

GROUND FLOOR PLAN

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	Bldg upto 11.5 m. H.	R

Required Parking (Table 7a)

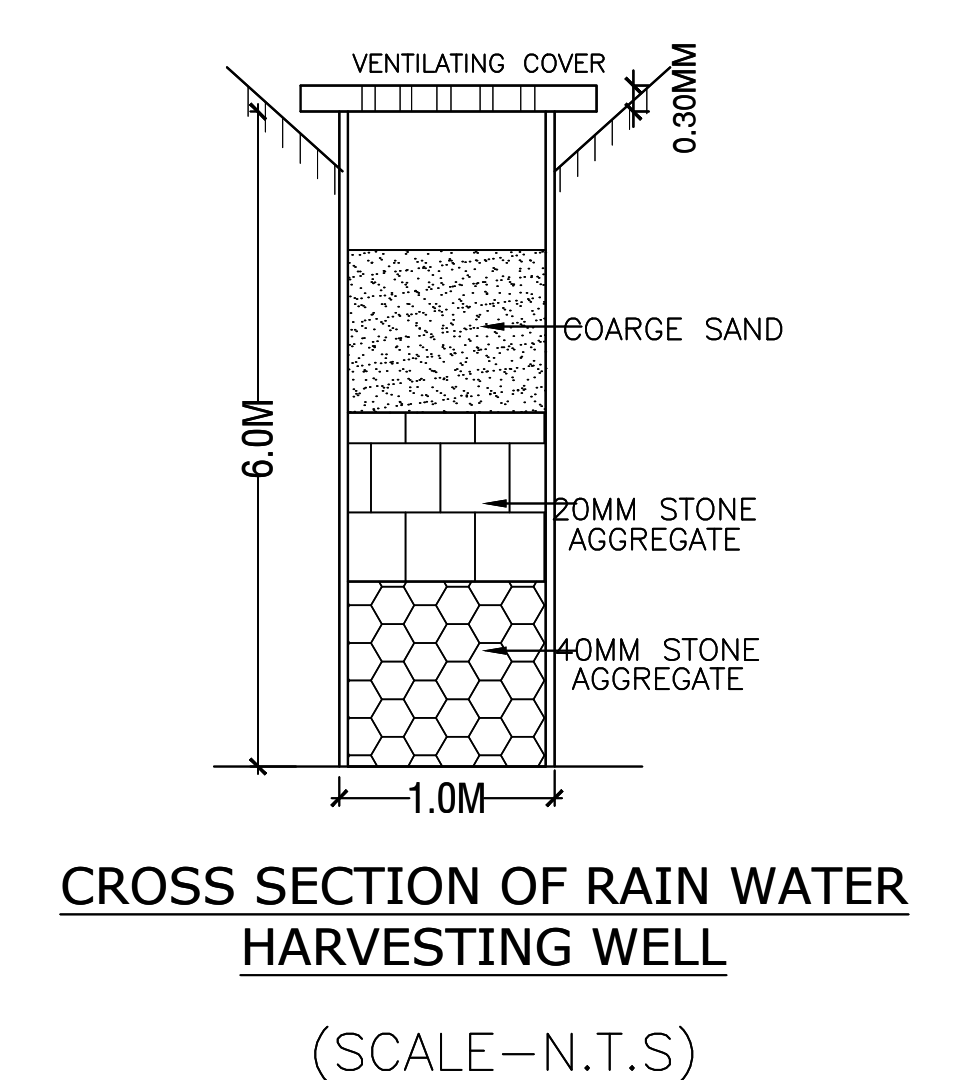
Block	Type	SubUse	Area (Sq.M.)	Stops	Car	Prop.	
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	> 0	80	717.63	1	14
Total							14

Parking Check (Table 7b)

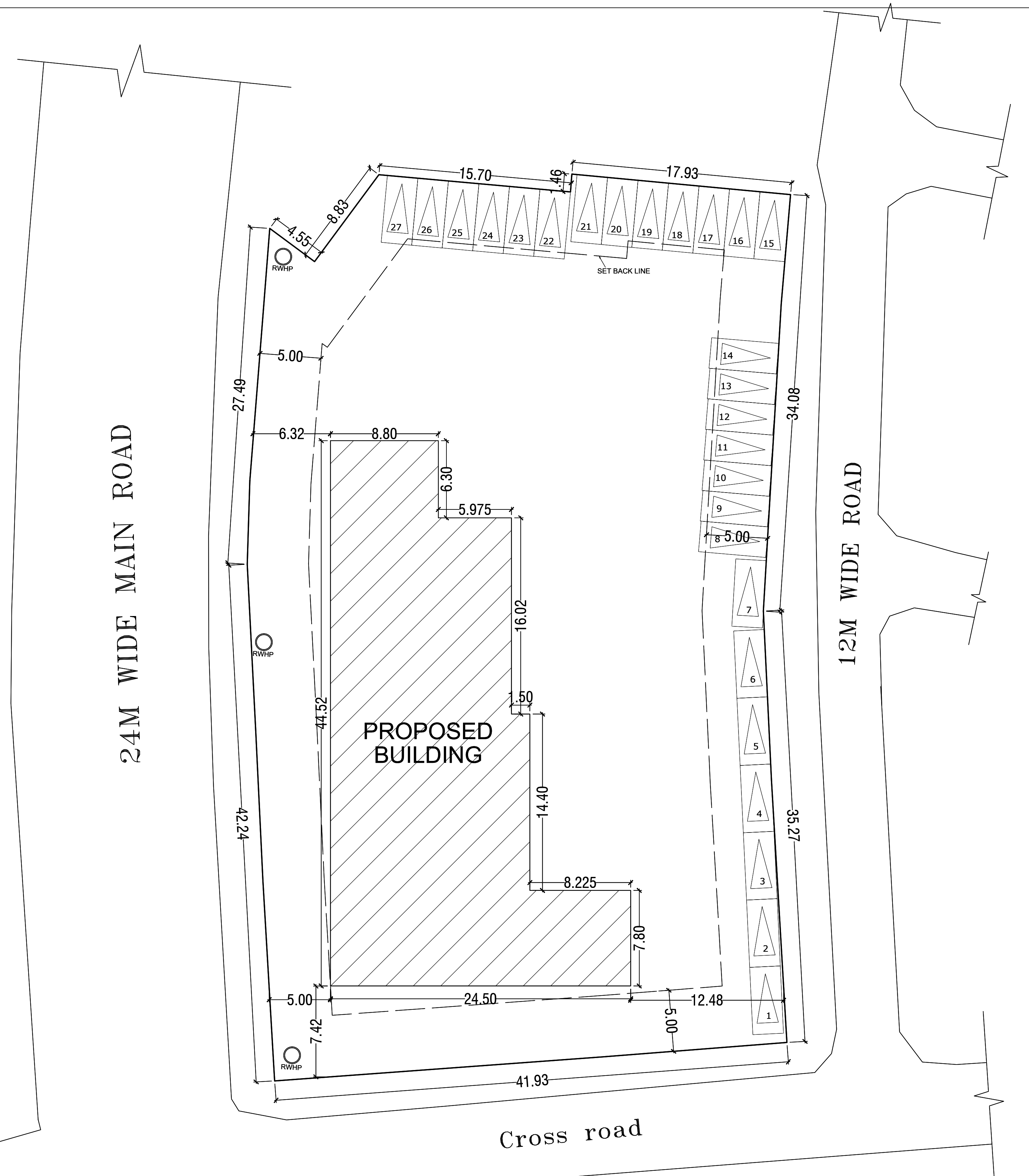
Vehicle Type	No.	Area (Sq.M.)	Achieved
Car	14	152.50	27
Total Car	14	152.50	27
TwoWheeler	-	27.50	0
Other Parking	-	-	0.00
Total	14	180.00	27

FAR & Tenement Details

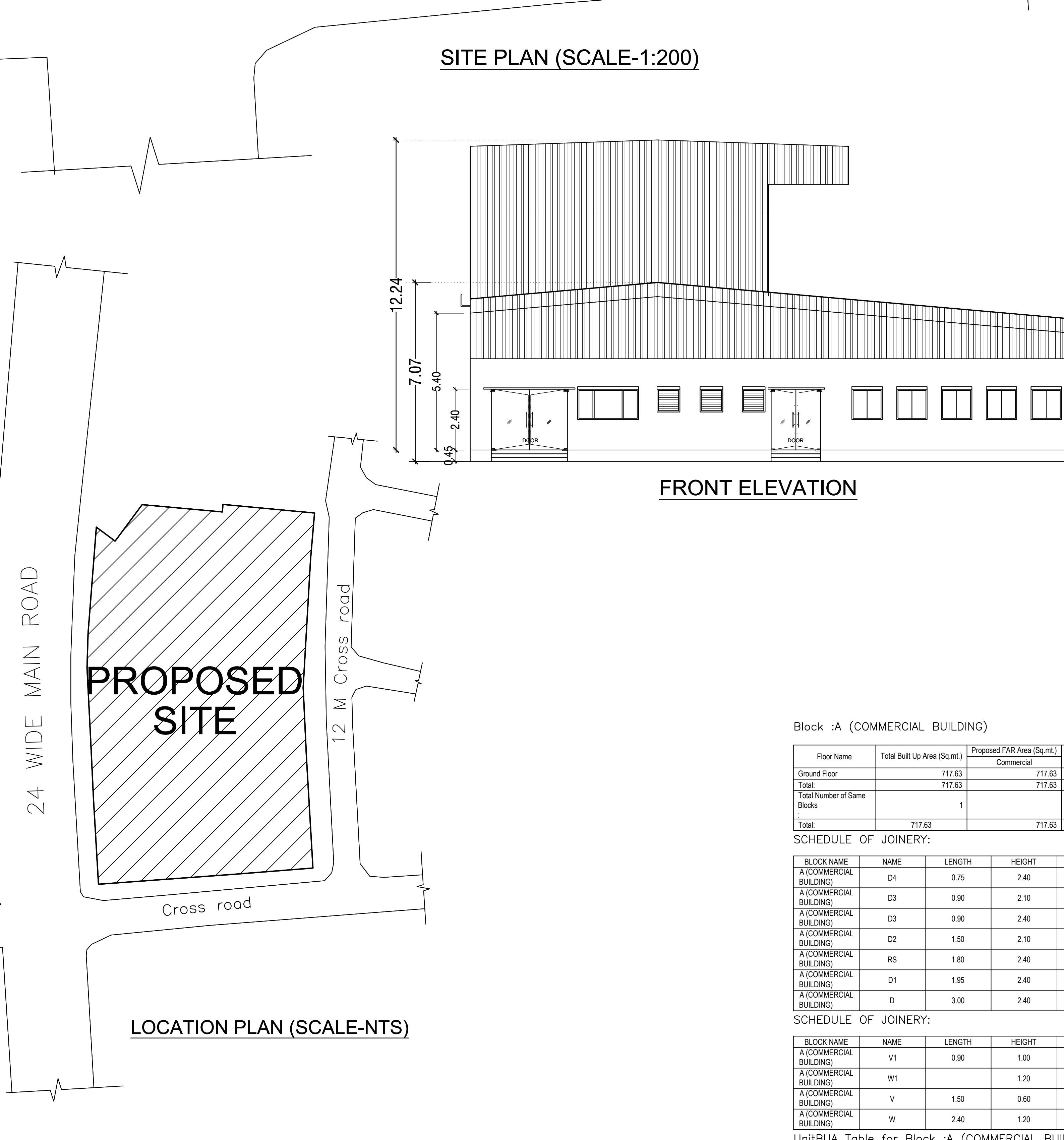
Block	No. of Same Block	Total Built Up Area (Sq.M.)	Proposed FAR Area (Sq.M.)	Total FAR Area (Sq.M.)
A (COMMERCIAL BUILDING)	1	717.63	717.63	717.63
Grand Total	1	717.63	717.63	717.63



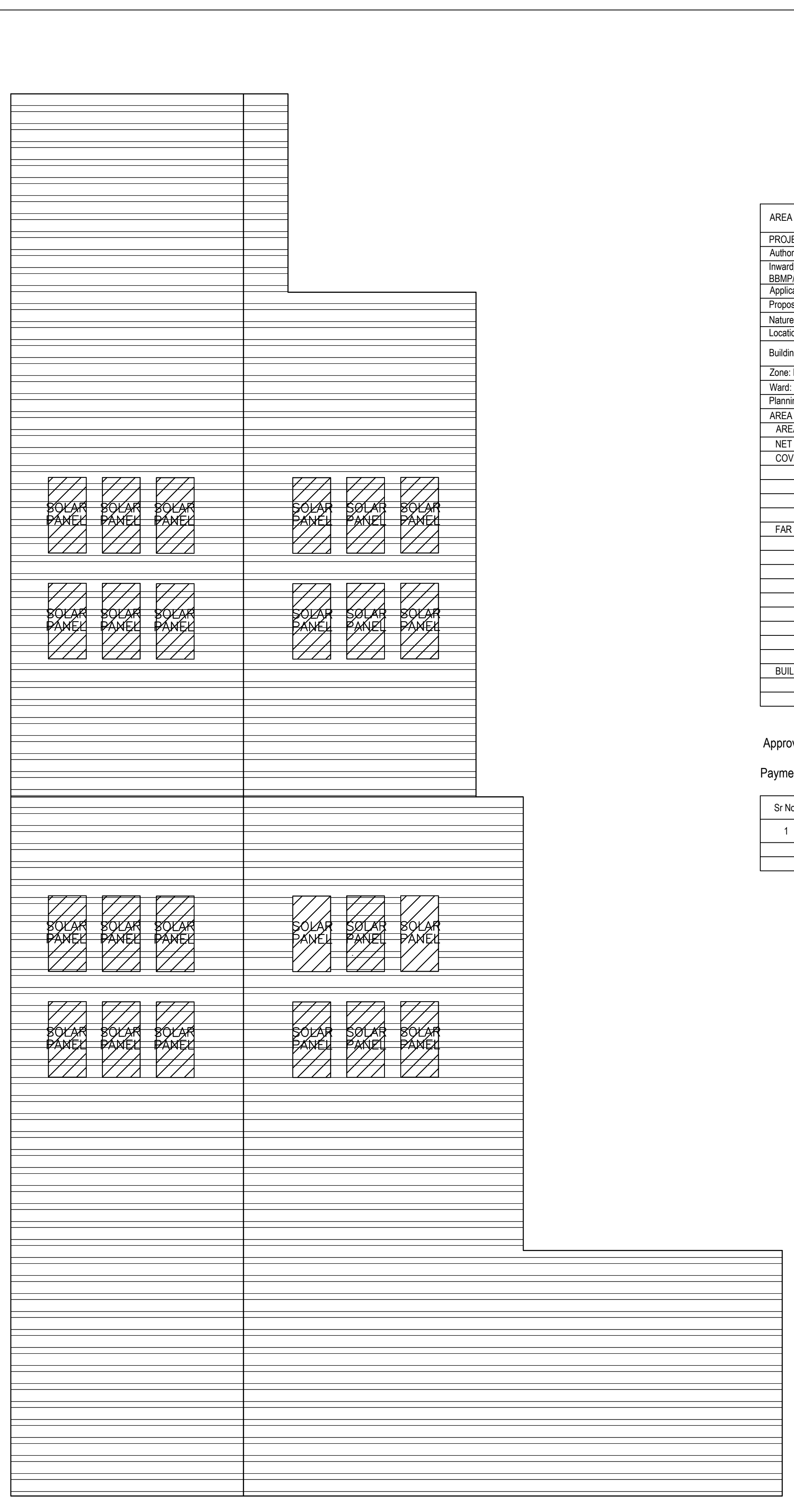
CROSS SECTION OF RAIN WATER HARVESTING WELL
(SCALE - N.T.S.)



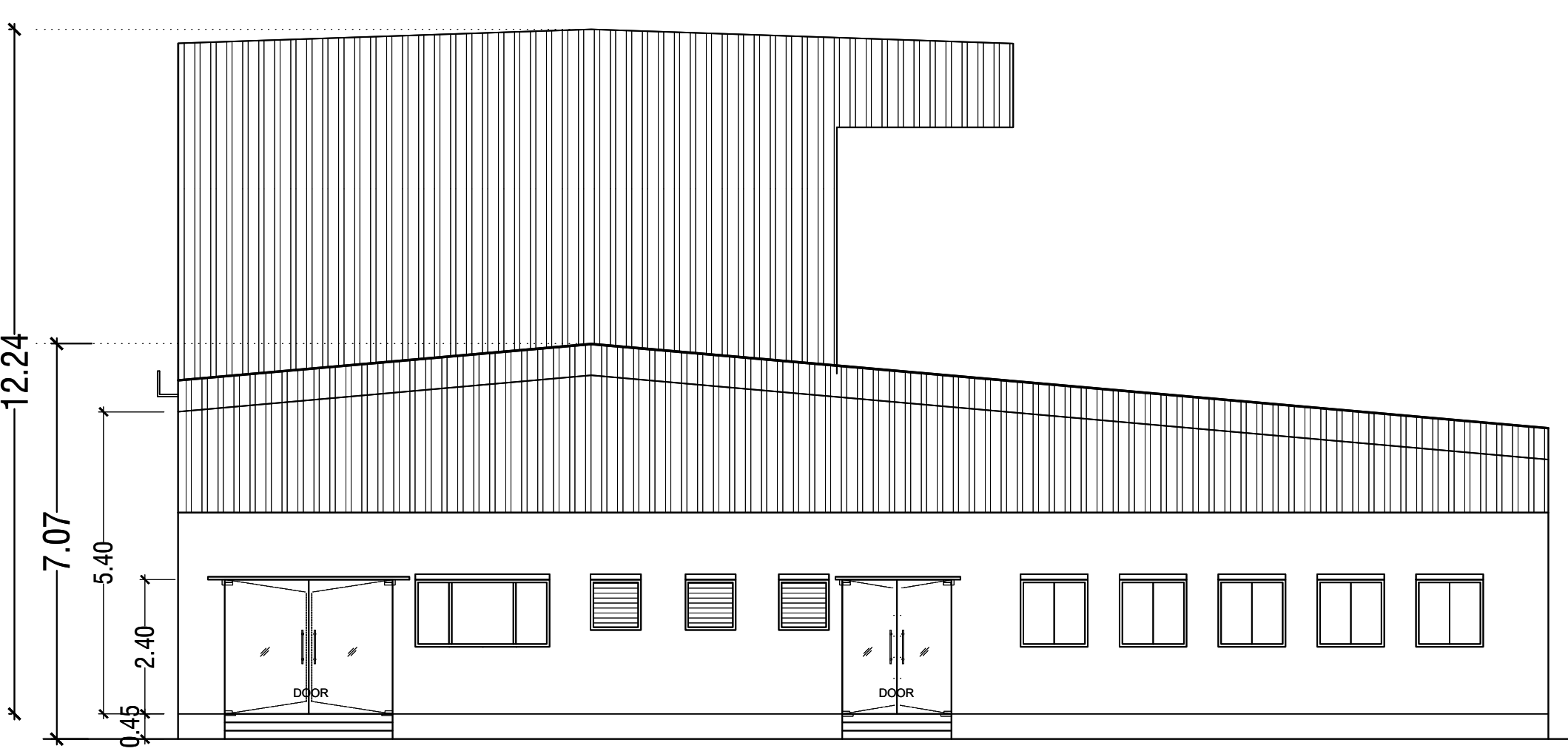
SITE PLAN (SCALE: 1:200)



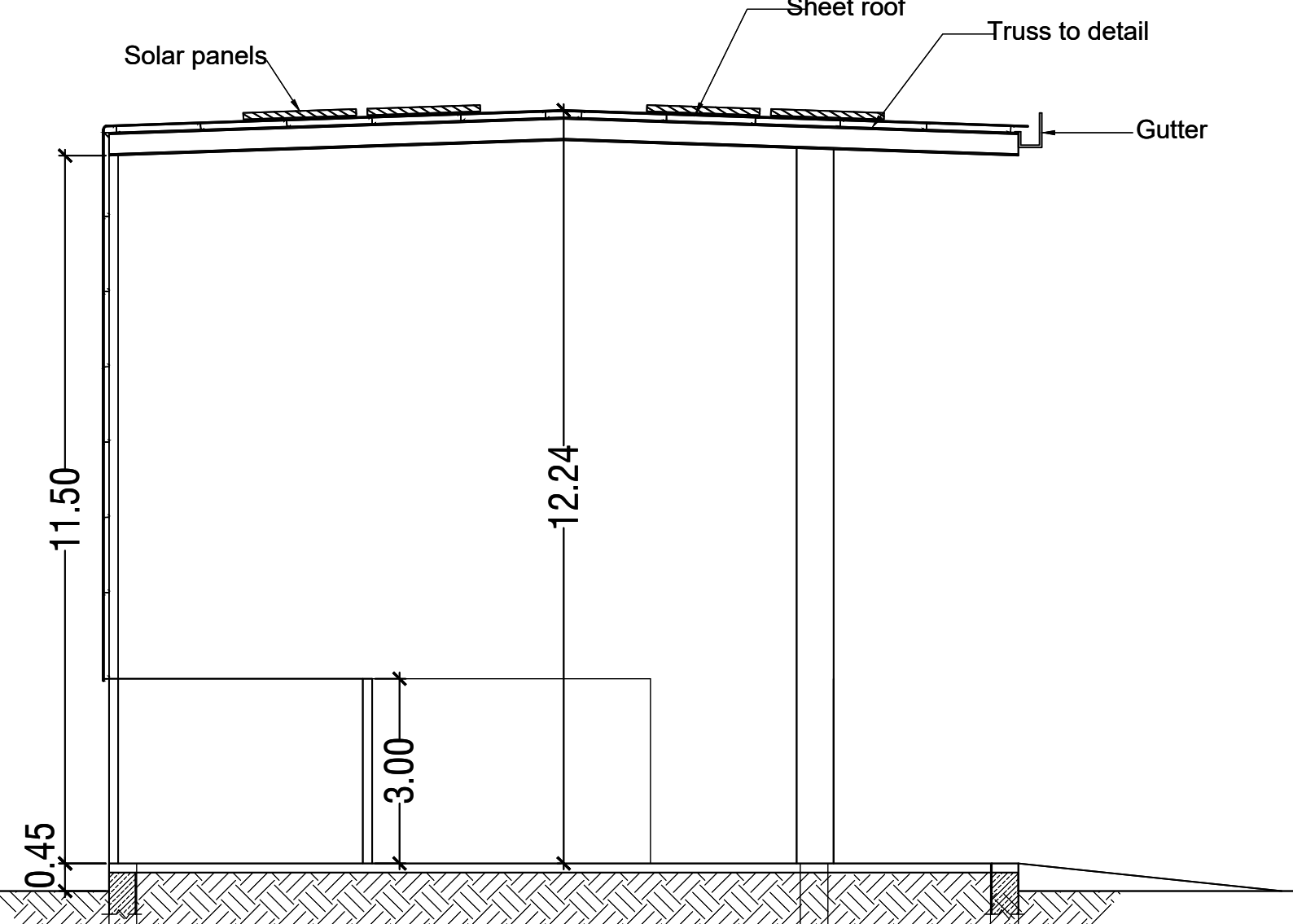
LOCATION PLAN (SCALE: N-TS)



ROOF PLAN



FRONT ELEVATION



SECTION AT X-X

Block -A (COMMERCIAL BUILDING)

Floor Name	Total Built Up Area (Sq.M.)	Proposed FAR Area (Sq.M.)	Total FAR Area (Sq.M.)
Ground Floor	717.63	717.63	717.63
Total	717.63	717.63	717.63

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NO.
A (COMMERCIAL BUILDING)	D4	0.75	2.40	02
A (COMMERCIAL BUILDING)	D3	0.50	2.10	10
A (COMMERCIAL BUILDING)	D3	0.50	2.40	02
A (COMMERCIAL BUILDING)	D2	1.50	2.10	01
A (COMMERCIAL BUILDING)	D2	1.80	2.40	01
A (COMMERCIAL BUILDING)	D1	1.95	2.40	02
A (COMMERCIAL BUILDING)	D	3.00	2.40	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NO.
A (COMMERCIAL BUILDING)	V1	0.50	1.00	02
A (COMMERCIAL BUILDING)	W1	1.20	1.20	12
A (COMMERCIAL BUILDING)	V	1.50	0.60	02
A (COMMERCIAL BUILDING)	W	2.40	1.20	01

Unit/BUA Table for Block -A (COMMERCIAL BUILDING)

Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms
CP-4	SHOP	717.63	693.24	17
Total	-	717.63	693.24	17

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR NAGAR) on date: 14/02/2020 vide Ip number: RBMP/Ad.Com./R/H/2226/19-20 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)
BHRUJAT BENGALURU MAHANAGARA PALIKE

COLOR INDEX

PLANT BOUNDARY
ADJOINING ROAD
PROPOSED WORK COVERAGE AREA
EXISTING (To be retained)
EXISTING (To be demolished)

VERSION NO.: 1.0 (1)
VERSION DATE: 01/11/2018

PROJECT DETAIL
Authority: BBMP
Sheet No.: RBMP/Ad.Com./R/H/2226/19-20
Application Type: General
Proposed Type: Building Permission
Location: Ring II
Building Line Specified as per Z.H. No.
Zone: Rajarajwadevaraj
Date: 18/02/2018
Planning District: 307-Kengeri

AREA DETAILS
AREA OF PLOT (Minimum): (A) 2885.51
NET AREA OF PLOT: (A Deductions) 2885.51
COVERAGE CHECK
Permissible Coverage area (50.00 %): 1442.75
Proposed Coverage area (50.00 %): 1442.75
Achieved Net coverage area (24.00 %): 717.63
Balance coverage area left: (30.00 %): 506.55
FAR CHECK
Permissible F.A.R. as per zoning regulation 2010 (2.50): 717.27
Additional F.A.R. within 10% of F.A.R. (as per zoning regulation 2010): 0.00
Allowable FAR Area (85% of Norm.FAR): 0.00
Premium FAR for the within mixed zone (-): 717.27
Total FAR: 717.27
Proposed FAR Area: 717.63
Achieved Net FAR Area (0.24): 717.63
Balance FAR Area (2.26): 6753.64
BUILT UP AREA CHECK
Proposed Built up Area: 717.63
Achieved Built up Area: 717.63

Approval Date: 02/14/2020 3:29:30 PM

Payment Details

Sl No	Drawn	Revised	Amount (NR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/Ad.Com./R/H/2226/19-20	BBMP/Ad.Com./R/H/2226/19-20	8325	Online	5748191969	01/02/2020	726.00 PAI
	No.	Head	Amount (NR)	Remark			
1		Society Fee	8325				

Approval Condition:
This Plan Section is issued subject to the following conditions:
1. Sanction is accorded for the Commercial Building at 17/1G2, 17/1H2 & 17/1D1, Ganakal Village Banashankari 6th phase layout, 17th Block Kengeri, Hoysaleswara Temple Main Road, Bangalore. a) Corner of Column - 0 only.
2. Sanction is accorded for Commercial use only. The use of the building shall not be devoted to any other use.
3. 27% of the area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards covering the capacity of water supply, sewerage and power main line to and from the site and BESSEJ and BESCOM fees.
5. Necessary ducts for running telephone cables, capacity of ground level for postal services and 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 (covered includes during the time of construction).
7. The applicant shall not stock any building materials (pipes or bricks) or on roads or on any other area.
8. The applicant shall maintain during construction such barricading as considered necessary to prevent fire, thefts & other material 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 penalized in the same in respect of 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) under sub-section 14 (a) to 14 (g).
14. The building shall be constructed under the supervision of a registered structural engineer.
15. On completion of foundation or during before erection of walls on the foundation and in the case of column structure before erecting the columns "COMPLETION CERTIFICATE" shall be obtained.
16. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
17. Drawing when applied by BESSEJ should not be used for the construction activity of the building.
18. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in full order for storage of water for all utilitarian purposes (as per bye laws of ground water act, 1986) having a minimum built capacity mentioned in the Bye-law 22(a).
19. If any owner/ builder contravenes the provisions of Building Bye laws and rules in force, the authority will warn the same to the concerned registered Architect/ Engineer/ 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.
20. The Builder/ Contractor/ Professional responsible for supervision of work shall not willfully and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye laws, zoning Regulations, Standing Orders and Bye Laws of the BBMP.
21. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
Special Condition as per Letter No. 100/2018 dated: 01-04-2018:
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 shall 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 Commercial Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to register the establishment and ensure the registration of establishment and workers working at construction site as per bye laws.
3. The Applicant/ Builder/ Owner/ Contractor shall also inform the changes, if any of the list of workers engaged to him.
At any point of time the Applicant/ Builder/ Owner/ Contractor shall engage construction workers in the site work place which is not registered with the Karnataka Building and Other Construction workers Welfare Board.



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SHAFEEQ UR RAHMAN & NAJEEB UR RAHMAN
NO.90/47, 8TH CROSS, WILSON GARDEN BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
P. R. Vishwanath Rao Architects, No.27, Castel Street./nArchitects, No.27, Castel Street. BCC/BL-3/6/A-2643/2014-15

PROJECT TITLE :
PROPOSED BUILDING AT SY.NO.17/1H2 & 17/1G2 & 17/1D1, GANAKAL VILLAGE, BANASHANKARI 6TH PHASE LAYOUT, 11TH BLOCK, KENGERI HOBLI, BANGALORE SOUTH TALUK.

DRAWING TITLE :
835578882-27-01-2020
06-30-498_\$ARVIND
MOTORS-UTTARAHALLI
SANCTION PLAN

SHEET NO : 1

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

