96-71-	.00	
Zone: East		Locality / Street of the property: No.90		
Ward: Ward-022 Planning District: 21	6-Kaval			
Byrasandra AREA DETAILS:			SQ.MT.	
AREA OF PLOT (	,	(A)	188.89	
Deduction for NetF Road	Plot Area Widening Area		16.91	
Total	-	(A-Deductions)	16.91	
NET AREA OF PL COVERAGE CHE	СК		171.98	
	ssible Coverage area (7 sed Coverage Area (62.		128.99 106.97	
Achie	ved Net coverage area ( ce coverage area left ( 1	62.2 % )	106.97	
FAR CHECK	<b>.</b> ,		22.02	
		ing regulation 2015 ( 1.75 ) and II ( for amalgamated plot - )	330.55	
Allow	able TDR Area (60% of I	Perm.FAR)	0.00	
	um FAR for Plot within I Perm. FAR area(1.75)	,	0.00 330.55	
Resid	ential FAR (97.51% ) sed FAR Area		292.35 299.81	
Achie	ved Net FAR Area ( 1.59	9)	299.81	
Balan BUILT UP AREA C	ce FAR Area(0.16) CHECK		30.74	
Propo	sed BuiltUp Area ved BuiltUp Area		414.54 414.54	
/10/110				
Approval Date : (	)1/20/2020 6:34:59	PM		
ayment Details				
	Challan	Receipt (INP) Paym	ont Mode Transaction Powment Date De	
Sr No.	Number	Number Amount (INK) Payin	Number 01/08/2020	mark
1 BBMP/	35251/CH/19-20 BBM No.	P/35251/CH/19-20 1865 O Head	Inline         9637468281         01700/2020           Amount (INR)         Remark	-
	1	Scrutiny Fee	1865 -	
No. of Tenement 2 1 4	NUMBER & ( Mr.Rajuram N	PA HOLDER'S DRESS WITH ID CONTACT NUMBER : No.90,Guddadahalli Main Ro Idahalli Main Road	bad	
2	SIGNATURE OWNER'S AD NUMBER & ( Mr.Rajuram N No.90,Gudda	DRESS WITH ID CONTACT NUMBER : No.90,Guddadahalli Main Ro Idahalli Main Road	bad	
2 1 4 AR Tnmt (No.)	SIGNATURE OWNER'S AD NUMBER & ( Mr.Rajuram N No.90,Gudda ARCHITECT/E /SUPERVISOF Harinag.S.P ; Shivajinagar	DRESS WITH ID CONTACT NUMBER : No.90,Guddadahalli Main Ro Idahalli Main Road	TUBRIH	
2 1 4 AR Tnmt (No.) 81 04 81 4.00 pproval by 1/2020 subject	SIGNATURE OWNER'S AD NUMBER & ( Mr.Rajuram N No.90,Gudda ARCHITECT/E /SUPERVISOF Harinag.S.P ; Shivajinagar , Shivajinagar , Shivajinagar	DRESS WITH ID CONTACT NUMBER : No.90,Guddadahalli Main Ro Indahalli Main Road ENGINEER R 'S SIGNATURE #66, Dharmaraja Koil Street r. #66, Dharmaraja Koil Street r. BCC/BL-3.6/E:3384:09-10	Horizan Building AT NO.90, GUDDAD	AH
2 1 4 R Tnmt (No.) 31 04 31 04 31 4.00 Dproval by 1/2020 subject proval.	SIGNATURE OWNER'S AD NUMBER & ( Mr.Rajuram N No.90,Gudda ARCHITECT/E /SUPERVISOF Harinag.S.P ; Shivajinagar , Shivajinagar , Shivajinagar	DRESS WITH ID CONTACT NUMBER : No.90,Guddadahalli Main Ro Idahalli Main Road ENGINEER R 'S SIGNATURE #66, Dharmaraja Koil Street : #66, Dharmaraja Koil Street : #66, Dharmaraja Koil Street r. BCC/BL-3.6/E:3384:09-10 TLE : ROPOSED RESIDENTIAL I WARD NO.22 (OLD 96) BA	BUILDING AT NO.90, GUDDAD NGALORE	AH
2 1 4 Tnmt (No.) 81 04 81 4.00 pproval by 1/2020_ subject	SIGNATURE OWNER'S AD NUMBER & ( Mr.Rajuram N No.90,Gudda ARCHITECT/E /SUPERVISOF Harinag.S.P ; Shivajinagar , Shivajinagar , Shivajinagar	DRESS WITH ID CONTACT NUMBER : No.90,Guddadahalli Main Ro Idahalli Main Road ENGINEER R 'S SIGNATURE #66, Dharmaraja Koil Street : #66, Dharmaraja Koil Street r. BCC/BL-3.6/E:3384:09-10 TLE : ROPOSED RESIDENTIAL I WARD NO.22 (OLD 96) BA	BUILDING AT NO.90, GUDDAD NGALORE	AH

PROJECT TITLE : PLAN FOR PROPOSED RE MAIN ROAD,WARD NO.22 (

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