

SCALE: 1:100

COLOR INDEX

EXISTING (To be demolished)

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



212.96

	= = = = = = = = = = = = = = = = = = = =			
ADEA OTATEMENT (DDMD)	VERSION NO.: 1.0.11			
AREA STATEMENT (BBMP)	VERSION DATE: 01/11/2018			
PROJECT DETAIL:	·			
Authority: BBMP	Plot Use: Residential			
Inward_No:	Plot SubUse: Plotted Resi development	Plot Suhl Isa: Plotted Resi development		
BBMP/Ad.Com./RJH/2029/19-20	'	'		
Application Type: Suvarna Parva		Land Use Zone: Residential (Main)		
Proposal Type: Building Permissi				
Nature of Sanction: New	Khata No. (As per Khata Extract): 167/167			
Location: Ring-III				
Building Line Specified as per Z.f	R: NA			
Zone: Rajarajeshwarinagar				
Ward: Ward-198				
Planning District: 301-Kengeri				
AREA DETAILS:		SQ.MT.		
AREA OF PLOT (Minimum)	(A)	112.1		
NET AREA OF PLOT	(A-Deductions)	112.1		
COVERAGE CHECK	(77.00.0)			
	age area (75.00 %)	84.0		
Proposed Coverage	·	61.6		
	erage area (54.95 %)	61.6		
	area left (20.04 %)	22.4		
FAR CHECK	1 1 2017 (1)			
	as per zoning regulation 2015 (1.75)	196.1		
	vithin Ring I and II (for amalgamated plot -)	0.0		
	ea (60% of Perm.FAR)	0.0		
	Plot within Impact Zone (-)	0.0		
Total Perm. FAR a	,	196.1		
Residential FAR (,	171.2		
Proposed FAR Are		171.2		
Achieved Net FAR	` '	171.2		
Balance FAR Area	(0.22)	24.90		
BUILT UP AREA CHECK				
Proposed BuiltUp	Area	212.9		

Approval Date: 01/21/2020 4:07:34 PM

OWNER / GPA HOLDER'S

OWNER'S ADDRESS WITH ID

SARNAIKMAL, 529-E-V

ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE

NUMBER & CONTACT NUMBER:

UPPINA KUDRU BHASKAR AITHAL #41/2.

, SAMRATNAGAR, KOLI

SIGNATÚRE

Achieved BuiltUp Area

Payment Details

Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark
Number Number	Number	Number	Amount (int)	i ayinent wode	Number	l ayment bate	Remark
1	BBMP/34362/CH/19-20	DDMD/34363/CU/40-30	958	Online	9637611851	01/08/2020	
1	DDIVIP/34302/CH/19-20	BBMP/34362/CH/19-20	930	Online	903/011031	1:14:36 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			958	-	

This Plan Sanction is issued subject to the following conditions:

Approval Condition:

STUDY ROOM |

BED ROOM

3.23X3.56

2.98X2.12 1 20X2.1

1 4 29 X 14 7 9 11 ± ¥ B SON 1

BED ROOM

3.46X3.56

SECOND FLOOR PLAN

(SCALE 1:100)

PROPOSED TERRACE FLOOR PLAN

(Proposed)

1. Sanction is accorded for the Residential Building at 167, #167 BALAJI HBCS, VAJARAHALLI , Bangalore. a).Consist of 1Ground + 2 only.

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any 3.29.05 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 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 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

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

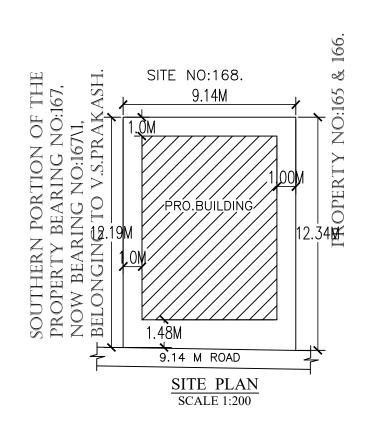
4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.In case if the documents submitted in respect of property in question is found to be false or fabricated, 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: 21/01/2020 vide lp number: BBMP/Ad.Com./RJH/2029/19-20

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



11.20 mt. Total Ht.

9.00 mt. from (

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R
Required P	arkina(Table	7a)	_	_

FRONT ELEVATION

9.14 MTS WIDE ROAD

GROUND FLOOR PLAN

(Proposed)

(SCALE 1:100)

SubUse Regd./Unit Regd. Prop. Plotted Resi development 50 - 225 Residential

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved		
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	-	-	-	1.55	
Total		27.50		29.05	

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 (A)	1	212.96	12.69	29.05	171.22	171.22	02				
Grand Total:	1	212.96	12.69	29.05	171.22	171.22	2.00				

Block :A (A)

BLOCK NAME

SECTION ON X-X

MISTUDY ROOM

2.68X2.12

BED ROOM

3.23X3.56

l.50X1.7

FIRST FLOOR PLAN

(SCALE 1:100)

(Proposed)

BED ROOM

3.46X3.56

Floor Name	Total Built Up	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	Area (Sq.mt.)	StairCase	Parking	Resi.	(Sq.IIII.)	
Terrace Floor	12.69	12.69	0.00	0.00	0.00	00
Second Floor	69.33	0.00	0.00	69.33	69.33	00
First Floor	69.33	0.00	0.00	69.33	69.33	01
Ground Floor	61.61	0.00	29.05	32.56	32.56	01
Total:	212.96	12.69	29.05	171.22	171.22	02
Total Number of Same Blocks	1					
Total:	212.96	12.69	29.05	171.22	171.22	02

-FNDN TO SUIT

SOIL CONDITION

1.44 HEAD ROOM

F76RCC ROOF SLAB

□<RCC CHAJJA

BBM WALL

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.76	2.10	07
A (A)	D	0.91	2.10	08

LENGTH

1.43

1.50

HEIGHT

1.20

1.20

NOS

01

33

UnitBUA Table for Block :A (A)

NAME

W1

W1

SCHEDULE OF JOINERY:

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	32.56	29.14	3	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	138.66	128.73	7	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	7	0
Total·	_	_	171 22	157 87	17	2

SUSHMITHA S #307, 2nd stage.6th block. nagarabhavi BCC/BL-3.6

PROJECT TITLE: PROPOSED RESIDENTIAL BUILDING FOR UPPINA KUDRU

BHASKAR AITHAL, ON SITE NO:167, KHATHA NO:167\167, BALAJI HBCS, VAJARAHALLI, BENGALURU WARD NO:198.

DRAWING TITLE: 723752557-02-01-2020 04-08-05\$_\$30X40 G2 W198 UPPINA KUDRUBHASKAR AITHAL

SHEET NO: 1

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