

730.17

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						
AREA STATEMENT (BBMF)	VERSION DATE: 01/11/2018						
PROJECT DETAIL:	•						
Authority: BBMP	Plot Use: Commercial	Plot Use: Commercial					
Inward_No: BBMP/Ad.Com./RJH/1481/19-20	Plot SubUse: Small Shop	Plot SubUse: Small Shop					
Application Type: General	Land Use Zone: Residential (Main)	Land Use Zone: Residential (Main)					
Proposal Type: Building Permissi							
Nature of Sanction: New		Khata No. (As per Khata Extract): 2166					
Location: Ring-III	BLOCK	Locality / Street of the property: SIR.M.VISVESHWARAYA LAYOUT,3RD BLOCK					
Building Line Specified as per Z.F	R: NA						
Zone: Rajarajeshwarinagar							
Ward: Ward-130							
Planning District: 301-Kengeri							
AREA DETAILS:		SQ.MT.					
AREA OF PLOT (Minimum)	(A)	360.00					
NET AREA OF PLOT	(A-Deductions)	360.00					
COVERAGE CHECK							
	rage area (75.00 %)	270.00					
Proposed Coverag	, ,	240.41					
	erage area (66.78 %)	240.41					
•	area left (8.22 %)	29.59					
FAR CHECK							
	. as per zoning regulation 2015 (1.75)	630.00					
	vithin Ring I and II (for amalgamated plot -)	0.00					
	ea (60% of Perm.FAR)	0.00					
	Plot within Impact Zone (-)	0.00					
Total Perm. FAR a	, ,	630.00					
Residential FAR (9	,	567.43					
Commercial FAR (,	48.28					
Proposed FAR Are		629.30					
Achieved Net FAR	,	629.30					
Balance FAR Area	a (0.00)	0.70					
BUILT UP AREA CHECK							
Proposed BuiltUp		729.98					
Substructure Area	Add in BUA (Layout LvI)	0.19					

Approval Date: 12/02/2019 10:59:50 AM

Achieved BuiltUp Area

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/23912/CH/19-20	BBMP/23912/CH/19-20	5110	5110 Online		11/06/2019 12:07:25 PM	-
	No.		Head			Remark	
	1	S	crutiny Fee		5110	-	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category				
A (RESIDENTAIL)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	R				
Required Parking(Table 7a)								

Block	Туре	SubUse	Area	Ur	its		Car	
Name	Туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
Α	Residential	Hostel	> 0	10	-	1	1	-
(RESIDENTAIL)	Commercial	Small Shop	> 0	50	48.28	1	1	-
	Total						2	2

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved			
verlicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	2	27.50	3	41.25		
Total Car	2	27.50	3	41.25		
TwoWheeler	-	13.75	0	0.00		
Other Parking	-	-	-	24.42		
Total		41.25		65.67		

Approval Condition:

3.50X6.08

PASSAGE

2.70X4.95

TOILET

1.50X3.70

OPEN TERRACE

SECOND FLOOR PLAN

4.00X8.43

1.50X1.50

6.00X5.35

1.50X1.50

4.85X3.50

4.50X3.77

TOILET LI 2.00X1.20 D2 2.35X1.35

4.50X8.40

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Building at 2166, SIR.M. VISVESHWARAYA LAYOUT,3RD BLOCK, Bangalore.

a).Consist of 1Ground + 2 only. 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any

3.65.67 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. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority. 17. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 18. 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). 19.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. 20.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 21.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 workers engaged by him.

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

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 Joint Commissioner (RR NAGAR) on date: 02/12/2019 Ip number: ____BBMP/Ad.Com./RJH/1481/19-20_ 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

			1			_
						HEAD ROOM
	" " " "	[n n	1/1 1/1	;	// //	=
	" "	[n n	11 11	; [,	// //	—
PL	" "					
	EL	EVATION			Ш	<u>GL</u>

12.00 m wide ROAD

GROUND FLOOR PLAN

1.50X2.19

PARKING

8.15X8.97

2.00X1.20 D2 2.35X1.35

COMMERCIAL SPACE

4.50X8.40

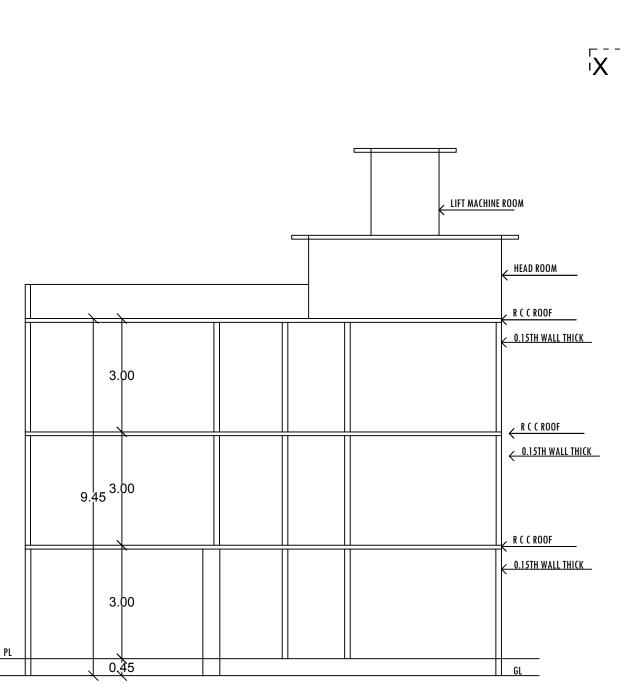
5.00X3.00

4.00X4.28

4.00X4.00

1.50X1.50

LIFT MACHINE ROOM



TO II FT

4.85X3.50

2.50X1.40

ROOM

4.50X3.77

2.00X1.20 D2 2.35X1.35

4.50X8.40

| | | | 50x2.19| | | 50x2.19|

3.50X6.08

PASSAGE

2.70X4.95

TOILET

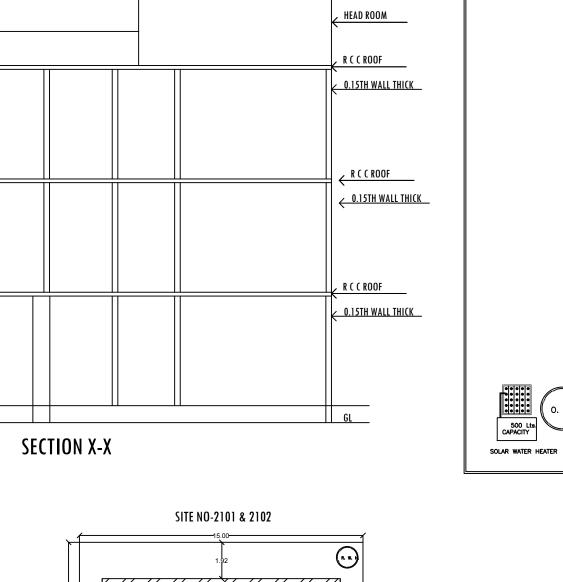
1.50X3.70

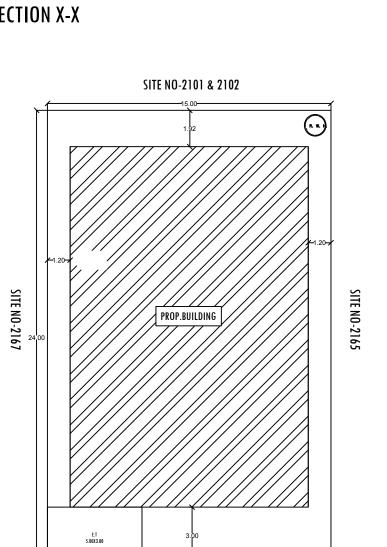
FIRST FLOOR PLAN

4.00X8.43

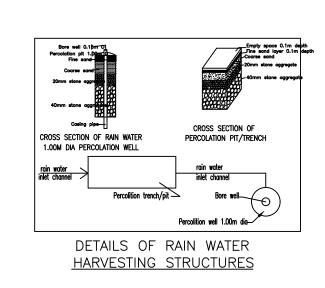
1.50X1.50

6.00X5.35

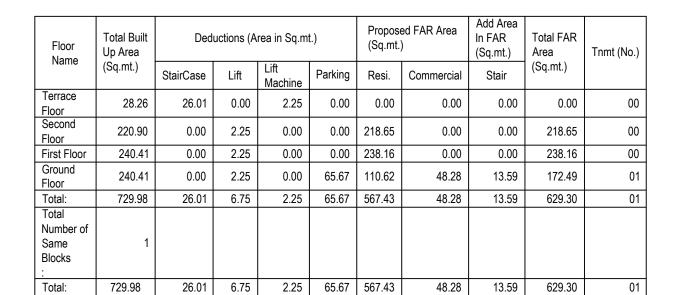




SITE PLAN SCALE 1:200



TERRACE FLOOR PLAN



SCHEDULE OF JOINERY:

2.10 2.10	12
2.10	44
2.10	11
2.10	02
	2.10

NAME LENGTH HEIGHT NOS BLOCK NAME A (RESIDENTAIL) 2.50 A (RESIDENTAIL) 1.70 2.50 03 A (RESIDENTAIL) W 1.80 2.50

UnitBUA	UnitBUA Table for Block :A (RESIDENTAIL)									
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement				
GROUND	SPLIT 1	FLAT	496.27	496.27	3	c				
FLOOR PLAN	SPLIT 1	OFFICE	43.91	43.91	2	2				
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	11	0				
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	11	0				
Total:	-	-	540.18	540.18	27	2				

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area	Dedu	uctions (A	rea in Sq.m	t.)		osed FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
	Odific Blag	(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	Commercial	Stair	(Sq.mt.)	(140.)
A (RESIDENTAIL)	1	729.98	26.01	6.75	2.25	65.67	567.43	48.28	13.59	629.30	01
Grand Total:	1	729.98	26.01	6.75	2.25	65.67	567.43	48.28	13.59	629.30	1.00

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Sri.H.S.DHANANJAYA. AADHAAR NO-4274 2409 NO-794,SAMRDI,11th MAIN ROAD 12th CROSS, VINAYAKA LAYOUT, NA Chesses .

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE MALLU MADHUSUDHAN REDDY #2. LEVEL 2. SB COMPLEX, NEXT TO IYER S MAIN ROAD, MATHIKERE. BCC/BL-3.6/E-4003/2014-15

PROJECT TITLE: THE PLAN OF THE PROPOSED RESIDENTIAL BUILDING ATSITE NO-2166, SIR.M.VISVESHWARAYA LAYOUT, 3rd BLOCK, BANGALORE, WARD NO-130.

DRAWING TITLE: 2

SHEET NO: 1

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedMetric (860.00 x 780.00MM)