

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

EXISTING (To be demolished)



219.68

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
AREA STATEMENT (BBIMP)	VERSION DATE: 01/11/2018	
PROJECT DETAIL:	•	
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Ad.Com./RJH/1835/19-20	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 130	
Nature of Sanction: New	Khata No. (As per Khata Extract): 130/130	
Location: Ring-III	Locality / Street of the property: K P S C L BANGALORE	AYOUT, NAGADEVANAHALLI,
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)	92.64
NET AREA OF PLOT	(A-Deductions)	92.64
COVERAGE CHECK	•	
Permissible Coverage area (	(75.00 %)	69.48
Proposed Coverage Area (5	9.82 %)	55.42
Achieved Net coverage area	( 59.82 % )	55.42
Balance coverage area left (	15.18 % )	14.06
FAR CHECK		•
Permissible F.A.R. as per zo	ning regulation 2015 ( 1.75 )	162.12
Additional F.A.R within Ring	I and II ( for amalgamated plot - )	0.00
Allowable TDR Area (60% o	f Perm.FAR )	0.00
Premium FAR for Plot within	Impact Zone ( - )	0.00
Total Perm. FAR area ( 1.75		162.12
Residential FAR (94.26%)		147.88
Proposed FAR Area		156.88
Achieved Net FAR Area (1.	69)	156.88
Balance FAR Area ( 0.06 )		5.24
BUILT UP AREA CHECK		•
Proposed BuiltUp Area		219.68
		<del> </del>

Approval Date: 01/07/2020 12:46:23 PM

Achieved BuiltUp Area

### **Payment Details**

<u>Ventilating</u> covers

Coarse sand

20mm st

Aggregate **\*\*\*\*** 

40mm stokes

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CROSS SECTION

OF RAIN WATER

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

the Assistant Director of town planning (RR NAGAR) on date:07/01/2020

to terms and conditions laid down along with this building plan approval.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

HARVESTING

vide lp number: BBMP/Ad.Com./RJH/1835/19-20

Validity of this approval is two years from the date of issue.

WELL(NOT TO SCALE)

aggregate

Cr No	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Domork
Sr No.	Number	Number	mber Amount (INR) Fayment Mode		Number	Fayineni Dale	Remark
1	BBMP/32339/CH/19-20	BBMP/32339/CH/19-20	1014	Online	9546152659	12/23/2019	
'	DDIVIP/32339/CH/19-20	DDIVIP/32339/CH/19-20	9/CH/19-20 1014		9540152059	10:01:17 AM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1014	-	

### Block USE/SUBUSE Details

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: LOKAYYA GOWDA 130, 3RD CROSS ROAD,

KPSC LAYOUT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Rakesh Gowda R 4009/C, 1st A Main Road.

B-Block, 2nd Stage, Subramany Bangalore-560021, Mob:63618 BCC/BL-3.6/E:3854/2013-14

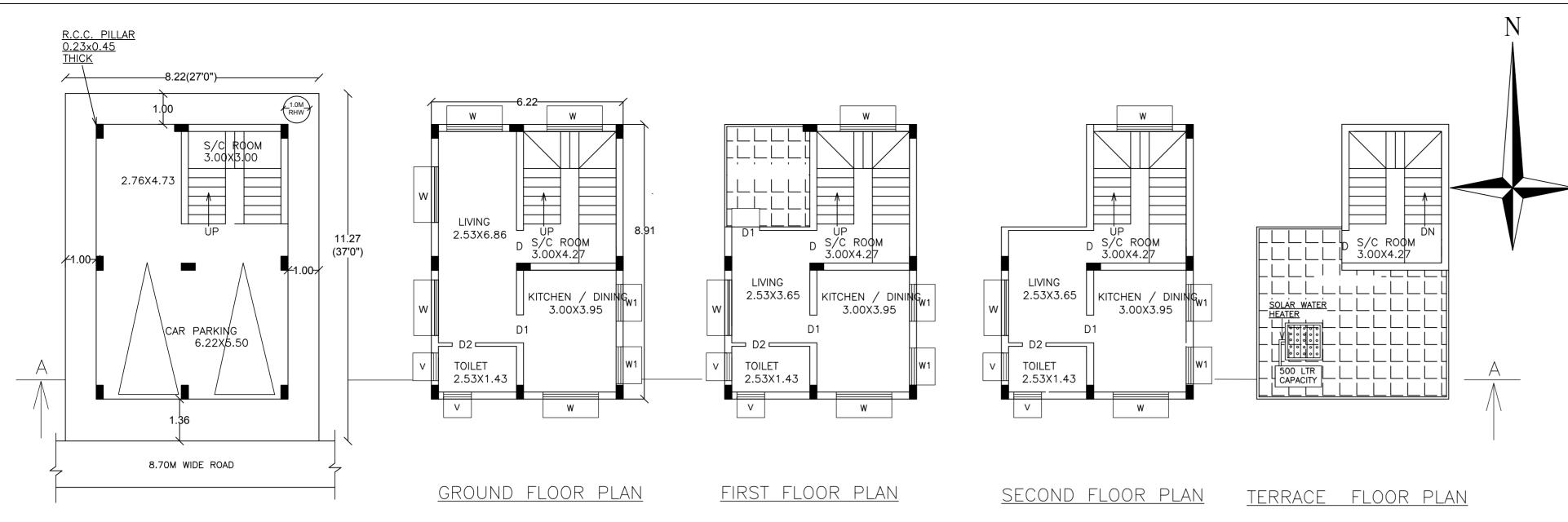
PROJECT TITLE: PLAN SHOWING THE PROPOSED RESIDENTIAL

BUILDING AT SITE NO; 130,SYNO 24&25 karnataka lokaseva housing co-operative society Limited Nagadevanahalli bangalore ward no 130

778896106-04-01-2020 DRAWING TITLE:

03-24-45\$\_\$LOKAYYA

SHEET NO: 1



# STILT FLOOR PLAN

Block :A (RESIDENTIAL)

Floor Name

Terrace Floor

Second Floor

Ground Floor

Total Number of

BLOCK NAME

A (RESIDENTIAL)

A (RESIDENTIAL)

A (RESIDENTIAL)

A (RESIDENTIAL)

**BLOCK NAME** 

A (RESIDENTIAL)

A (RESIDENTIAL)

A (RESIDENTIAL)

Same Blocks

First Floor

Stilt Floor

Total Built Up

16.37

46.24

46.24

55.41

55.42

219.68

NAME

D2

D1

D

NAME

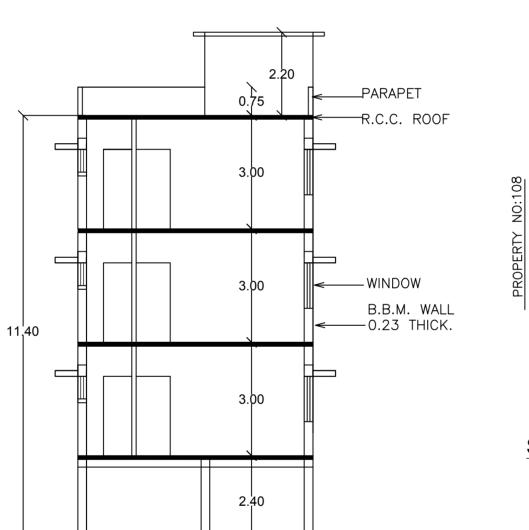
W1

219.68

SCHEDULE OF JOINERY:

SCHEDULE OF JOINERY:

Area (Sq.mt.)



EXISTING OLD BUILDING

TO BE DISMANTILE anction is accorded for the Residential Building at 130 , K P S C LAYOUT

/ , NAGADEVANAHALLI, BANGALORE, Bangalore. PROPERTY NO:109&12/9 ----8.<sub>22(27'0")</sub>-PROPOSED RESIDENTIAL BUILDING 8.70M WIDE ROAD SITE PLAN (SCALE 1;200)

AS PER SOIL SECTION ON A'-A CONDITION.

Required Parking (Table 7a)

<u>Required</u>	Parking	Mable /	(a)					
Block	Type	e SubUse Area		Units Car				
Name	Турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-

Parking Check (Table 7h)

Farking Check (Table 7b)								
Vehicle Type	Re	eqd.	Achi	ieved				
verlicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)				
Car	1	13.75	2	27.50				
Total Car	1	13.75	2	27.50				
TwoWheeler	-	13.75	0	0.00				
Other Parking	-	-	-	18.92				
Total		27.50		46.42				

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Proposed FAR Area (Sq.mt.)		Deductions (Area in Sq.mt.) Area Total FAR		Deductions (Area in Sq.mt.)		Tnmt (No.)
			StairCase	Parking	Resi.				
A (RESIDENTIAL)		219.68	16.37	46.42	147.89	156.89	03		
Grand Total:	1	219.68	16.37		147.89	156.89	3.00		

## UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	55.41	34.13	3	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	46.24	26.01	3	1
SECOND FLOOR PLAN	SPLIT 3	FLAT	46.24	26.01	3	1
Total:	_	_	147 89	86 15	g	3

#### 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. β.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. 0.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.

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

4.Development charges towards increasing the capacity of water supply, sanitary and power main

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

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 obtaine 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

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

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".

Approval Condition:

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

This Plan Sanction is issued subject to the following conditions:

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.

fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

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

BHRUHAT BENGALURU MAHANAGARA PALIKE

UserDefinedMetric (720.00 x 520.00MM)

FRONT ELEVATION

Deductions (Area in Sq.mt.)

Parking

0.00

0.00

0.00

0.00

46.42

46.42

StairCase

16.37

0.00

0.00

0.00

0.00

16.37

16.37

LENGTH

0.75

0.90

0.90

1.06

LENGTH

0.90

1.20

1.80

Proposed FAR

Area (Sq.mt.)

Resi.

0.00

46.24

46.24

55.41

0.00

147.89

147.89

HEIGHT

2.10

2.10

2.10

2.10

HEIGHT

1.20

1.20

1.20

Tnmt (No.)

00

01

00

0.00

46.24

46.24

55.41

9.00

156.89

156.89

NOS

03

03

01

03

NOS

06

06

11