

UserDefinedMetric (700.00 x 600.00MM)

Approval Condition :

1.Sanction is accorded for the Residential Building at 138, NGEF LAYOUT, BANGALORE

, 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.

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

This Plan Sanction is issued subject to the following conditions :

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 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 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:03/07/2019 vide lp number: BBMP/Ad.Com./RJH/0525/19-20 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

Parking Check (Table 7b)

		Reqd.	Achieved			
Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	2	27.50	2	27.50		
Total Car	2	27.50	2	27.50		
TwoWheeler	-	13.75	0	0.00		
Other Parking	-	-	-	65.17		
Total		41.25		92.67		

FAR &Tenement Details

		Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)		(Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
B I	<u>FOUNDATION</u>			(• •	StairCase	Lift	Lift Machine	Parking	Resi.	(09)	
	<u>AS PER</u> SOIL	A (RESIDENTIAL)	1	422.80	18.93	16.20	4.05	92.67	282.85	290.95	02
\'	CONDITION	Grand Total:	1	422.80	18.93	16.20	4.05	92.67	282.85	290.95	2.00

COLOR INDEX
PLOT BOUNDARY

Authority: BBIMP	Plot Use: Residential
Inward_No:	Plot SubUse: Plotted Resi developme
BBMP/Ad.Com./RJH/0525/19-20	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 138
Nature of Sanction: New	Khata No. (As per Khata Extract): 136
Location: Ring-III	Locality / Street of the property: NGEF
Building Line Specified as per Z.R: NA	
Zone: Rajarajeshwarinagar	
Ward: Ward-129	
Planning District: 301-Kengeri	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (75.00 %	(o)
Proposed Coverage Area (62.22 %)	
Achieved Net coverage area (62.22	2%)
Balance coverage area left (12.78 %	6)
FAR CHECK	
Permissible F.A.R. as per zoning reg	gulation 2015 (1.75)
Additional F.A.R within Ring I and II	(for amalgamated plot -)
Allowable TDR Area (60% of Perm.F	FAR)
Allowable max. F.A.R Plot within 150	0 Mt radius of Metro station (-)
Total Perm. FAR area (1.75)	
Residential FAR (97.22%)	
Proposed FAR Area	
Achieved Net FAR Area (1.73)	
Balance FAR Area (0.02)	
BUILT UP AREA CHECK	
Proposed BuiltUp Area	
Achieved Built In Area	

										1.100
V	COL	OR INDE	X						SCALE :	1:100
	-	F BOUNDARY	ARY							
PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)										
REA STATEMENT (BBMP)			/ERSION NO. /ERSION DAT		2018					
ROJECT DETAIL:		F	Plot Use: Resi	dential						
ward_No: BMP/Ad.Com./RJH/0525/19					si development					
Application Type: Suvarna Pa Proposal Type: Building Perm	-	F	and Use Zone Plot/Sub Plot N	lo.: 138	. ,					
Nature of Sanction: New Location: Ring-III				-	Extract): 136/13		IGALOF	RE		
uilding Line Specified as per cone: Rajarajeshwarinagar	r Z.R: NA									
Vard: Ward-129 'lanning District: 301-Kenger	i									
REA DETAILS: AREA OF PLOT (Minimum)			A)						SQ.MT 168.4	
NET AREA OF PLOT COVERAGE CHECK			A-Deductions)						168.4	
Permissible Co Proposed Cove	-	, ,		_					126.3 104.8	_
Achieved Net of Balance covera	coverage are	ea (62.22 %)							104.8	32
FAR CHECK Permissible F./	•	,	on 2015 (1 7	5)					294.7	
Additional F.A. Allowable TDR	R within Rin	ng I and II (for	amalgamated	,					0.0	00
Allowable max Total Perm. FA	. F.A.R Plot	within 150 Mt		o station ((-)				0.0	00
Residential FA Proposed FAR	R (97.22%)	,				_			282.8	34
Achieved Net F Balance FAR	FAR Area (,							290.9 290.9	94
BUILT UP AREA CHECK Proposed Built	. ,								422.8	
Achieved Built	-								422.0	_
									9:19 AM emark	
No.			Head Scrutiny	-	1	Amount 190	· ,	RE	-	
	/SUBL	JSE Det	Scrutiny	-	L	_	· ,		-	
1	, 	JSE Det	Scrutiny ails Block SubU	Fee	Block Structure	Bloc	· ,			
1 Block USE, Block Name A (RESIDENTIAL)	Bloc Resi	ck Use dential	Scrutiny Cails Block SubU Plotted Res development	Fee se	Block Structure	Bloc Cate	3 k Land			
Block USE, Block Name	Bloc Resi	ck Use dential	Scrutiny Cails Block SubU Plotted Res	Fee se		Bloc Cate	3 k Land egory			
1 Block USE, Block Name A (RESIDENTIAL)	Bloc Resi	ck Use dential	Scrutiny Cails Block SubU Plotted Res development	Fee se	ldg upto 11.5 mt. Units	Bloc Cate	3 kk Land egory R Ca	Use	-	
1 Block USE, Block Name A (RESIDENTIAL) Required F Block	Bloc Resi Parking	ck Use dential g (Table SubUse Plotted Res	Scrutiny alls Block SubU Plotted Res developmen 7a) Area (Sq.mt.)	Fee se i Bl nt Bl	ldg upto 11.5 mt. Units	Bloc Cate	k Land egory R Ca t Re	Use	- Prop.	
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Image: state stat	Bloc Resi Parking Type Residential Total : ON SI SI ON SI SI SI SI ON SI SI SI SI SI SI SI SI SI SI SI SI SI	k Use dential (Table SubUse Plotted Res developmen WNER / GNATUF WNER'S JMBER VELU. No GEF LAYO GEF LAYO RCHITEO SUPER V akesh Gow Block, 2nd cangalore-{ C/BL-3.6/ ROJECT AN SHOW JNICIPAL NGALORI	Scrutiny cails Block SubU Plotted Res developmen 7a) Area (Sq.mt.) int 50 - 225 / GPA RE ADDR & COI :138, Khat DUT, BAN CT/ENC /ISOR ' rda R 4009 d Stage, S 560021, N E:3854/20 TITLE : /ING THE NO. NEW E, WARD	Fee se int BI Requ 1 	Units Units Prop. I Prop. I - DER'S WITH ID T NUME 136/138/123 RE I I I I CALLED R GNATUR t A Main Ro anya N 518623 OSED RES KHATHA NG 29.	1903 Bloc Cate Ht. Bloc Cate 1 	k Land egory R Ca R R Ca R R R R R R R R R R R R R R	Use ar eqd. 2	- Prop. - 2	rout,

								SCALE :	1:10
	COLO	or ind	EX						
		BOUNDAR TING ROAD	-						
	PROF	OSED WOR	RK (COV	/ERAGE AREA)				
	1	EXISTING (To be retained) EXISTING (To be demolished)							
ATEMENT (BBMP)		-		ON NO.: 1.0.9					
DETAIL:			VERSI	ION DATE: 01/	11/2018				
BBMP D:				se: Residential	Dasi davalarmant				
Com./RJH/0525/19-3 n Type: Suvarna Par				Jse Zone: Resid	Resi development dential (Main)				
ype: Building Permi	-		Plot/Su	ub Plot No.: 138	8	2/100			
Sanction: New Ring-III				· ·	ata Extract): 136/138 property: NGEF LA		ORE		
ne Specified as per a arajeshwarinagar	Z.R: NA								
rd-129 District: 301-Kengeri									
TAILS:								SQ.M	
F PLOT (Minimum) EA OF PLOT			(A) (A-Ded	luctions)				168.4 168.4	
AGE CHECK Permissible Cov	(61906 Stee	(75.00 %)						126.3	34
Proposed Cover	rage Area (62.22 %))					104.8	82
Achieved Net co Balance coverage	-							104.8 21.8	
ECK Permissible F.A	.R. as per 7	oning reaul	ation 20	15 (1.75)				294.3	79
Additional F.A.R Allowable TDR	R within Ring	g I and II (f	or amalg	· ,				0.0	00
Allowable max.	F.A.R Plot	within 150 N		of Metro static	on (-)			0.0	00
Total Perm. FAF Residential FAR		5)						294.3 282.8	
Proposed FAR A Achieved Net FA		73)						290.9 290.9	
Balance FAR Ar								290.9	
JP AREA CHECK Proposed BuiltU Achieved BuiltU	-							422.8	80
Challan Number BBMP/6201/CH/1	19-20 BB	Receipt Numbe MP/6201/Cl	r	Amount (INF 1903	R) Payment Mode Online	Transaction Number 8640382445	06/2	ment Date 25/2019 29:19 AM	Rem -
Number	19-20 BB	Numbe	r H/19-20	· ·		Number	06/2 11:2		Rem -
Number BBMP/6201/CH/1 No.		Number	r H/19-20	1903 Head Scrutiny Fee		Number 8640382445 Amount (INR	06/2 11:2	25/2019 29:19 AM	Rem -
Number BBMP/6201/CH/1 No. 1	/SUBU	Number	r H/19-20 stails	1903 Head Scrutiny Fee		Number 8640382445 Amount (INR	06/2 11:2) R	25/2019 29:19 AM	Rem -
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	-	TING ROAE OSED WOF		/ERAGE AREA	A)						
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ATEMENT (BBMP)			VERSI	ON NO.: 1.0.9		0					
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BBMP o:				se: Residential		evelopment					_
.Com./RJH/0525/19-2 n Type: Suvarna Par	vangi		Land U	lse Zone: Resi	idential						
Type: Building Permis Sanction: New	ssion			ıb Plot No.: 13 No. (As per Kh		ract): 136/138	3/128				
Ring-III ine Specified as per 2	Z.R: NA		Locality	y / Street of the	e prope	rty: NGEF LA	YOUT, BAN	GALO	RE		
jarajeshwarinagar ard-129											
District: 301-Kengeri										SQ.M	т
EA OF PLOT			(A)	luctions)						168. 168.	.45
AGE CHECK		(75.00.0())	(A-Deu	lucions)							
Permissible Cov Proposed Cover	age Area (6	62.22 %)								126. 104.	.82
Achieved Net co Balance coveraç)							104. 21.	
ECK Permissible F.A.		•••		()						294.	.79
Additional F.A.R Allowable TDR	Area (60% d	of Perm.FA	R)		,						.00 .00
Allowable max. Total Perm. FAF	F.A.R Plot v	within 150 N		of Metro statio	on (-)						.00
Residential FAR Proposed FAR A	(97.22%)									282.	.84
Achieved Net F/ Balance FAR Ar	AR Area (1	.73)					-			290.	
JP AREA CHECK Proposed BuiltU	. ,										
Achieved BuiltU	-									422. 422.	
Challan Number BBMP/6201/CH/1	9-20 BBI	Number MP/6201/CI		Amount (IN 1903	R) P	ayment Mode Online	8640382		06/2	nent Date 25/2019 29:19 AM	Rema -
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