





# Block :A2 (RESI)

PLAN

Floor Name	Total Built Up Area (Sq.mt.)		tions (Area in S		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Void	Parking	Resi.		
Terrace Floor	12.69	12.69	0.00	0.00	0.00	0.00	00
Second Floor	57.49	0.00	10.56	0.00	46.93	46.93	01
First Floor	57.49	0.00	10.56	0.00	46.93	46.93	01
Ground Floor	57.49	0.00	10.56	0.00	46.93	46.93	01
Stilt Floor	57.49	0.00	0.00	49.79	0.00	7.70	00
Total:	242.65	12.69	31.68	49.79	140.79	148.49	03
Total Number of Same Blocks	1						
Total:	242.65	12.69	31.68	49.79	140.79	148.49	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RESI)	D2	0.75	2.10	03
A2 (RESI)	D1	0.91	2.10	09
A2 (RESI)	ED	1.05	2.10	03

SCHEDULE OF JOINERY:

<b>BLOCK NAME</b>	NAME	LENGTH	HEIGHT	NOS
A2 (RESI)	V	1.20	1.20	03
A2 (RESI)	W	1.80	1.20	24

UnitBUA Table for Block :A2 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT gf-01	FLAT	45.88	41.40	5	1
TYPICAL - 1& 2 FLOOR PLAN	SPLIT ff-01	FLAT	45.88	41.40	5	2
Total:	-	-	137.65	124.20	15	3

### Approval Condition:

### This Plan Sanction is issued subject to the following conditions:

1.Sanction is accorded for the Residential Building at 61, J V SHETTY ROAD, BANGALORE

a).Consist of 1Stilt + 1Ground + 2 only.

3.49.79 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 for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

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

& around the site.

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

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

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

construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

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

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

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.

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.

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.

of the work.

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.

first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.

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

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

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

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)



AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
ANLA STATEMENT (BBMF)	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Ad.Com./EST/0102/20-21	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 61	
Nature of Sanction: New	PID No. (As per Khata Extract): 87-33-61	
Location: Ring-II	Locality / Street of the property: J V SHETTY	ROAD, BANGALORE
Building Line Specified as per Z.R: NA		
Zone: East		
Ward: Ward-028		
Planning District: 217-Kammanahalli		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	95.51
NET AREA OF PLOT	(A-Deductions)	95.51
COVERAGE CHECK		
Permissible Coverage area (75.00	%)	71.63
Proposed Coverage Area (60.19 %	6)	57.49
Achieved Net coverage area ( 60.	19 % )	57.49
Balance coverage area left ( 14.8 °	%)	14.14
FAR CHECK	<u> </u>	
Permissible F.A.R. as per zoning r	egulation 2015 ( 1.75 )	167.14
Additional F.A.R within Ring I and	II ( for amalgamated plot - )	0.00
Allowable TDR Area (60% of Perm	n.FAR )	0.00
Premium FAR for Plot within Impac	ct Zone ( - )	0.00
Total Perm. FAR area ( 1.75 )		167.14
Residential FAR (94.82%)		140.78
Proposed FAR Area		148.48
Achieved Net FAR Area ( 1.55 )		148.48
Balance FAR Area ( 0.20 )		18.66
BUILT UP AREA CHECK	·	
Proposed BuiltUp Area		242.65
Achieved BuiltUp Area		242.65

## Approval Date: 06/22/2020 10:36:05 AM

### Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/2248/CH/20-21	BBMP/2248/CH/20-21	454.55	Online	10428311747	05/30/2020 1:20:01 PM	-
	No.		Head		Amount (INR)	Remark	
	1	S	Scrutiny Fee		454.55	-	

## Required Parking(Table 7a)

Block	Туре	SubUse	Area	Units		Car		
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
	Total :		1	-	1	-	0	2

# Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
verlicie Type	No. Area (Sq.mt.)		No.	Area (Sq.mt.)	
Car	-	-	2	27.50	
Total Car			2	27.50	
Other Parking	-	-	-	22.29	
Total		0.00		49.79	

## FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deduction	ons (Area in	Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Void	Parking	Resi.	(Sq.IIII.)	
A2 (RESI)	1	242.65	12.69	31.68	49.79	140.79	148.49	03
Grand Total:	1	242.65	12.69	31.68	49.79	140.79	148.49	3.00

## Block USE/SUBUSE Details

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

OWNER / GPA HOLDER'S SIGNATÚRE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Sri.A.JAYARAJ #45, A BLOCK, CIL COLONY, SANJAY NAGAR.



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE vidya NS #4, Next To Lakshmi The plans are approved in accordance with the acceptance for approval by Medical, Nagashettihalli Bus Stop,Nagashettihalli,I

vide lp number:BBMP/Ad.Com./EST/0102/20-21 /A-2817/2017-18 to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

Name : LAKSHMANA Designation : Assistant Director Town Planning

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING AT SITE NO. 61 J V SHETTY ROAD, BANGALORE. WARD NO. 28, PID NO. 87 - 33 - 61

1045563303-11-06-2020 DRAWING TITLE: 01-20-49\$\_\$JAYRAJ SHEET NO: 1

the Assistant Director of town planning (EAST ) on date:22/06/2020

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST BHRUHAT BENGALURU MAHANAGARA PALIKE