

UserDefinedMetric (950.00 x 750.00MM)

Floor Name	Total Built Up Area		Deductio	ns (Area in s	Sq.mt.)			osed FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)	Carpet Area other than Tenement
Humo	(Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Parking	Resi.	Commercial	Stair	(Sq.mt.)	()	
Terrace Floor	23.37	20.50	0.00	2.87	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Third Floor	135.54	0.00	2.87	0.00	17.98	0.00	114.69	0.00	0.00	114.69	00	0.00
Second Floor	135.54	0.00	2.87	0.00	17.98	0.00	114.69	0.00	0.00	114.69	00	0.00
First Floor	135.54	0.00	2.87	0.00	17.98	0.00	114.69	0.00	0.00	114.69	01	0.00
Ground Floor	135.54	0.00	2.87	0.00	0.00	87.94	0.00	30.33	14.40	44.73	00	0.00
Basement Floor	26.52	0.00	2.87	0.00	0.00	0.00	23.65	0.00	0.00	23.65	00	6.44
Total:	592.05	20.50	14.35	2.87	53.94	87.94	367.72	30.33	14.40	412.45	01	6.44
Total Number of Same Blocks :	1											
Total:	592.05	20.50	14.35	2.87	53.94	87.94	367.72	30.33	14.40	412.45	01	06
SCHEDULE OF JOINERY:												
BLOCK N	AME	NAME		LENGT	Ή	HEIC	GHT	NOS				

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	D2	0.75	2.10	07
A (1)	D1	0.90	2.10	01
A (1)	MD	1.10	2.10	12
A (1)	RS	3.00	2.10	01
SCHEDULE	OF JOINERY	·. ·		
				NOO

A (1)	V	1.00	1.20	04
A (1)	W2	1.20	1.20	03
A (1)	V	1.50	1.20	03
A (1)	W	2.00	1.20	44

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	30.33	30.33	1	1
FIRST FLOOR PLAN	SPLIT FF	FLAT	344.06	256.41	7	1
TYPICAL - SECOND& THIRD FLOOR PLAN	SPLIT FF	FLAT	0.00	0.00	6	0
Total:	-	-	374.39	286.74	20	2

Block	Name	Block	Jse	Block	SubUse	Block	Structure		Block Land Use Category					
A	[1]	Comme	ercial	Small	Shop	Bldg upt	o 11.5 mt. I	Ht.	R]			
Requir	red Pa	ırking(Table	7a)										
Block				Area	Un	its			Car					
Name	Туре	Sub		(Sq.mt.)	Reqd.	Prop.	Reqd./	Unit	Reqd.	Pro	D.			
A (4)	Residenti	ial Ho:	stel	> 0	10	-	1		1	-				
A (1)	Commerc	ial Small	Shop	> 0	50	30.33	1		1	-				
	Tota	al :		-	-	-	-		2	3				
Vehicle	ig Che	```	Rec	, qd.			Acł	nieved						
Verner	зтурс	No.		Area (Sq.mt.)		No.		Are	Area (Sq.mt.)					
Car		2		27.50		3			41.25					
Total Car		2			.50		3		41.25					
TwoWhee		-		13	.75		0		0.00					
Other Par	king	-			-		-		46.69					
Total					41.25				8	7.94				
AR 8	Tenen	nent [Details	5										
No. of Same Blo		Total Built Up Area		Deducti	ons (Area in	Sq.mt.)			posed F <i>I</i> a (Sq.mt		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Carpet Area other than
		(Sq.mt.)	StairCas	e Lift	Lift Machine	Duct	Parking		Comn	nercial	Stair	(34)		Tenemer
A (1)	1	592.05		14.35	2.87	53.94	87.94	367.72		30.33	14.40	412.45	01	6.4
Grand	1	592.05	20.5	0 14.35	2.87	53.94	87.94	367.72		30.33		412.45	1.00	6.44

Approval Condition :			
This Plan Sanction is issued subject to the following conditions :			
1.Sanction is accorded for the Commercial Building at 30 , HOSAKEREHALLI VILLAGE Z			
a).Consist of 1Basement + 1Ground + 3 only. 2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any			COLOR INDE
other use.			PLOT BOUNDARY
.87.94 area reserved for car parking shall not be converted for any other purpose. .Development charges towards increasing the capacity of water supply, sanitary and power main		v	ABUTTING ROAD
has to be paid to BWSSB and BESCOM if any.			PROPOSED WOR
Necessary ducts for running telephone cables, cubicles at ground level for postal services & space			EXISTING (To be r
or dumping garbage within the premises shall be provided. The applicant shall INSURE all workmen involved in the construction work against any accident.			EXISTING (To be d
untoward incidents arising during the time of construction.	AREA STA	TEMENT (BBMP)	VERSI
The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	PROJECT		VERSI
The debris shall be removed and transported to near by dumping yard. The applicant shall maintain during construction such barricading as considered necessary to	Authority: E		Plot Us
revent dust, debris & other materials endangering the safety of people / structures etc. in	7 (d. 1. 0. 1. g) -		Plot Su
& around the site.	Application	Type: General	Land U
The applicant shall plant at least two trees in the premises. 0.Permission shall be obtained from forest department for cutting trees before the commencement		ype: Building Permission	Plot/Su
of the work.	Nature of S	Sanction: New	Khata N
1. License and approved plans shall be posted in a conspicuous place of the licensed premises. The	Location: R	Ring-III	Locality
puilding license and the copies of sanctioned plans with specifications shall be mounted on		-	UTTAF
I frame and displayed and they shall be made available during inspections. 2.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	Zone: Raia	rajeshwarinagar	
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	Ward: War		
he second instance and cancel the registration if the same is repeated for the third time.		istrict: 301-Kengeri	
3. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and	AREA DET		
esponsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). I. The building shall be constructed under the supervision of a registered structural engineer.	AREA OF	F PLOT (Minimum)	(A)
5.On completion of foundation or footings before erection of walls on the foundation and in the case			(A-Ded
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	COVERA	GE CHECK	
6.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.		Permissible Coverage	. ,
7.Drinking water supplied by BWSSB should not be used for the construction activity of the building.		Proposed Coverage A	
8. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in		Achieved Net coverag	. ,
good repair for storage of water for non potable purposes or recharge of ground water at all times	FAR CHE	Balance coverage are	a left (17.77%)
naving a minimum total capacity mentioned in the Bye-law 32(a). 9.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the		Permissible F.A.R. as	per zoning regulation
authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the		Additional F.A.R within	
irst instance, warn in the second instance and cancel the registration of the professional if the same		Allowable TDR Area (• · ·
s repeated for the third time.		Premium FAR for Plot	,
0.The Builder / Contractor / Professional responsible for supervision of work shall not shall not naterially and structurally deviate the construction from the sanctioned plan, without previous		Total Perm. FAR area	(1.75)
approval of the authority. They shall explain to the owner's about the risk involved in contravention		Residential FAR (89.1	5%)
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of		Commercial FAR (7.3	5%)
he BBMP. 1 In some of any false information, microproportation of facto, or panding court appear, the plan		Proposed FAR Area	
1.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.		Achieved Net FAR Are	()
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM		Balance FAR Area (0	.01)
(HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :	BUILT UF	PAREA CHECK	
		Proposed BuiltUp Area Substructure Area Ado	
Registration of		Achieved BuiltUp Area	,
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. P. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and	· · ·	· · ·	
ist 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.	Approval Payment [Date : 01/04/2020 1 Details	0:04:37 AM
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	Sr No.	Challan	Receipt
engage a construction worker in his site or work place who is not registered with the "Karnataka	4	Number	Number
Building and Other Construction workers Welfare Board".	1	BBMP/30868/CH/19-20	BBMP/30868/CH
ote :		No. 1	
Accommodation shall be provided for setting up of schools for imparting education to the children o construction workers in the labour camps / construction sites. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. Employment of child labour in the construction activities strictly prohibited. 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.			

vide

_ subject to

PROPOSED WORK (COVERAGE AREA)	PROPOSED WORK (COVERAGE AREA)				
EXISTING (To be retained)					
EXISTING (To be demolished)					
VERSION NO.: 1.0.11					
EA STATEMENT (BBMP) VERSION DATE: 01/11/2018					
OJECT DETAIL:					
thority: BBMP Plot Use: Commercial					
Plot SubUse: Small Shop					
plication Type: General Land Use Zone: Residential (Main)					
pposal Type: Building Permission Plot/Sub Plot No.: 30					
ture of Sanction: New Khata No. (As per Khata Extract): 798/299/30					
cation: Ring-III Locality / Street of the property: HOSAKEREHALLI VILLAG UTTARAHALLI HOBLI, BANGALORE	Ε,				
ne: Rajarajeshwarinagar					
ard: Ward-160					
Inning District: 301-Kengeri					
EA DETAILS:	SQ.MT.				
REA OF PLOT (Minimum) (A)	236.83				
(A-Deductions)	236.83				
OVERAGE CHECK					
Permissible Coverage area (75.00 %)	177.62				
Proposed Coverage Area (57.23 %)	135.54				
Achieved Net coverage area (57.23 %)	135.54				
Balance coverage area left (17.77 %)	42.08				
AR CHECK					
Permissible F.A.R. as per zoning regulation 2015 (1.75)	414.45				
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00				
Allowable TDR Area (60% of Perm.FAR)	0.00				
Premium FAR for Plot within Impact Zone (-)	0.00				
Total Perm. FAR area (1.75)	414.45				
Residential FAR (89.15%)	367.71				
Commercial FAR (7.35%)	30.33				
Proposed FAR Area	412.44				
Achieved Net FAR Area (1.74)	412.44				
Balance FAR Area (0.01)	2.01				
UILT UP AREA CHECK					
Proposed BuiltUp Area	592.05				
Substructure Area Add in BUA (Layout Lvl)	15.00				
Achieved BuiltUp Area	607.05				

SCALE : 1:100

Cable	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Pavment Date	Remark
Sr No.	Number	Number		F ayment would	Number	F ayment Date	
4			6352.72	Online	9480207613	12/10/2019	
I	BBMP/30868/CH/19-20	BBMP/30868/CH/19-20		Online		4:20:02 PM	-
	No.		Head				
	1	6352.72	-				

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

The plans are approved in accordance with the acceptance for approval by

the Joint Commissioner (RR NAGAR) on date: 04/01/2020

lp number: <u>BBMP/Ad.Com./RJH/1739/19-20</u> subject t terms and conditions laid down along with this building plan approval.

BHRUHAT BENGALURU MAHANAGARA PALIKE

	Use	
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	Prop.	
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	3	
	.)	
	.,	
	7.94	

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M PADMANABHAN #119, 6TH MAIN ROAD, NANDAKUMAR LAYOUT, AREHALLI, BANGALORE
Paden A
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE ARPITHA R BCC/BL-3.6/E-4469/2019-20
PROJECT TITLE : PLAN SHOWING THE PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING AT SITE NO - 30, KATHA NO - 798/299/30, HOSAKEREHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE. WARD NO - 160.
DRAWING TITLE : 307242245-30-12-2019

10-40-22\$_\$PADMANABHAN

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

SHEET NO: 1