

Total Perm. FAR area (2.25) Residential FAR (59.92%) of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of Commercial FAR (38.40%) Proposed FAR Area Achieved Net FAR Area (2. Balance FAR Area (0.14) BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area Add in BUA (Layout Lvl) Achieved BuiltUp Area Approval Date: 01/31/2020 12:10:24 PM list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the and ensure the registration of establishment and workers working at construction site or work place. BBMP/35963/CH/19-20 | BBMP/35963/CH/19-20 | 8740.9 9667051737 4:20:02 PM Amount (INR) Remark

8740.9

COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD

AREA STATEMENT (BBMP)

BBMP/Ad.Com./EST/1397/19-20

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Planning District: 218-C.V. Raman

AREA OF PLOT (Minimum)

Permissible Coverage area (65.00 %)

Achieved Net coverage area (46.71 %

Balance coverage area left (18.29 %)

Allowable TDR Area (60% of Perm.FAR)

Premium FAR for Plot within Impact Zone (-)

Permissible F.A.R. as per zoning regulation 2015 (2.25)

Additional F.A.R within Ring I and II (for amalgamated plot -)

Proposed Coverage Area (46.71 %)

NET AREA OF PLOT

COVERAGE CHECK

Application Type: General

Nature of Sanction: New

_ocation: Ring-II

Nagar AREA DETAILS:

Authority: BBMP

EXISTING (To be retained)

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.11

Plot Use: Commercial

VERSION DATE: 01/11/2018

Plot SubUse: Professional Office

Plot/Sub Plot No.: 320/321

(A-Deductions)

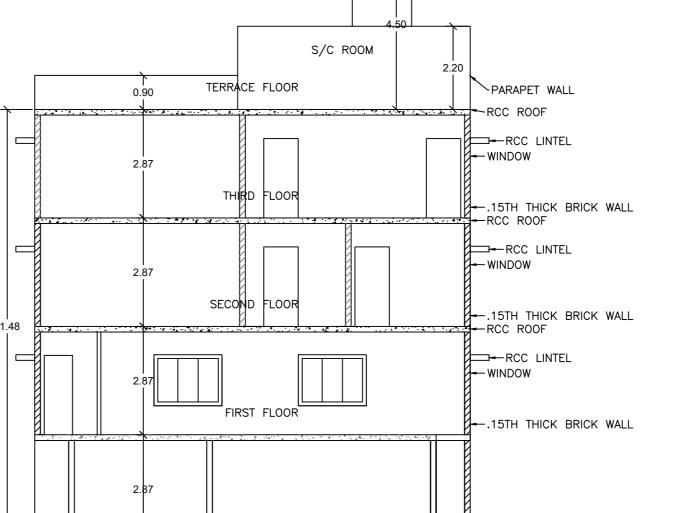
Land Use Zone: Residential (Main)

KAGGADASAPURA, BANGALORE

PID No. (As per Khata Extract): 83-53-320/32

Locality / Street of the property: KAGGADASAPURA MAIN ROAD,

SCALE: 1:100



DINING 5.80X6.34 LIVING 8.07X10.27 DRESSING 1.20X2.20 M BED ROOM

4.25X5.00

BASEMENT FLOOR PLAN

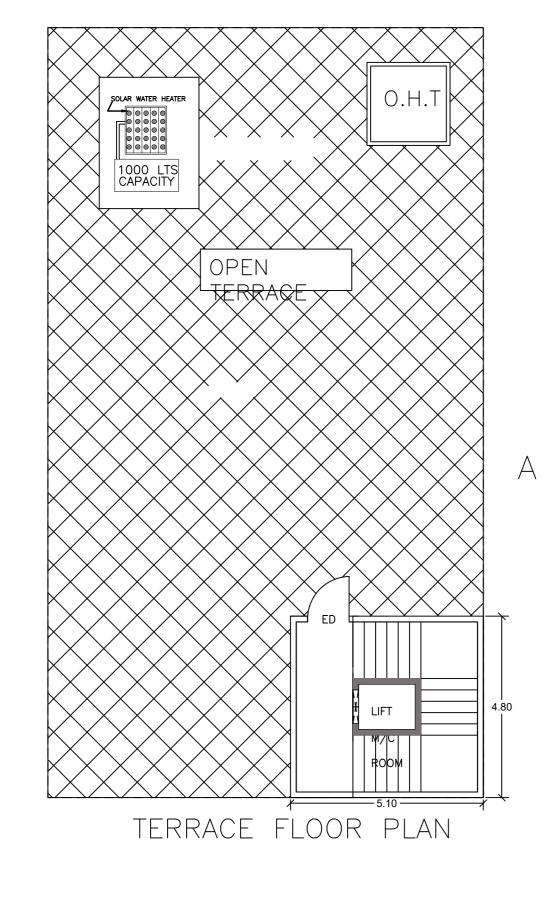
TOILET 1.50X2.45

DRESSING 1.50X2.45

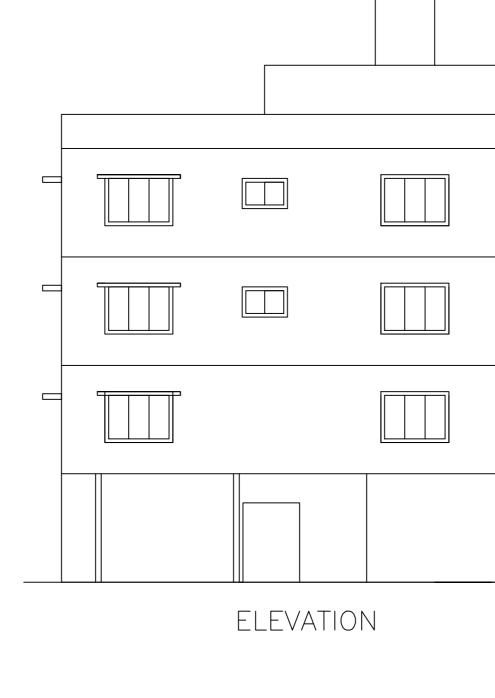
ROOM 3.67X5.00

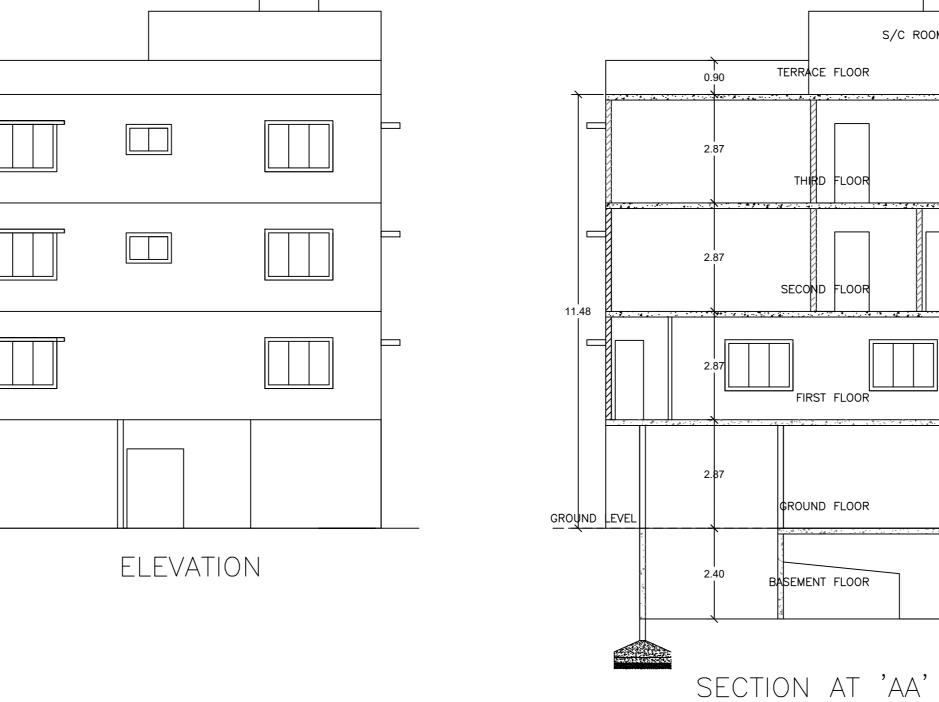
4.97X4.80

THIRD FLOOR PLAN



GROUND FLOOR PLAN





CROSS SECTION OF CROSS SECTION OF RAIN WATER PERCOLATION PIT/TRENCH 1.00M DIA PERCOLATION WELL Percolition trench/pit > Percolition well 1.00m dia DETAILS OF RAIN WATER

HARVESTING STRUCTURES

Approval Condition:

& around the site.

competent authority.

is repeated for the third time.

sanction is deemed cancelled.

Board"should be strictly adhered to.

workers engaged by him.

which is mandatory.

of the work.

This Plan Sanction is issued subject to the following conditions:

, KAGGADASAPURA, BANGALORE, Bangalore.

a).Consist of 1Basement + 1Ground + 3 only.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

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

The debris shall be removed and transported to near by dumping yard.

a frame and displayed and they shall be made available during inspections.

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

(HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

At any point of time No Applicant / Builder / Owner / Contractor shall

Building and Other Construction workers Welfare Board".

f construction workers in the labour camps / construction sites.

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

1. Sanction is accorded for the Commercial Building at 320/321, KAGGADASAPURA MAIN ROAD

2. Sanction is accorded for Commercial 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

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

6. The applicant shall INSURE all workmen involved in the construction work against any accident

7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

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

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).

15.On completion of foundation or footings before erection of walls on the foundation and in the case

16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

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

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

19.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

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

21.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

Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare

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

same shall also be submitted to the concerned local Engineer in order to inspect the establishment

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

engage a construction worker in his site or work place who is not registered with the "Karnataka

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

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.

approval of the authority. They shall explain to the owner s about the risk involved in contravention

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

building license and the copies of sanctioned plans with specifications shall be mounted on

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

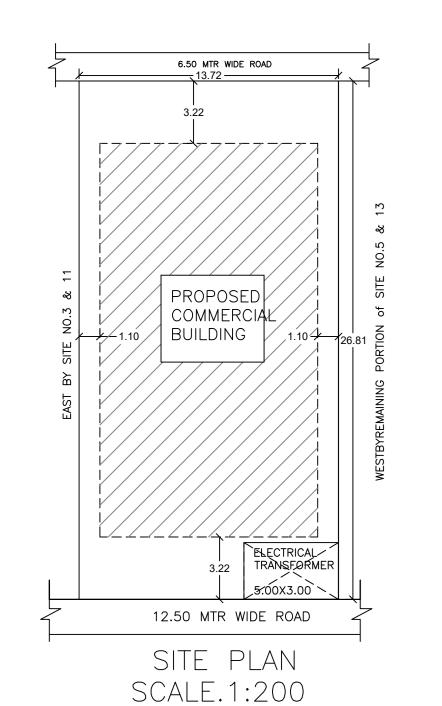
the second instance and cancel the registration if the same is repeated for the third time.

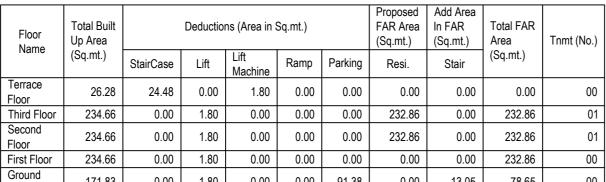
14. The building shall be constructed under the supervision of a registered structural engineer.

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

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





Block :COMM (AA)

				Machine	· ·					1
Terrace Floor	26.28	24.48	0.00	1.80	0.00	0.00	0.00	0.00	0.00	00
Third Floor	234.66	0.00	1.80	0.00	0.00	0.00	232.86	0.00	232.86	01
Second Floor	234.66	0.00	1.80	0.00	0.00	0.00	232.86	0.00	232.86	01
First Floor	234.66	0.00	1.80	0.00	0.00	0.00	0.00	0.00	232.86	00
Ground Floor	171.83	0.00	1.80	0.00	0.00	91.38	0.00	13.05	78.65	00
Basement Floor	265.20	0.00	1.80	0.00	67.20	196.20	0.00	0.00	0.00	00
Total:	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	02
Total Number of Same Blocks	1									
Total:	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	02

FAR &Tenement Details

Block	I Sama Rida I	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
			StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	Stair	(Sq.mt.)	(140.)
COMM (AA)	1	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	02
Grand Total:	1	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	2.00

Required Parking(Table 7a)

Block Type		SubUse	Area	Units		Car		
Name	Type	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
	Total :		-	-	-	-	0	9
Parking Check (Table 7b)								
Vehicle Type		Reqd.				Achieved		
		No.		Area (Sq.mt.	.)	No.	Area (S	Sq.mt.)
Car		-		-		9	123	.75
Total Car		-		-		9	123	.75
Other Parking		-	-			-	213	3.81
Total			•	(0.00			337.56

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
COMM (AA)	Commercial	Commercial Bldg	Bldg upto 11.5 mt. Ht.	R

UnitBUA Table for Block :COMM (AA)

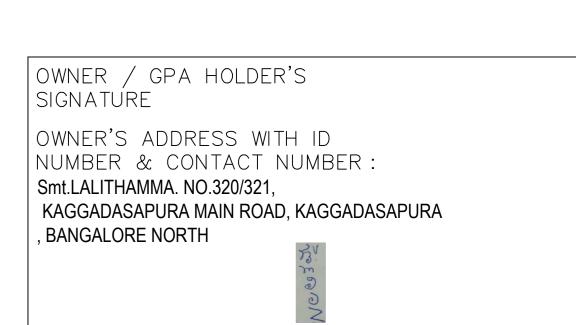
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenem
GROUND FLOOR PLAN	SPLITT COMM	SHOP	65.60	60.66	1	1
FIRST FLOOR PLAN	SPLITT COMM	SHOP	211.65	202.17	3	1
SECOND FLOOR PLAN	SF	FLAT	211.64	202.17	10	1
THIRD FLOOR PLAN	TF	FLAT	211.64	202.17	10	1
Total:	-	-	700.53	667.17	24	4

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (AA)	D2	0.75	2.10	09
COMM (AA)	D1	0.91	2.10	12
COMM (AA)	ED	1.20	2.10	02
COMM (AA)	ED	1.50	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (AA)	V	1.00	1.00	11
COMM (AA)	W	1.26	1.35	04
COMM (AA)	V	1.30	1.00	02
COMM (AA)	W	1.80	1.35	24
COMM (AA)	W	1.88	1.35	06



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE R. Vasanth Madhava No 29, 2nd main road, The plans are approved in accordance with the acceptance for approval by

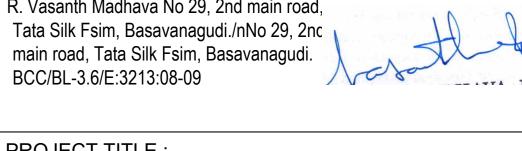
Tata Silk Fsim, Basavanagudi./nNo 29, 2nc main road, Tata Silk Fsim, Basavanagudi.

the Joint Commissioner (EAST) on date: 31/01/2020 lp number: BBMP/Ad.Com./FST/1397/19-20 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



PROJECT TITLE: PLAN SHOWING OF PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING AT SITE NO.320/321, KAGGADASAPURA MAIN ROAD, KAGGADASAPURA, BANGALORE

1086114656-28-01-2020 **DRAWING TITLE:** 05-59-16\$_\$SRI

SHEET NO: 1

L COMM PDCR NEW