

### Approval Condition :

кітсне

2.24X2.70

ED

D1

FOFR

2.54X5.39

BED ROOM

2.74X3.13

W

LIVING/DINING

4.45X2.70

FAMILY

2.30X2.77

— D1 П D2 — |

TOILET

—<del>V</del>— 7m

**SECOND FLOOR PLAN** 

1.25X2.0

TERRACE

BELOW

STUDY ROOM

2.55X2.08

\_\_\_\_W

STAIRS /

.655x2.4/0L

This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Residential Building at 15MIG , KARNATAKA HOUSING BOAD, KENGERI VILLAGE, , 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.

3.78.31 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

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 22/10/2019 vide lp number: BBMP/Ad.Com./RJH/1320/19-20 subject 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

## FAR &Tenement Details

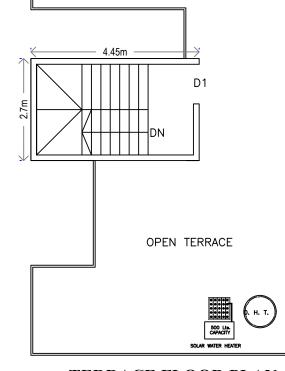
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking	Resi.		
AA (BB)	1	326.24	12.02	78.31	230.57	235.91	02
Grand Total:	1	326.24	12.02	78.31	230.57	235.91	2.00

							SCALE :	1:
			RINDEX					
	V	PLOT BO ABUTTIN	G ROAD					
			ED WORK (COVER G (To be retained)	AGE AREA)				
<b></b>		EXISTING	G (To be demolished VERSION NO.: 1					
	EMENT (BBMP)		VERSION DATE:					
PROJECT D Authority: Bl			Plot Use: Resider	itial				
	om./RJH/1320/19-20		Plot SubUse: Plot	•				
	Type: Suvarna Parvar pe: Building Permissio	-	Land Use Zone: F Plot/Sub Plot No.:	,	)			
	Canction: New Khata No. (As per Khata Extract): 15MIG Locality / Street of the property: KARNATAKA HOUSING BOAD,KENGERI				NGERI			
Location: Ri	ng-III e Specified as per Z.R	<sup>.</sup> NA	VILLAGE,					
Zone: Rajara	ajeshwarinagar							
-	trict: 301-Kengeri							
AREA DETA AREA OF	ALS: PLOT (Minimum)		(A)				SQ.MT. 135.00	
NET AREA	OF PLOT		(A-Deductions)				135.00	
ned. COVERAC	E CHECK Permissible Covera		,				101.25	
	Proposed Coverage Achieved Net cover	•					83.65 83.65	
FAR CHEC	Balance coverage a	area left ( 13.0	4 % )				17.60	
	Permissible F.A.R.		regulation 2015 ( 1. d II ( for amalgamate	,			236.25	
	Allowable TDR Are	a (60% of Per	m.FAR)	a piot - )			0.00	
	Premium FAR for P Total Perm. FAR ar		act Zone ( - )				0.00 236.25	
of	Residential FAR (9 Proposed FAR Area	,					230.57 235.91	
	Achieved Net FAR	Area ( 1.75 )					235.91	
BUILT UP	Balance FAR Area AREA CHECK	<b>、</b>					0.34	
	Proposed BuiltUp A Achieved BuiltUp A						326.24 326.24	
1	BBMP/21446/CH/19- No.	-20 BBIMP/2		1480.6	Online	9160503171 Amount (INR)	5:20:03 PM Remark	
	1		Scru	tiny Fee		1480.6	-	
	UnitBUA	Table f	or Block :	AA (BB)				
	FLOOR GROUND	Name SPLIT 1	UnitBUA Type FLAT	UnitBUA Area 118.74	Carpet Area 118.74	No. of Rooms 6	No. of Tenemer	<u>nt</u>
	FLOOR PLAN FIRST FLOOR	SPLIT 1	FLAT	0.00	0.00	5	0	-
	PLAN SECOND	SPLIT 2	FLAT	58.13	58.13	5	1	-
	FLOOR PLAN Total:	-	-	176.87	176.87	16	2	_
		OWN	IER / GP	A HOLD	ER'S			
			NATURE					
			IER'S ADE					
			1BER & C <b>Hivarayapp</b>					
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			HITECT/E					
1		1 '	PERVISOR					
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			N ROAD, MAT /BL-3.6/E-400		A			
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Tnmt (No.)								
02			IECT TITLE : SHOWING T	HE PROPO	SED RESID	ENTIAL BU	ILDING AT	SIT
2.00			5MIG, KARNA .I,BANGALOR			),KENGERI	VILLAGE,K	EN
		DRA	AWING TITLE		11-34-24\$_\$	)-04-10-2019 SHIVARAY )X50 SGFS	APPA	

								SCALE :	1:100
				INDEX					
	V	ABI			RAGE AREA)				
AREA STATEMENT (BBMP)				(To be demolished VERSION NO.: 1	,				
AREA STA	, <i>,</i> ,			VERSION DATE					
Authority: E	BBMP			Plot Use: Reside	ntial				
BBMP/Ad.Com./RJH/1320/19-20 Application Type: Suvarna Parvangi				Plot SubUse: Plo Land Use Zone:		•			
Proposal Type: Building Permission				Plot/Sub Plot No.	.: 15MIG				
Vature of S	anction: New			Khata No. (As per Locality / Street of		I: 15MIG KARNATAKA HOU	JSING BOAD,KE	NGERI	
	le Specified as per Z.F	R: NA		VILLAGE,					
Zone: Rajai Ward: Ward	rajeshwarinagar								
Planning Di	strict: 301-Kengeri								
AREA DET AREA OF	AILS: PLOT (Minimum)			(A)				SQ.MT. 135.00	
	A OF PLOT GE CHECK			(A-Deductions)				135.00	
	Permissible Covera	-		,				101.25 83.65	
	Achieved Net cove	rage are	ea ( 61.9	6 % )				83.65	
FAR CHE				,				17.60	
	Permissible F.A.R. Additional F.A.R w							236.25 0.00	
	Allowable TDR Are Premium FAR for I	ea (60% )	of Perm.	.FAR )	. /			0.00	
	Total Perm. FAR a	rea ( 1.7		2010 ( <sup>-</sup> )				0.00 236.25	
	Residential FAR (9 Proposed FAR Are	a						230.57 235.91	
	Achieved Net FAR Balance FAR Area		.75)					235.91 0.34	
BUILT UP AREA CHECK Proposed BuiltUp Area Achieved BuiltUp Area							326.24 326.24		
Sr No. 1	Challan Number BBMP/21446/CH/19	-20 BI	Nı	eceipt umber 446/CH/19-20	Amount (INR) 1480.6	Payment Mode Online	Transaction Number 9160503171	Payment Date 10/04/2019 5:20:03 PM	Remar
	No. 1				Head utiny Fee		Amount (INR) 1480.6	Remark	
	UnitBUA	Table	e fo	r Block	:AA (BB)	)			1
	FLOOR GROUND	Na SPLIT	ame	UnitBUA Type FLAT	UnitBUA Area	-	No. of Rooms	No. of Teneme	nt
	FLOOR PLAN FIRST FLOOR	SPLIT		FLAT	0.00		6 5	0	_
	PLAN SECOND	SPLIT		FLAT	58.13		5	1	_
	FLOOR PLAN Total:		-	-	176.87		16	2	
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		NG (To be demolished	,						
ENT (BBMP)		VERSION NO.: VERSION DATE							
AIL:		Plot Use: Reside	Plot Use: Residential						
RJH/1320/19-20		Plot SubUse: Plo	otted Resi develo	pment					
e: Suvarna Parvar Building Permissio		Land Use Zone:		n)					
on: New		Khata No. (As pe	Plot/Sub Plot No.: 15MIG Khata No. (As per Khata Extract): 15MIG Locality / Street of the property: KARNATAKA HOUSING BOAD,KENGERI						
		VILLAGE,	of the property: K	ARNATAKA HOU	JSING BOAD,KE	NGERI			
ecified as per Z.R nwarinagar	: NA								
301-Kengeri									
		(A)				SQ.MT.			
T (Minimum) PLOT		(A) (A-Deductions)				135.00 135.00			
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oposed Coverage chieved Net cove	e Area (61.	96 %)				83.65			
alance coverage	•	,				83.65 17.60			
		ng regulation 2015 ( 1	,			236.25			
dditional F.A.R wi llowable TDR Are	•	and II ( for amalgamat Perm.FAR )	ed plot - )			0.00			
remium FAR for F	Plot within Ir	,				0.00			
otal Perm. FAR a esidential FAR (9	7.74%)					236.25 230.57			
roposed FAR Are chieved Net FAR		)				235.91 235.91			
alance FAR Area	,	/				0.34			
EA CHECK roposed BuiltUp A chieved BuiltUp A						326.24 326.24			
e : 10/22/2019	9 5:39:41	PM							
ils							1		
Challan Number		Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark		
		P/21446/CH/19-20	1480.6	Online	9160503171 Amount (INR)	10/04/2019 5:20:03 PM	-		
No. 1			Head utiny Fee		1480.6	Remark -			
		for Block		_			- 1		
FLOOR GROUND	Name SPLIT 1	UnitBUA Type FLAT	UnitBUA Area 118.74		No. of Rooms 6	No. of Tenemer			
FLOOR PLAN FIRST FLOOR	SPLIT 1	FLAT	0.00		5	0	_		
PLAN SECOND FLOOR PLAN	SPLIT 2	FLAT	58.13	58.13	5	1	_		
Total:	-	-	176.87	176.87	16	2			
	SIC OW NU Sri. 905 NO TAV AR /S MA SB MA BC PRC PLA	/NER / GF GNATURE /NER'S ADI MBER & G SHIVARAYAPF 6 9290 -51/20,SNEHA /ARAGERI NUI CHITECT/E UPERVISOF LU MADHUSU COMPLEX, NI AIN ROAD, MA COMPLEX, NI AIN ROAD, MA COMPLEX, NI AIN ROAD, MA	DRESS V CONTACT PA HIREHAL KUNJA,OPF RSING HON ENGINEEF R'S SIG JDHAN REE EXT TO IYE THIKERE. D3/2014-15	WITH ID F NUMBE AADHAAF R SNATURE R R R SNATURE	R NO-3308				
	NO- HOI	15MIG, KARNA 3LI,BANGALOF RAWING TITLE	ATAKA HOL RE, WARD N	JSING BOAD	D,KENGERI	VILLAGE,KI			
				11-34-24\$_\$ HIREHAL-3(		APPA			

OWNER / GPA HO SIGNATURE
OWNER'S ADDRESS NUMBER & CONTA Sri.SHIVARAYAPPA HIREF 9056 9290 NO-51/20,SNEHA KUNJA,O TAVARAGERI NURSING H
ARCHITECT/ENGINE /SUPERVISOR 'S S MALLU MADHUSUDHAN F SB COMPLEX, NEXT TO I MAIN ROAD, MATHIKERE BCC/BL-3.6/E-4003/2014-
PROJECT TITLE : PLAN SHOWING THE PRC NO-15MIG, KARNATAKA H HOBLI,BANGALORE, WAR
DRAWING TITLE :



**TERRACE FLOOR PLAN** 

SubUse	Block Structure	Block Land Use Category
ed Resi lopment	Bldg upto 11.5 mt. Ht.	R

	Ur	nits	Car				
)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
5	1	-	1	2	-		
	-	-	-	2	2		

	Achieved				
a (Sq.mt.)	No.	Area (Sq.mt.)			
27.50	2	27.50			
27.50	2	27.50			
13.75	0	0.00			
-	-	50.81			
41.25		78.31			