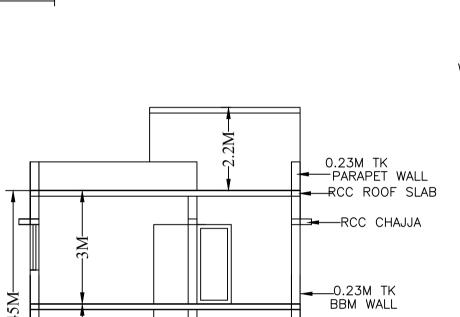


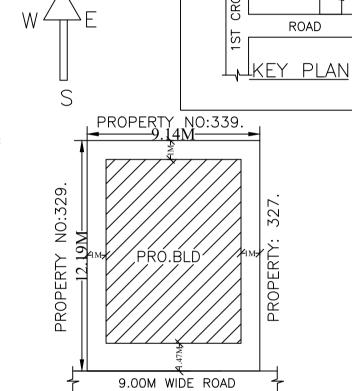
RTO

PRO.BLD

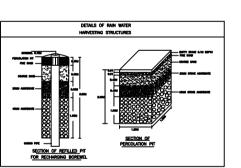
MAIN ROAD

TERRACE FLOOR PLAN





SITE PLAN



Total Built Up

Area (Sq.mt.)

16.80

54.39

69.41

140.60

NAME

NAME

W2

UnitBUA Table for Block :A (ASHOKA)

FLAT

FLAT

140.60

SCHEDULE OF JOINERY:

SCHEDULE OF JOINERY:

SPLIT 1

SPLIT 1

Block : A (ASHOKA)

Terrace Floor

Total Number of

BLOCK NAME

A (ASHOKA)

A (ASHOKA)

BLOCK NAME

A (ASHOKA)

A (ASHOKA)

A (ASHOKA)

FLOOR

FLOOR PLAN FIRST FLOOR

Total:

GROUND

PLAN

Same Blocks

First Floor Ground Floor

Total:

FRONT ELEVATION

Proposed FAR

Area (Sq.mt.)

Resi.

0.00

54.39

54.39

108.78

108.78

HEIGHT

2.10

2.10

HEIGHT

1.00

108.77

0.00

108.77

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

108.77

0.00

108.77

Deductions (Area in Sq.mt.)

StairCase

16.80

0.00

0.00

16.80

16.80

LENGTH

0.76

0.91

LENGTH

1.10

2.00

Parking

0.00

0.00

15.02

15.02

15.02

Total FAR Area

0.00

54.39

54.39

108.78

108.78

NOS

02

06

NOS

02

12

0

00

01

01

(Sq.mt.)

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

## Required Parking(Table 7a)

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

## Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	1	13.75	
Total Car	1	13.75	1	13.75	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	1.27	
Total		27.50	15.02		

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking	Resi.		
A (ASHOKA)	1	140.60	16.80	15.02	108.78	108.78	01
Grand Total:	1	140.60	16.80	15.02	108.78	108.78	1.00

# Block USE/SUBUSE Details

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

Vehicle Type	Re	qd.	Achieved				
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)			
Car	1	13.75	1	13.75			
Total Car	1	13.75	1	13.75			
TwoWheeler	-	13.75	0	0.00			
Other Parking	-	-	-	1.27			
Total		27.50	15.02	•			
AD 0:Tarana and Data:							

## FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking	Resi.		
A (ASHOKA)	1	140.60	16.80	15.02	108.78	108.78	01
Grand Total:	1	140.60	16.80	15.02	108.78	108.78	1.00

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 328, UPKAR RESIDENCY, ULALU, BANGALORE, Bangalore.

a).Consist of 1Ground + 1 only.

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

3.15.02 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 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

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.

good repair for storage of water for non potable purposes or recharge of ground water at all times

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

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date:31/10/2019 vide lp number: BBMP/Ad.Com./RJH/1356/19-20 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

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.11

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

SCALE: 1:100

AREA STATEMENT (BBMP)					
AREA OTATEMENT (DOME)	VERSION DATE: 01/11/2018				
PROJECT DETAIL:					
Authority: BBMP	Plot Use: Residential				
Inward_No: BBMP/Ad.Com./RJH/1356/19-20	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.: 328				
Nature of Sanction: New	Khata No. (As per Khata Extract): 327/328				
Location: Ring-III	Locality / Street of the property: UPKAR RESIDENCY,ULALU,BANGALORE,				
Building Line Specified as per Z.R: NA					
Zone: Rajarajeshwarinagar					
Ward: Ward-130					
Planning District: 301-Kengeri					
AREA DETAILS:		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	111.42			
NET AREA OF PLOT	(A-Deductions)	111.42			
COVERAGE CHECK					
Permissible Coverage area (75	5.00 %)	83.56			
Proposed Coverage Area (62.2	29 %)	69.40			
Achieved Net coverage area (	62.29 % )	69.40			
Balance coverage area left ( 1:	2.71 % )	14.16			
FAR CHECK	•				
Permissible F.A.R. as per zoni	ng regulation 2015 ( 1.75 )	194.98			
Additional F.A.R within Ring I	and II ( for amalgamated plot - )	0.00			
Allowable TDR Area (60% of F	Perm.FAR )	0.00			
Premium FAR for Plot within Ir	mpact Zone ( - )	0.00			
Total Perm. FAR area (1.75)		194.98			
Residential FAR (100.00%)	Residential FAR (100.00%)				
Proposed FAR Area	108.77				
Achieved Net FAR Area ( 0.98		108.77			
Balance FAR Area ( 0.77 )		86.21			
BUILT UP AREA CHECK	'				
Proposed BuiltUp Area		140.60			
Achieved BuiltUp Area		140.60			

Approval Date: 10/31/2019 4:25:39 PM

AREA STATEMENT (BBMP)

## Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/18853/CH/19-20	BBMP/18853/CH/19-20	700	Online	9094212735	09/23/2019 7:14:33 AM	-
	No.	Head			Amount (INR)	Remark	
	1	So	Scrutiny Fee			-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: SRI:ASHOKA #348,14TH

CROSS, JNANABHARATHI, 2ND BLOCK,

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE CHANDRASHEKAR D BCC/BL-3-2-3/E-561/1988-89

PROJECT TITLE: PROPOSED RESIDENTIAL BUILDING ON SITE NO:328, KATHA NO:327/328, UPKAR RESIDENCY,

1467797442-18-09-2019 DRAWING TITLE:

ULALU, BANGALORE, WARD NO:130.

07-51-56\$\_\$ASHOKA

SHEET NO: 1