

Total Number of Same Blocks 199.33 11.70 1.44 42.41 137.96 143.78 Total: SCHEDULE OF JOINERY:

1.44

42.41

137.96

143.78

02

02

11.70

199.33

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RESI)	D2	0.75	2.10	03
A2 (RESI)	D1	0.91	2.10	07
A2 (RESI)	ED	1.05	2.10	02
		/.		

SCHEDULE OF JOINERY:

Total:

NAME	LENGTH	HEIGHT	NOS
V	1.20	1.20	03
W	1.41	1.20	01
W	1.58	1.20	01
W	1.64	1.20	01
W	1.80	1.20	21
	V W W W	V 1.20 W 1.41 W 1.58 W 1.64	V 1.20 1.20 W 1.41 1.20 W 1.58 1.20 W 1.64 1.20

UnitBUA Table for Block :A2 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT gf-01	FLAT	48.23	32.77	4	1
FIRST FLOOR PLAN	SPLIT split tenement	FLAT	89.73	69.87	4	1
SECOND FLOOR PLAN	SPLIT split tenement	FLAT	0.00	0.00	4	0
Total:	-	-	137.96	102.64	12	2

Required Parking(Table 7a)

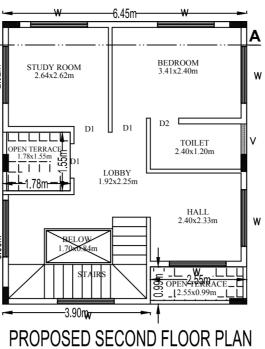
Block	Туре	SubUse	Area	Ur	nits		
Name	Туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Γ
A2 (RESI)	Residential	Plotted Resi development	50 - 225	1	-	1	
	Total :		-	-	-	-	
Parking		(Table	7b)				1

Vahiala Tura		Reqd.	Ac	hieved
Vehicle Type	No.	Area (Sq.mt.)	No.	Area
Car	1	13.75	2	2
Total Car	1	13.75	2	2
TwoWheeler	-	13.75	0	
Other Parking	-	-	-	1
Total		27.50		

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deduction	Proposed FAR Area (Sq.mt.)		
			StairCase	Void	Parking	Resi.
A2 (RESI)	1	199.33	11.70	1.44	42.41	137.96
Grand Total:	1	199.33	11.70	1.44	42.41	137.96
	'	100.00	11.70	1.44	12.71	107.00

UserDefinedMetric (720.00 x 520.00MM)





This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Residential Building at 30, Talaghattapura Village, Kanakapura Main road, Bengaluru, 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.

3.42.41 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

9.00M WIDE ROAD

SITE PLAN (SCALE 1:200)

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.

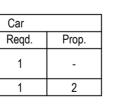
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3. Employment of child labour in the construction activities strictly prohibited.

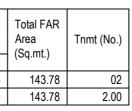
4.Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the 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:14/01/2020 vide lp number: BBMP/Ad.Com./RJH/1937/19-20 _ 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.



(Sq.mt.)	
27.50	
27.50	
0.00	
14.91	
42.41	



	COLOF	RINDEX
	PLOT BO	UNDARY
	ABUTTIN	G ROAD
	PROPOS	ED WORK (COVERAGE AREA)
		G (To be retained)
		G (To be demolished)
		VERSION NO.: 1.0.11
AREA STATEMENT (BBMP)		VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Ad.Com./RJH/1937/19-20		Plot SubUse: Ploteed Resi
Application Type: Suvarna Parva		Land Use Zone: Residential (Mair
Proposal Type: Building Permissi	on	Plot/Sub Plot No.: 30
Nature of Sanction: New		Khata No. (As per Khata Extract):
Location: Ring-III		Locality / Street of the property: To road, Bengaluru
Building Line Specified as per Z.F	R: NA	
Zone: Rajarajeshwarinagar		
Ward: Ward-198		
Planning District: 321-Anjanapura	a	
AREA DETAILS:		
AREA OF PLOT (Minimum)		(A)
NET AREA OF PLOT		(A-Deductions)
COVERAGE CHECK		
Permissible Cover	age area (75.0	0 %)
Proposed Coverag		,
Achieved Net cove	- ·	
Balance coverage	area left (16.7	5%)
FAR CHECK		
		regulation 2015 (1.75)
	•	d II (for amalgamated plot -)
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Premium FAR for I		act Zone (-)
Total Perm. FAR a	area(1.75)	
Residential FAR (9	,	
Proposed FAR Are		
Achieved Net FAR	R Area (1.74)	
Balance FAR Area	ı (0.01)	
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Proposed BuiltUp		
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PROJECT I Authority: B			Plot I	Jse: Res	idential						
Inward_No:					Ploteed Resi						
Application	Com./RJH/1937/19-20 Type: Suvarna Parva	-			e: Residential	(Mai	in)				
	ype: Building Permission anction: New	on		Sub Plot No. (As	No.: 30 per Khata Ext	ract)	: 315/10/6-30				
Location: R	ing-III			ity / Stre Bengalu		rty: T	Talaghattapura V	√illage, Kanakapur	a Main		
-	e Specified as per Z.F	r: Na	1000,	Dongala							
Zone: Rajar Ward: Ward	rajeshwarinagar d-198										
Planning Di AREA DET	istrict: 321-Anjanapura	l							90	Q.MT.	
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	A OF PLOT GE CHECK		(A-De	ductions	5)					82.80	
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	Proposed Coverag Achieved Net cove		、 ,							48.23 48.23	
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	Permissible F.A.R.								1	44.90	
	Additional F.A.R w Allowable TDR Are		•	-	nated plot -)					0.00	
	Premium FAR for F	Plot with	in Impact Zone							0.00	
	Total Perm. FAR a Residential FAR (9	5.95%)	,							44.90 37.96	
	Proposed FAR Are Achieved Net FAR		1 74)						1	43.78 43.78	
	Balance FAR Area								1	43.78	
BUILT UP	PAREA CHECK Proposed BuiltUp A	Area							1	99.33	
	Achieved BuiltUp A									99.33	
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rea (5.95'	1.75) %)							44.90 37.96	
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		esidential	Plotted Resi development	Bldg upto 11.5	mt. Ht.	Calleg	R
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BHRUHAT BENGALURU MAHANAGARA PALIKE