









## TERRACE FLOOR PLAN

## Block :A (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Tnmt
		StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	Area (Sq.mt.)	(No.)
Terrace Floor	26.67	23.45	0.00	3.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor	293.99	0.00	2.70	0.00	1.80	0.00	0.00	0.00	289.49	0.00	289.49	00
Ground Floor	295.43	0.00	2.70	0.00	0.00	53.69	0.00	0.00	189.42	49.61	239.04	01
Basement Floor	361.24	0.00	2.70	0.00	0.00	0.00	67.25	291.29	0.00	0.00	0.00	00
Total:	977.33	23.45	8.10	3.22	1.80	53.69	67.25	291.29	478.91	49.61	528.53	01
Total Number of Same Blocks	1											
Total:	977.33	23.45	8.10	3.22	1.80	53.69	67.25	291.29	478.91	49.61	528.53	01

SCHEDULE	OF JOINERY	<b>':</b>								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS						
A (COMMERCIAL)	D1	0.76	2.10	11						
A (COMMERCIAL)	D	1.10	2.10	12						
A (COMMERCIAL)	ED	1.20	2.10	02						
A (COMMERCIAL)	RS	3.50	2.10	02						
SCHEDULE OF JOINERY:										
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS						
A (COMMERCIAL)	٧	1.20	1.20	11						
A (COMMERCIAL)	w1	1.20	1.20	06						
A (COMMERCIAL)	W	2.50	1.20	27						

UnitBUA <sup>-</sup>	Table fo	r Block :	A (COMM	IERCIAL)		
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Te
GROUND	shop	SHOP	49.61	45.29	1	,
FLOOR PLAN	SPLIT GF	FLAT	428.83	391.76	10	4
FIRST FLOOR PLAN	SPLIT GF	FLAT	0.00	0.00	21	(

 0.00
 0.00

 478.44
 437.05

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area	Tnmt
			StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	(Sq.mt.)	(No.)
COMMERCIAL)	1	977.33	23.45	8.10	3.22	1.80	53.69	67.25	291.29	478.91	49.61	528.53	01
rand otal:	1	977.33	23.45	8.10	3.22	1.80	53.69	67.25	291.29	478.91	49.61	528.53	1.00

### This Plan Sanction is issued subject to the following conditions:

### , SIR.M.VISVESHWARAIAH LAYOUT, BANGALORE., Bangalore. a).Consist of 1Basement + 1Ground + 1 only.

3.291.29 area reserved for car parking shall not be converted for any other purpose. has to be paid to BWSSB and BESCOM if any. 5. Necessary ducts for running telephone cables, cubicles at ground level for pe for dumping garbage within the premises shall be provided. / 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.

### 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. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

18. 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). 19.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

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 21.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. At any point of time No Applicant / Builder / Owner / Contractor shall

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.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR NAGAR) on date: 02/07/2019 lp number: BBMP/Ad.Com./RJH/0451/19-20 terms and conditions laid down along with this building plan approval.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR )

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

BHRUHAT BENGALURU MAHANAGARA PALIKE

### Approval Condition:

# 1.Sanction is accorded for the Commercial Building at 2719 &2720 , BLOCK-1

2. Sanction is accorded for Commercial 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 6. The applicant shall INSURE all workmen involved in the construction work against any accident

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.

17. Drinking water supplied by BWSSB should not be used for the construction activity of the building.

is repeated for the third time. 20. The Builder / Contractor / Professional responsible for supervision of work shall not shall not

engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

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.

OWNER / GPA HOLDER'S

SIGNATÚRE OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER: ELUMALAI.P & NAGALAKSHMI.E No.2719 &2720, BLOCK-1,

LAYOUT, BANGALORE.

SIR.M.VISVESHWARAIAH

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Shobha. N no.06, Geleyara Balaga 1st Stage, Mahaslakshmipuram./nno.06, Geleyara Balaga 1st Stage, Mahaslakshmipuram. BCC/BL-3.2.3/E-2520/2003-04-Cancelled

PROJECT TITLE ELUMALAI.P & NAGALAKSHMI.E, PLAN SHOWING THE PROPOSED COMMERCIAL/RESIDENTIAL HOSTEL BUILDING AT NO.2719 & 2720, BLOCK-1, SIR.M.VISHVESHWARAIAH LAYOUT, BANGALORE, WARD

2085924169-22-05-2019 **DRAWING TITLE:** 02-21-37\$\_\$ELUMALAI

SHEET NO: 1

SO\_expand\_A0\_(841.00\_x\_1189.00\_MM)

FAR &Tenement Details

SCALE: 1:100

COLOR INDEX PLOT BOUNDARY ABUTTING ROAD

AREA STATEMENT (BBMP)

BBMP/Ad.Com./RJH/0451/19-20

Building Line Specified as per Z.R: NA

Permissible Coverage area (65.00 %)

Allowable TDR Area (60% of Perm.FAR )

Substructure Area Add in BUA (Layout Lvl)

Total Perm. FAR area ( 2.25

Achieved Net FAR Area (0.99) Balance FAR Area (1.26)

Residential FAR (90.61% Commercial FAR (9.39%) Proposed FAR Area

Proposed BuiltUp Area

Achieved BuiltUp Area

1 BBMP/3727/CH/19-20 BBMP/3727/CH/19-20 8009

Block USE/SUBUSE Details

Required Parking(Table 7a)

Parking Check (Table 7b)

Permissible F.A.R. as per zoning regulation 2015 (2.25 Additional F.A.R within Ring I and II ( for amalgamated plot - )

Allowable max. F.A.R Plot within 150 Mt radius of Metro station ( - )

Block Use Block SubUse Block Structure

A (COMMERCIAL) Commercial Small Shop Bldg upto 11.5 mt. Ht. R

(COMMERCIAL) Commercial Small Shop > 0 50 49.61 1

Proposed Coverage Area (55.08 %) Achieved Net coverage area ( 55.08 % ) Balance coverage area left (9.92 %)

Application Type: General Proposal Type: Building Permissio

Nature of Sanction: New

Zone: Rajarajeshwarinagar

Planning District: 301-Kengeri

AREA OF PLOT (Minimum)

BUILT UP AREA CHECK

Approval Date: 07/02/2019 3:56:08 PM

Payment Details

NET AREA OF PLOT

COVERAGE CHECK

Location: Ring-III

Ward: Ward-129

AREA DETAILS:

FAR CHECK

PROJECT DETAIL Authority: BBMP

Inward\_No:

EXISTING (To be retained) EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.9

Plot Use: Commercial

Plot SubUse: Bus Stand

VERSION DATE: 01/11/2018

Land Use Zone: Residential (Main)

Plot/Sub Plot No.: 2719 &2720

LAYOUT, BANGALORE.

(A-Deductions)

Khata No. (As per Khata Extract): 2719 & 2720

Locality / Street of the property: BLOCK-1, SIR.M.VISVESHWARAIAH

Amount (INR) Payment Mode Transaction Number Payment Date | Description | Payment Date | Payment

Block Land Use