SCALE: 1:100

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Building at 26, ULLALU SY NO-59/2, , ULLALU VILLAGE , KAMADENU ASSOCIATION RAJARAJESHWARI RESIDENCY, WARD NO-130, BANGALORE

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

Approval Condition:

TOIL FT

FAMILY/STAIRS

2.75X1.60

B.ROOM

4.34X3.50

TERRACE __ L__ L__

TOILET

1.44X1.5

4.29X3.53

hl.44X1.5klj

BED ROOM

3.74X3.00

LIFT 설상 1.50X1.50 양승

STAIRCASE

2.40X5.58

1.50X1.5¢|Ş∕S∕

STAIRCASE

2.40X5.58

TERRACE FLOOR PLAN

SECOND FLOOR PLAN

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

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

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

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.

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

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.

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 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

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 :

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

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.

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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date:14/10/2019 vide lp number: BBMP/Ad.Com./RJH/1251/19-20 to 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 (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)



AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11				
. ,	VERSION DATE: 01/11/2018				
PROJECT DETAIL:					
Authority: BBMP	Plot Use: Residential				
Inward_No: BBMP/Ad.Com./RJH/1251/19-20	Plot SubUse: Plotted Resi development	Plot SubUse: Plotted Resi development			
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 26, ULLALU SY NO-59/2,				
Nature of Sanction: New	Khata No. (As per Khata Extract): 26, ULLAL	•			
Location: Ring-III		Locality / Street of the property: ULLALU VILLAGE, KAMADENU ASSOCIATION RAJARAJESHWARI RESIDENCY, WARD NO-130, BANGALORE.			
Building Line Specified as per Z.R: NA					
Zone: Rajarajeshwarinagar					
Ward: Ward-130					
Planning District: 301-Kengeri					
		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	139.20			
NET AREA OF PLOT	(A-Deductions)	139.20			
COVERAGE CHECK					
Permissible Coverage area (104.40				
Proposed Coverage Area (62	,	86.97			
Achieved Net coverage area	` ,	86.97			
Balance coverage area left (17.43				
FAR CHECK					
Permissible F.A.R. as per zo		243.60			
•	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	243.60				
Residential FAR (97.51%)	237.45				
Proposed FAR Area	243.53				
Achieved Net FAR Area (1.7	243.53				
Balance FAR Area (0.00)					
BUILT UP AREA CHECK					
Proposed BuiltUp Area	355.67				
Achieved BuiltUp Area	355.67				

Approval Date: 10/14/2019 5:04:33 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/20330/CH/19-20	BBMP/20330/CH/19-20	1616.9	Online	9135771869	09/30/2019 6:20:08 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1616.9	-	

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Smt. PREETI ACHWANI, Smt. ANITHA ACHWANI, Smt. SEJAL ACHWANI. & Sri. K.R. SUNDARESHA. NO-26, ULLALLI SV NO-50/2

, ULLALU VILLAGE, KAMADENL RAJARAJESHWARI RESIDENC' BANGALORE.



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3.2.3/F 4000/03 04

PROJECT TITLE:

PLAN SHOWING THE PROPOSED BUILDING AT SITE NO-26, ULLALU SY-NO59/2, ULLALU VILLAGE, KAMADENU ASSOCIATION RAJARAJESHWARI RESIDENCY, WARD NO-130, BANGALORE,

492582309-27-09-2019 **DRAWING TITLE:**

12-53-05\$_\$PREETI **ACHWANI**

SHEET NO: 1

	A (COMM)
Use	er-5

-9.14(30'0")-

PARKING

9.14M WIDE ROAD

STILT FLOOR PLAN

ELEVATION

StairCase

0.00

0.00

0.00

0.00

18.85

355.67 | 18.85 | 9.00 |

NAME

D2

D1

D

NAME

W3

W1

Lift

2.25

2.25

2.25

2.25

9.00

LENGTH

0.76

0.90

1.06

LENGTH

0.90

1.80

Deductions (Area in Sq.mt.)

0.00

0.00

0.00

Lift Machine Void Parking

1.13

1.13

1.13

0.00 0.00 78.64

HEIGHT

2.10

2.10

2.10

HEIGHT

1.20

1.20

1.20

2.25 3.39

0.00

0.00

0.00

78.64

2.25 3.39 78.64 237.46 243.54

Block :A (COMM)

Floor

Name

Terrace

Second

Ground

Stilt Floor

Number of

BLOCK NAME

A (COMM)

A (COMM)

A (COMM)

BLOCK NAME

A (COMM)

A (COMM)

Total:

Same

Blocks

First Floor

Total Built

21.10

77.48

83.15

86.97

86.97

355.67

SCHEDULE OF JOINERY:

SCHEDULE OF JOINERY:

Up Area

(Sq.mt.)

7.14X12.18

W1

KITCHEN

2.24X3.00 ₩

TOILET

1.44X1.5

||1.20X1.**5**|0

HALL/DINING

4.29X3.53

— D1 П D1 U2 ——

B.ROOM

2.44X3.50

2.75X1.60

STUDY

GROUND FLOOR PLAN

SECTION ON AA

Parking Check (Table 7b)

No.

Total Built

Up Area

(Sq.mt.)

355.67

SPLIT 1

SPLIT 2

SPLIT 2

Vehicle Type

Total Car

Total

Block

A (COMM)

Grand

TwoWheeler

Other Parking

FAR &Tenement Details

No. of

Same Bldg

FLOOR

GROUND FLOOR PLAN

FIRST FLOOR

FLOOR PLAN

Total:

PLAN SECOND

Reqd.

StairCase

UnitBUA Table for Block :A (COMM)

FLAT

FLAT

18.85

Area (Sq.mt.)

27.50

27.50

13.75

9.00

9.00

Deductions (Area in Sq.mt.)

2.25

2.25

1.80X3.5d

BED ROOM

3.20X3.00

LIFT | 9 2 1.50X1.50 | 9 2 2,5

STAIRCASE

W1 SIT-OUT

2.40X5.58

2.55X1.50 D2

(50'0")

PARAPET WALL

R.C.C.ROOF

CHEJJA —

WINDOW -

FOUNDATION AS PER

Total FAR

Tnmt (No.)

Area

(Sq.mt.)

0.00

74.10

79.77

6.08

243.54

SOIL CONDITION

FAR Area

(Sq.mt.)

Resi.

0.00

74.10

79.77

0.00

NOS

04

12

02

NOS

04

27

237.46

0.15 C.C.B. WALL

POOJA

BED ROOM

3.20X3.00

STAIRCASE

L_ LW1_ TERRACE

2.55X1.50

2.40X5.58

||1.20X1.**\$**|0

· D1 네

HALL/STAIRS

2.75X1.60

STUDY

1.80X3.5d

FIRST FLOOR PLAN

SITE NO's - 5 & 6.

SITE PLAN (Scale 1:200)

No.

Void

3.39

3.39

Name UnitBUA Type UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement

68.89

123.69

0.00

192.58

Area (Sq.mt.)

27.50

27.50

0.00

51.14

FAR Area

(Sq.mt.)

Resi.

237.46

78.64

78.64

62.53

112.63

0.00

175.16

78.64

Total FAR

Area

19

(Sq.mt.)

243.54

Tnmt (No.)

— D1 П D1 U D2 ——

4.29X3.53

KITCHEN

2.24X3.00

TOILET

1.44X1.5

B.ROOM

2.44X3.50

1.00M RWH

′1.00./

1.50X1.5¢