

# Block :A (RESIDENTIAL)

Floor Name	Total Built Up		(Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Ar	ea Tnmt (No.)		
	Area (Sq.mt.)	StairCase	Parking	Resi.	— (Sq.mt.)			
Terrace Floor	13.35	13.35	0.00	0.00	0.	00 00		
First Floor	30.17	0.00	0.00	30.17	30.	17 00		
Ground Floor	34.50	0.00	0.00	34.50	34.	50 0		
Stilt Floor	34.50	0.00	28.86	0.00	5.	64 00		
Total:	112.52	13.35	28.86	64.67	70.	31 0		
Total Number of Same Blocks :								
Total:	112.52	13.35	28.86	64.67	70.	31 0		
SCHEDULE								
BLOCK NAME	NAN		LENGTH	HEIGHT	NO	-		
A (RESIDENTIAL	,		0.76	2.10	01			
A (RESIDENTIAL	, –		0.90	2.10	04			
A (RESIDENTIAL	.) ED		1.05		01			
SCHEDULE	OF JO	INERY:						
BLOCK NAME	NAM	IE	LENGTH	HEIGHT	NO	-		
A (RESIDENTIAL	,		1.20	1.20	01			
A (RESIDENTIAL	.) w		1.80	1.20	07			
UnitBUA Table for Block :A (RESIDENTIAL)								
UNILDUA I								
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenemer		
FLOOR GROUND FLOOR PLAN		UnitBUA Type FLAT	UnitBUA Area 58.39		No. of Rooms 3	No. of Tenemer		
FLOOR GROUND	Name			51.06				

# Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Semidetached	Bldg upto 11.5 mt. Ht.	R
Required P	arking(Table	7a)		

Block	Block Type SubUse		Area		Units		Car		
Name			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Semidetached	50 - 225	1	-	1	1	-	
	Total :		-	-	-	-	1	1	

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved		
	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	-	-	-	15.11	
Total		27.50		28.86	

### FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			StairCase	Parking	Resi.	
A (RESIDENTIAL)	1	112.52	13.35	28.86	64.67	70.31
Grand Total:	1	112.52	13.35	28.86	64.67	70.31

#### Approval Condition :

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

- 1. Sanction is accorded for the Residential Building at 2305, 4TH BLOCK, SIR.M.VISVESHWARAIAH LAYOUT, BANGALORE., Bangalore.
- a).Consist of 1Stilt + 1Ground + 1 only.
- 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3.28.86 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 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 / 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:19/07/2019 vide lp number: BBMP/Ad.Com./RJH/0557/19-20\_\_\_\_\_ 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

Tnmt (No.)

1.00

	PROPOSED WORK (CC	,	
	EXISTING (To be retained		
	EXISTING (To be demoli	shed)	
		VERSION NO.: 1.0.9	
AREA STATEMENT (BBMP)		VERSION DATE: 01/11/2018	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Ad.Com./RJH	10557/10 20	Plot SubUse: Semidetached	
Application Type: Su		Land Use Zone: Residential (Main)	
Proposal Type: Build	•	Plot/Sub Plot No.: 2305	
Nature of Sanction: N	•	Khata No. (As per Khata Extract): 2305	
Location: Ring-III		Locality / Street of the property: 4TH BLOCK, LAYOUT, BANGALORE.	SIR.M.V
Building Line Specifie	ed as per Z.R: NA		
Zone: Rajarajeshwar	· ·		
Ward: Ward-130	-		
Planning District: 301	-Kengeri		
AREA DETAILS:			
AREA OF PLOT (N	1inimum)	(A)	
NET AREA OF PLO	TC	(A-Deductions)	
COVERAGE CHEC	Ж		
	ssible Coverage area (75.00 %		
	sed Coverage Area (63.89 %)		
	ved Net coverage area ( 63.89		
Baland	ce coverage area left(11.11 %	%)	
FAR CHECK			
	ssible F.A.R. as per zoning reg		
	onal F.A.R within Ring I and II	, <b>,</b> ,	
	able TDR Area (60% of Perm.		
		0 Mt radius of Metro station ( - )	
	Perm. FAR area(1.75)		
	ential FAR (91.98% )		
· · ·	sed FAR Area		
	ved Net FAR Area(1.30)		
Baland	ce FAR Area ( 0.45 )		
BUILT UP AREA C	HECK		
5			

### Approval Date : 07/19/2019 4:

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	F
1	BBMP/7409/CH/19-20	BBMP/7409/CH/19-20	506	Online	8664216805	
	No.		Amount (INR)			
	1	S	506			

					SCALE :	1:100
С	OLOR INDEX				SCALE :	1:100
	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (CON EXISTING (To be retained EXISTING (To be demolis	i)				
EMENT (BBM		VERSION NO.:	1.0.9			
ETAIL:	li⁻ )	VERSION DATE	E: 01/11/2018			
MP		Plot Use: Reside				
<u>m./RJH/0557</u> ype: Suvarna		Plot SubUse: Se Land Use Zone:	Residential (Main)			
e: Building Penction: New	ermission	Plot/Sub Plot No Khata No. (As p	.: 2305 er Khata Extract): 2	305		
g-III		· ·	of the property: 4Th		1.VISVESHWARAI	AH
Specified as jeshwarinaga						
130						
rict: 301-Kenę ILS:						SQ.MT.
PLOT (Minimu OF PLOT	ım)	(A) (A-Deductions)				54.00 54.00
E CHECK	Coverage area (75.00 %	)				40.50
Proposed C	overage Area (63.89 %)	, 				34.50
Balance cov	et coverage area ( 63.89 /erage area left ( 11.11 %	,				34.50 6.00
K Permissible	F.A.R. as per zoning reg	ulation 2015(1.75	; )			94.50
Additional F	A.R within Ring I and II ( DR Area (60% of Perm.F	for amalgamated				0.00
Allowable m	nax. F.A.R Plot within 150	,	o station ( - )			0.00
Residential	FAR area ( 1.75 ) FAR (91.98% )					94.50 64.67
Proposed F	AR Area et FAR Area(1.30)					70.31 70.31
Balance FA	R Area ( 0.45 ) K					24.19
Proposed B Achieved B	uiltUp Area					112.52 112.52
allan mber 09/CH/19-20	I:11:26 PM Receipt Number BBMP/7409/CH/19-20		Payment Mode Online	Transaction Number 8664216805	Payment Date 06/29/2019 10:42:09 AM	Remark -
No. 1		Head Scrutiny Fee		Amount (INR) 506	Remark	
	OWNER / C SIGNATURE OWNER'S A NUMBER & P.NANDINI NO.2 SIR.M.VISVESH	DDRESS CONTAC 2 <b>305, 4TH BL</b>	WITH ID T NUMBE <b>.OCK</b> ,	IGALORE.		
	ARCHITECT /SUPERVISO Shobha. N no.06 Stage, Mahaslak Balaga 1st Stage BCC/BL-3.2.3/E- PROJECT TIT PLAN SHOWING NO.2305, 4TH B BANGALORE. V	OR 'S SIG shmipuram./r , Mahaslaksl 2520/2003-0 TLE : PROPOSEI LOCK, SIR.M VARD NO.13	GNATURE alare 1st nnc hmi 4-C D RESIDENT 1.VISVESHW	ARAIAH LA	YOUT,	
	SHEET NO		1056225224 11-41-32\$_\$ 6X9		J	
			1 14 1 1	<b>.</b>		
ated drav	wing as per the s	SOTT CODV SU	nmitted by fl	he Architer	ti License F	-naineer