

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	67.90	67.90	2	1
TYPICAL - 1& P FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	3	0

67.90

UnitBUA T	able for	Block :/	AA (BB)			
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Te
GROUND FLOOR PLAN	SPLIT 1	FLAT	67.90	67.90	2	
TYPICAL - 1&	SPLIT 1	FLAT	0.00	0.00	3	(

Same Blocks	1					
Total:	158.46	12.02	32.11	109.83	114.33	01
SCHEDULE	OF JOIN	NERY:				
BLOCK NAME	NAME	. I	LENGTH	HEIGHT	NOS	
AA (BB)	D2		0.76	2.10	02	
AA (BB)	D1			2.10	02	

1.06

LENGTH

1.00

1.80

		Deductions (P	aea in oq.int.)	Area (Sq.mt.)		Tnmt (No.)	
		StairCase	Parking	Resi.	(Sq.mt.)		
Terrace Floor	12.02	12.02	0.00	0.00	0.00	00	
Second Floor	36.61	0.00		36.61		00	
First Floor	36.61	0.00	0.00	36.61	36.61	00	
Ground Floor	36.61	0.00	0.00	36.61	36.61	01	
Stilt Floor	36.61	0.00	32.11	0.00	4.50	00	
Total:	158.46	12.02	32.11	109.83	114.33	01	
Total Number of Same Blocks :	1						
Total:	158.46	12.02	32.11	109.83	114.33	01	

Deductions (Area in Sg mt) Proposed FAR Total EAR Area

2.10

2.10

HEIGHT

2.50

2.50

67.90

01

01

NOS

02

08

8

1

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Ur	nits		Car	
Name	турс	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AA (BB)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	1	1

Parking Check (Table 7b)

		1		
Vehicle Type	Re	eqd.	Act	nieved
venicie i ype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	1	13.75
Total Car	1	13.75	1	13.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	18.36
Total		27.50		32.11

FAR & Tenement Details

Block	No. of Same Bldg	e Total Built Up Deductions (Area in Sq.mt.)		Proposed FAR Area Total FAR (Sq.mt.) Area (Sq.mt		Tnm	
			StairCase	Parking	Resi.		
AA (BB)	1	158.46	12.02	32.11	109.83	114.33	
Grand Total:	1	158.46	12.02	32.11	109.83	114.33	

Block :AA (BB)

AA (BB)

AA (BB)

BLOCK NAME

AA (BB)

AA (BB)

Total:

PD

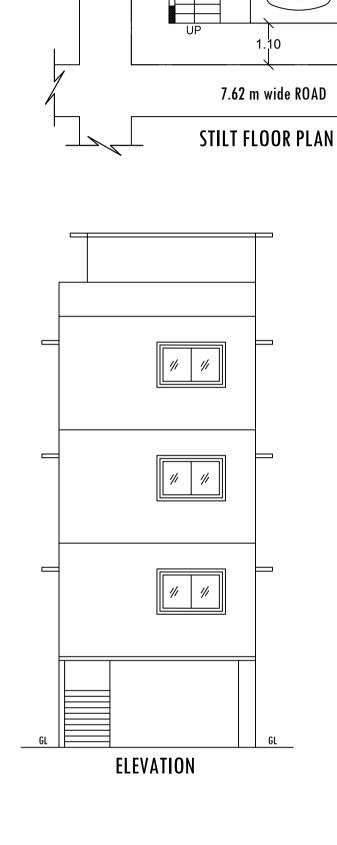
ED

NAME

V

W

SCHEDULE OF JOINERY:



1.00

(R. W.

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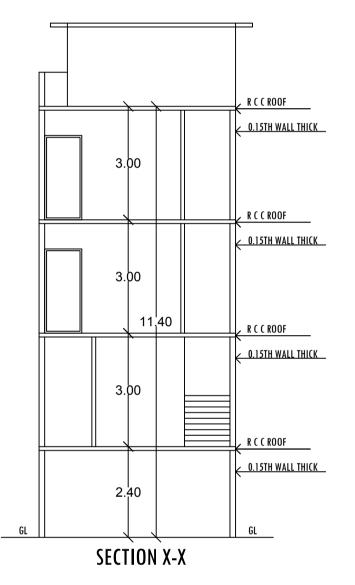
1.00

7.62

Ш

wide

ROAD



PUL

1.25X1.79

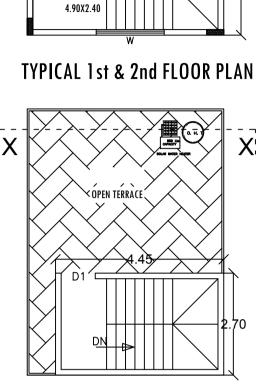
LIVING/KITCHEN

3.55X6.74

GROUND FLOOR PLAN

X

X



TOILET

1.20X2.45

DRESS

1.20X1.68 7.04

D2

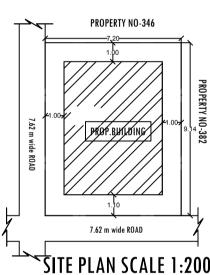
١X

BED ROOM

3.60X4.24

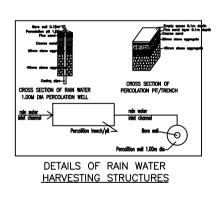
STAIRS

TERRACE FLOOR PLAN





SITE PLAN SCALE 1:200



Approval Condition :

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Building at 381, JNANABHARATHI LAYOUT , VALAGERAHALLI,1st BLOCK, 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.

3.32.11 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 vard. 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 :

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:23/01/2020 vide lp number: BBMP/Ad.Com./RJH/2050/19-20____ 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.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

		PLOT BOUNDARY		
		PROPOSED WORK (COVERAGE AREA)		
		(To be retained)		
	EXISTING	(To be demolished)		
AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11		
PROJECT DETAIL:		VERSION DATE: 01/11/2018		
Authority: BBMP		Plot Use: Residential		
Inward_No:				
BBMP/Ad.Com./RJH/2050/19-20		Plot SubUse: Plotted Resi development		
Application Type: Suvarna Parva	ngi	Land Use Zone: Residential (Main)		
Proposal Type: Building Permissi	on	Plot/Sub Plot No.: 381		
Nature of Sanction: New		Khata No. (As per Khata Extract): 381/381		
Location: Ring-III		Locality / Street of the property: JNANABHARATHI L. VALAGERAHALLI,1st BLOCK	AYOUT,	
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)	65.81	
NET AREA OF PLOT		(A-Deductions)	65.81	
COVERAGE CHECK				
Permissible Covera	age area (75.00	%)	49.36	
			36.61	
Achieved Net cove	• •	;	36.61	
Balance coverage	area left (19.37	⁷ %)	12.75	
FAR CHECK				
		egulation 2015 (1.75)	115.16	
	•	II (for amalgamated plot -)	0.00	
Allowable TDR Are Premium FAR for I	•	,	0.00	
	·	ct zone (-)	0.00	
Total Perm. FAR a	· · ·		115.16	
Residential FAR (96.06%)			109.82	
Achieved Net FAR	$\Delta reg (171)$		<u> </u>	
Balance FAR Area	. ,		0.84	
BUILT UP AREA CHECK	(0.01)		0.04	
Proposed BuiltUp	Area		158.46	
Achieved BuiltUp /			158.46	
			150.40	

COLOR INDEX

Approval Date : 01/23/2020 11:14:07 AM

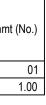
Payment Details

1	BBMP/35236/CH/19-20	BBMP/35236/CH/19-20	713	Online	9639109157	01/08/2020 5:35:43 PM	
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			713	-	

Block USE/SUBUSE Details

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

OWNER / GPA H SIGNATURE	OLDER'S
MAIN R	TACT NUMBER : SHALL AADHAAR
ARCHITECT/ENGIN /SUPERVISOR 'S MALLU MADHUSUDHAN SB COMPLEX, NEXT TO MAIN ROAD, MATHIKEI BCC/BL-3.6/E-4003/201	SIGNATURE NREDDY #2, LEVEL 2, O IYER RE.
NO-381,KATHA NO-381/3	POSED RESIDENTIAL BUILDING ATSITE 381,JNANABHARATHI LAYOUT, .OCK,KENGERI HOBLI,BANGALORE
DRAWING TITLE :	1155160162-07-01-2020 09-09-24\$_\$ANOK MELVIN MARSHALL
SHEET NO : 1	



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