82.46

42.84

Proposed BuiltUp Area

Achieved BuiltUp Area

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

EXISTING (To be retained) EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.13

Plot Use: Residential

Plot/Sub Plot No.: 60

City Survey No.: 74

(A-Deductions)

VERSION DATE: 12/09/2017

Plot SubUse: Plotted Resi development

PID No. (As per Khata Extract): 100-315-60

ocality / Street of the property: Krishnappa

Extension, Nagashettyhalli, Bangalore in ward no 18

Land Use Zone: Residential (Main)

Sr No.

BUILT UP AREA CHECK

AREA STATEMENT (BBMP)

BBMP/Ad.Com./EST/0190/20-21 Application Type: Suvarna Parvangi

Proposal Type: Building Permission

Planning District: 215-Mathikere

AREA OF PLOT (Minimum)

Permissible Coverage area (75.00 %)

Achieved Net coverage area (49.35 %)

Balance coverage area left (25.64 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.73)

Residential FAR (97.30%)

Balance FAR Area (0.02)

Proposed FAR Area

Premium FAR for Plot within Impact Zone (-)

Permissible F.A.R. as per zoning regulation 2015 (1.75)

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

Proposed Coverage Area (49.35 %)

Nature of Sanction: NEW

PROJECT DETAIL:

Authority: BBMP

Location: RING-II

Ward: Ward-018

AREA DETAILS:

FAR CHECK

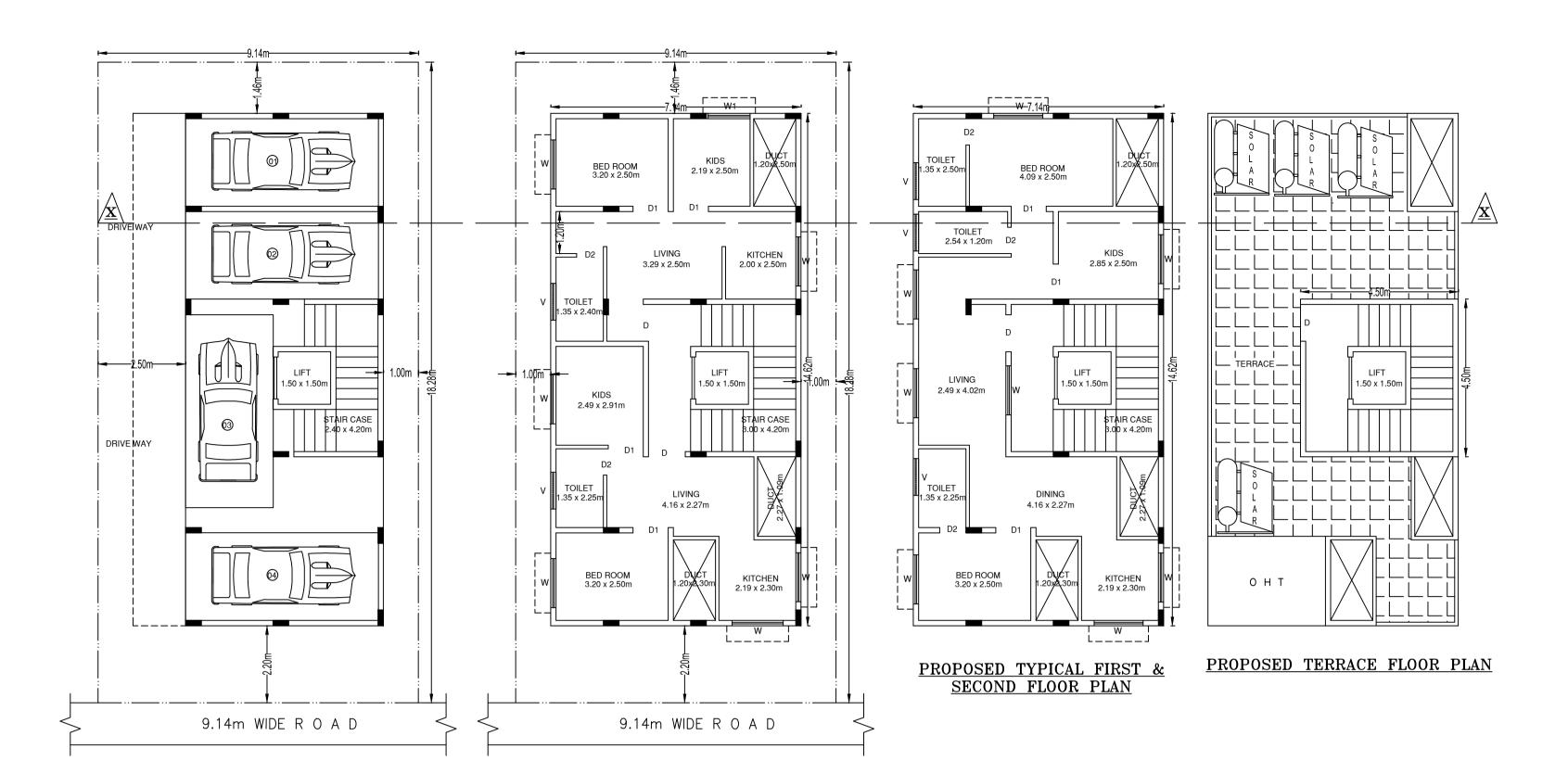
NET AREA OF PLOT

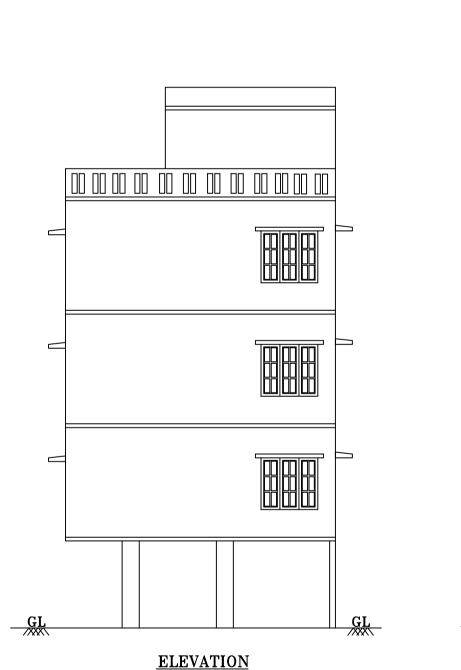
COVERAGE CHECK

Zone: East

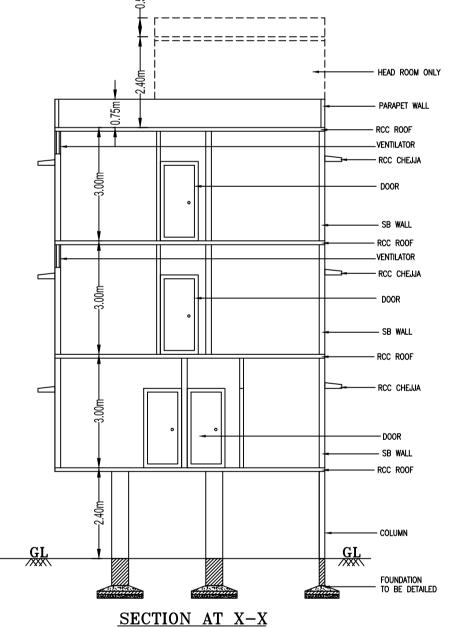
Inward No:

SCALE: 1:100

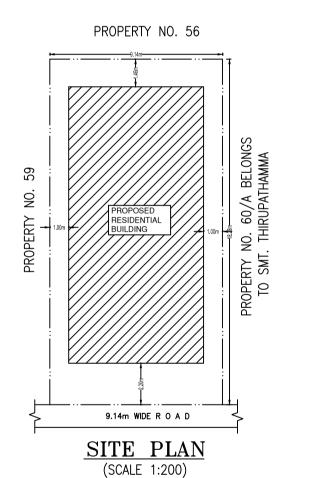


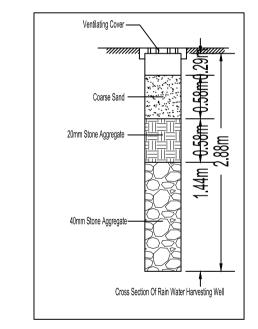


PROPOSED STILT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN





Block :A2 (GOWARAMMA)

Floor Name	Total Built Up Area		Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)		
Terrace Floor	19.89	17.64	0.00	2.25	0.00	0.00	0.00	0.00	00	
Second Floor	104.38	0.00	2.25	0.00	8.23	0.00	93.90	93.90	01	
First Floor	104.38	0.00	2.25	0.00	8.23	0.00	93.90	93.90	01	
Ground Floor	104.38	0.00	2.25	0.00	8.23	0.00	93.90	93.90	01	
Stilt Floor	82.45	0.00	2.25	0.00	0.00	72.39	0.00	7.81	00	
Total:	415.48	17.64	9.00	2.25	24.69	72.39	281.70	289.51	03	
Total Number of Same Blocks	1									
Total:	415.48	17.64	9.00	2.25	24.69	72.39	281.70	289.51	03	

SCHEDULE OF JOINERY:								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A2 (GOWARAMMA)	D2	0.75	2.10	17				
A2 (GOWARAMMA)	D1	0.90	2.10	07				
A2 (GOWARAMMA)	D	1.05	2.10	04				

Block USE/SUBUSE Details

Block USE/SUBUSE Details									
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category					
A2 (GOWARAMMA)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R					

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (GOWARAMMA)	V	1.20	1.20	08
A2 (GOWARAMMA)	W	1.50	1.40	36

UnitBUA Table for Block :A2 (GOWARAMMA)									
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement			
GROUND FLOOR PLAN	GF_01	FLAT	93.90	93.90	10	1			
TYPICAL - 1& 2 FLOOR PLAN	FF_01	FLAT	93.90	93.90	9	2			
Total:	-	-	281.71	281.71	28	3			

Required Parking(Table 7a)

Block	Type	Cubl loo	SubUse Area		Units		Car		
Name	Туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A2 (GOWARAMMA)	Residential	Plotted Resi development	50 - 225	1	-	1	3	-	
	Total ·		_	_	_	_	3	1	

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Ach	ieved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	4	55.00
Total Car	3	41.25	4	55.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-			17.39
Total		55.00		72.39

FAR &Tenement Details

[Block	No. of Same Bldg	I IIn Area		Deductions (Area in Sq.mt.)					Total FAR Area	Tnmt (No
		Came Blag	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)	
- 1	A2 (GOWARAMMA)	1	415.48	17.64	9.00	2.25	24.69	72.39	281.70	289.51	(
- 1	Grand Total:	1	415.48	17.64	9.00	2.25	24.69	72.39	281.70	289.51	3.0
		-			-			-	-	-	

•	- 1	•						
lock	Type	Cubling	Area	Ur	its	Car		
ame	туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
2 GOWARAMMA)	Residential	Plotted Resi development	50 - 225	1	-	1	3	-
	Total :			_	_		3	4

Note: Earlier plan sanction vide L.P No.

Approval Condition:

& around the site.

is repeated for the third time.

sanction is deemed cancelled.

Board"should be strictly adhered to

workers engaged by him.

workers Welfare Board".

which is mandatory.

1.Registration of

of the work.

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 60, Krishnappa

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

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

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

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

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.

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

Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in

13. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

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

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

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

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

19. The Builder / Contractor / Professional responsible for supervision of work shall not shall not

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

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

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

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.

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

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.

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

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

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

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

Extension, Nagashettyhalli, Bangalore in ward no 18, Bangalore.

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

f construction workers in the labour camps / construction sites.

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

is deemed cancelled. The modified plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (EAST) on date: 1<u>2/08/2020</u> Vide lp number

BBMP/AD.COM./EST/0190/20-21 subject to terms and conditions laid down along with this modified building plan approval.

> Designation : Assistant Director Town Planning (ADTP)
> Organization : BRUHAT BANGALORE MAHANAGARA
> PALIKE Date: 20-Aug-2020 17: 35:19

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

BHRUHAT BENGALURU MAHANAGARA PALIKE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

OWNER / GPA HOLDER'S

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

SIGNATURE

Rajashekhar Narayana Kakaraddi #4/1 2nd e main Bhopasandra new layout , Sanjaynagar BCC/BL-3.6/E-2881/2006-07

GOWRAMMA Krishnappa Extension, Nagashettyhalli Bangalore

THE PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING SITUATED @ SITE NO.- 60,SY. NO.-74, KRISHNAPPA EXTENSION, NAGASHETTY VILLAGE, KASABA HOBLI, BANGALORE NORTH TALUK IN WARD NO. 18

DRAWING TITLE: 1437755947-05-08-2020 06-50-53\$_\$GOWRAMMA 02

SHEET NO:

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