SCALE: 1:100

50.76

243.65

PLOT BOUNDARY

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

DVERAGE AREA)
ed)
lished)
SION NO : 1 0 9

I				
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9			
AREA STATEMENT (BBMF)	VERSION DATE: 01/11/2018			
PROJECT DETAIL:	·			
Authority: BBMP	•			
Inward_No: BBMP/Ad.Com./RJH/0460/19-20	Plot SubUse: Plotted Resi developme	ent		
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)			
Proposal Type: Building Permission	Plot/Sub Plot No.: 38			
Nature of Sanction: Addition or Extension	Khata No. (As per Khata Extract): 63/			
Location: Ring-III	Locality / Street of the property: HALA	AGEVADERAHALLI, BANGALORE		
Building Line Specified as per Z.R: NA				
Zone: Rajarajeshwarinagar				
Ward: Ward-160				
Planning District: 301-Kengeri				
AREA DETAILS:	•	SQ.MT.		
AREA OF PLOT (Minimum)	(A)	154.56		
NET AREA OF PLOT	(A-Deductions)	154.56		
COVERAGE CHECK	•	·		
Permissible Coverage area (75		115.92		
Proposed Coverage Area (58.2	25 %)	90.03		
Achieved Net coverage area (	58.25 % )	90.03		
Balance coverage area left (10	6.75 % )	25.89		
FAR CHECK				
Permissible F.A.R. as per zoni		270.47		
· ·	and II ( for amalgamated plot - )	0.00		
Allowable TDR Area (60% of F		0.00		
	nin 150 Mt radius of Metro station ( - )	0.00		
Total Perm. FAR area (1.75)		270.47		
Residential FAR (78.01%)		180.06		
Existing Residential FAR (21.9	9%)	50.76		
Proposed FAR Area		230.8		
Achieved Net FAR Area (1.49		230.8		
Balance FAR Area ( 0.26 )		39.66		
BUILT UP AREA CHECK				
Proposed BuiltUp Area		282.92		

#### Approval Date: 07/02/2019 3:45:48 PM

Existing BUA Area

Achieved BuiltUp Area

#### Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR) Payment Mode		Transaction Number	Payment Date	Remark
1	BBMP/5992/CH/19-20	BBMP/5992/CH/19-20	1415	Online	8607077379	06/18/2019 6:53:12 PM	-
	No.	Head			Amount (INR)	Remark	
	1	S	crutiny Fee	1415	-		

## Block USE/SUBUSE Details

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

## Required Parking(Table 7a)

Block	Туре	0	Area Units				Car			
Name	Туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
			> 0	4	-	1	1	-		
		Residential Bldg	> 0	10	-	1	1	-		
Α	Residential		50 - 225	1	-	1	1	-		
(RESIDENTIAL)			50 - 225	1	-	1	1	-		
(			> 0	100	-	1	1	-		
		Plotted Resi development	50 - 225	1	-	1	1	-		
	Total :		1	-	-	-	6	2		

KITCHEN STORE KITCHEN 3.27X2.50 3.27X2.50 3.27X2.50 LIVING **FAMILY** 3.42X2.97 3.42X2.97 TOILET TOILET TOILET D2 2.27X1.20 D2 2.27X1.20 D2 2.27X1.20 BED ROOM S/C ROOM S/C ROOM 18.28m 3.27X3.44 3.42X3.20 3.42X3.20 3.42X3.20 (60'-0")TOILET TOILET D2 TOILET TOILET D2 | 2.27X1.20 | \|\frac{1}{2} \rightarrow \|\f 2.20X1.20<sub>П</sub> D1 2.20X1.20<sub>∏</sub> 2.27X1.20 ∐ D2 \_\_\_\_\_ ∐ D2 \_\_\_\_\_ OPEN TERRACE BED ROOM BED ROOM BED ROOM BED ROOM 3.42X4.05 3.42X4.05 3.27X4.05 3.27X4.05 PROPOSED SECOND FLOOR PLAN PROPOSED TERRACE FLOOR PLAN PROPOSED FIRST FLOOR PLAN

CROSS SECTION OF PERCOLATION PIT/TRENCH

Commander aggregate

Cross SECTION OF PERCOLATION PIT/TRENCH

CROSS SECTION OF PERCOLATION WELL

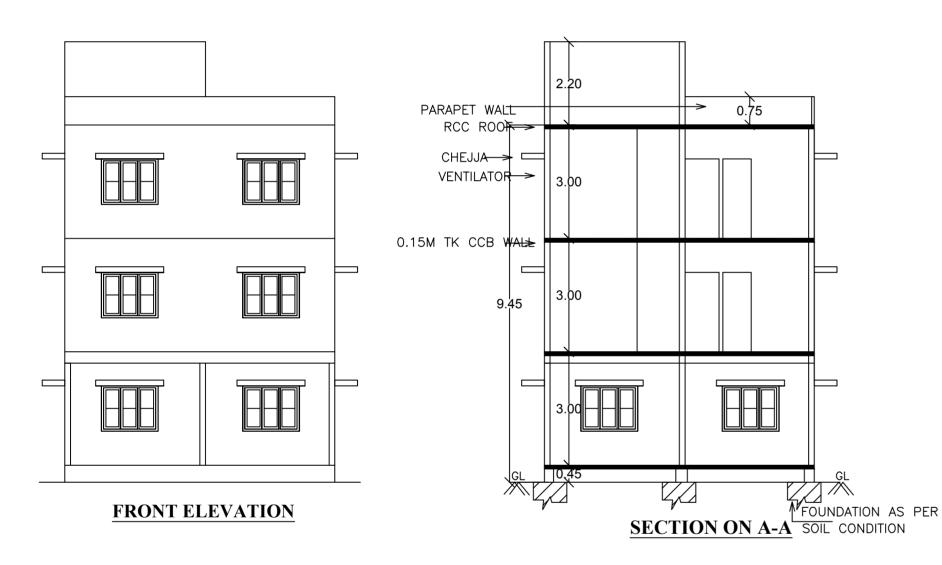
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nilet channel

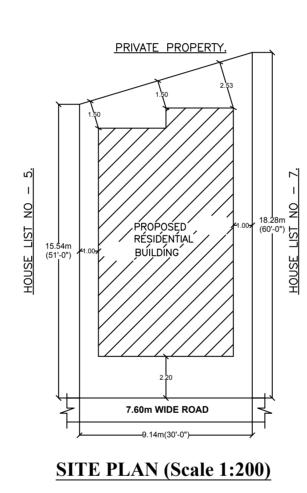
Percofition well 1.00m Ga

DETAILS OF RAIN WATER

HARVESTING STRUCTURES







#### Block :A (RESIDENTIAL)

LIVING

3.42X2.97

S/C ROON

3.42X3.20

7.60m WIDE ROAD

-9.14m(30'-0")-

**EXISTING GROUND FLOOR PLAN** 

15.54m

(51'-0")

Floor Name		Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	s (Area in	Existing FAR Area	Proposed FAR Area (Sq.mt.)	Total FAR Area	
		(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(Sq.mt.)	Resi.	(Sq.mt.)	
Terrace Floor	12.83	0.00	12.83	12.83	0.00	0.00	0.00	0.00	00
Second Floor	90.03	0.00	90.03	0.00	0.00	0.00	90.03	90.03	00
First Floor	90.03	0.00	90.03	0.00	0.00	0.00	90.03	90.03	01
Ground Floor	90.03	50.76	0.00	0.00	39.27	50.76	0.00	50.76	01
Total:	282.92	50.76	192.89	12.83	39.27	50.76	180.06	230.82	02
Total Number of Same Blocks	1								
Total:	282.92	50.76	192.89	12.83	39.27	50.76	180.06	230.82	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	07
A (RESIDENTIAL)	D1	0.90	2.10	10
A (RESIDENTIAL)	D	1.06	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL) V		0.76	1.20	07
A (RESIDENTIAL)	W	1.50	1.20	34

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area		No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	Existing	50.76	34.63		1
			Proposed	180.06	180.06	7	1
SECOND FLOOR PLAN	SPLIT 2	FLAT	Proposed	0.00	0.00	7	0
Total:	-	-	-	230.82	214.69	18	2

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	6	82.50	2	27.50	
Total Car	6	82.50	2	27.50	
TwoWheeler	-	55.00	0	0.00	
Other Parking	-	-	-	11.77	
Total		137.50	39.27		

# FAR &Tenement Details

Block	No. of Same Bldg Total Built Up Area (Sq.mt.)		No. of Up Area Built Up Built Up Sq.mt.)  Same Bldg (Sq.mt.) Area Area		' ′		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Tnmt (No.)	
	(1)	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	StairCase Parking		` ' /	Resi.			
A (RESIDENTIAL)	1	282.92	50.76	192.89	12.83	39.27	50.76	180.06	230.82	02	
Grand Total:	1	282.92	50.76	192.89	12.83	39.27	50.76	180.06	230.82	2.00	

Note: Earlier plan sanction vide L.P No.\_\_\_\_
dated: \_\_\_\_\_ is deemed cancelled.
The modified plans are approved in accorda

Approval Condition:

& around the site.

is repeated for the third time.

sanction is deemed cancelled.

Board"should be strictly adhered to

workers Welfare Board".

which is mandatory.

a).Consist of 1Ground + 2 only.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

9. The applicant shall plant at least two trees in the premises.

The debris shall be removed and transported to near by dumping yard.

a frame and displayed and they shall be made available during inspections.

having a minimum total capacity mentioned in the Bye-law 32(a).

(HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

f construction workers in the labour camps / construction sites.

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

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 38, HALAGEVADERAHALLI, BANGALORE

2. Sanction is accorded for Residential 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

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

6.The applicant shall INSURE all workmen involved in the construction work against any accident

7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

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

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

first instance, warn in the second instance and cancel the registration of the professional if the same

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

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

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

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and

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

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

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

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.

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.

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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.

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

3.39.27 area reserved for car parking shall not be converted for any other purpose.

The modified plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (RR NAGAR) on date:

02/07/2019 Vide lp number:

BBMP/Ad.Com./RJH/0460/19-2@ubject to terms and conditions laid down along with this modified 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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: LOKESHA.M.

nO:38, HALAGEVADERAHALLI, BANGALORE

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
Rakesh Gowda R 4009/C, 1st A Main Road,

B-Block, 2nd Stage, Subramanya , , Bangalore-560021, Mob:6361862 BCC/BL-3.6/E:3854/2013-14

PROJECT TITLE: PLAN SHOWING THE EXISTING GROUND FLOOR, PROPOSED FIRST & SECOND FLOOR RESIDENTIAL BUILDING AT SITE NO-38,KHATHA NO:63/2/6/38, HALAGEVADERAHALLI, WARD NO-160, BANGALORE.

DRAWING TITLE : 2138087701-18-06-2019 10-55-55\$\_\$LOKESHA

SHEET NO: 1