

SCALE: 1:100

COLOR INDEX PLOT BOUNDARY

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

EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9				
ANLA CIATLIVILIVI (DDIVIF)	VERSION DATE: 01/11/2018				
PROJECT DETAIL:					
Authority: BBMP	Plot Use: Residential				
nward_No: BBMP/Ad.Com./RJH/0620/19-20	Plot SubUse: Bungalow				
Application Type: General	Land Use Zone: Residential (Main)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 31				
Nature of Sanction: Addition or Extension	PID No. (As per Khata Extract): 3-97-31				
Location: Ring-II	Locality / Street of the property: 2nd MAIN B K NAGAR, YESHWANTHPURA, BANGALORE.				
Building Line Specified as per Z.R: NA					
Zone: Rajarajeshwarinagar					
Ward: Ward-037					
Planning District: 215-Mathikere					
AREA DETAILS:		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	437.09			
NET AREA OF PLOT	(A-Deductions)	437.09			
COVERAGE CHECK					
Permissible Coverage area (65.0	0 %)	284.11			
Proposed Coverage Area (26.41	%)	115.42			
Achieved Net coverage area (26	5.41 %)	115.42			
Balance coverage area left (38.5	9%)	168.69			
FAR CHECK	<u> </u>				
Permissible F.A.R. as per zoning	regulation 2015 (1.75)	764.91			
Additional F.A.R within Ring I and	d II (for amalgamated plot -)	0.00			
Allowable TDR Area (60% of Per	m.FAR)	0.00			
Premium FAR for Plot within Impa	act Zone (-)	0.00			
Total Perm. FAR area (1.75)		764.91			
Residential FAR (46.81%)		164.08			
Existing Residential FAR (50.42%)					
Proposed FAR Area					
Achieved Net FAR Area (0.80)					
, ,					
Balance FAR Area (0.95) 414. BUILT UP AREA CHECK					
Proposed BuiltUp Area		366.94			
Existing BUA Area		176.74			
Achieved BuiltUp Area		353.16			

Approval Date: 08/05/2019 11:45:46 AM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7488/CH/19-20	BBMP/7488/CH/19-20	112	Online	8659767181	06/28/2019 1:02:35 PM	-
	No.		Amount (INR)	Remark			
	1	Scrutiny Fee			112	-	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ABCD)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R
	/= /-	- \		

Required Parking(Table 7a)

Block	Type	SubUse	Area	Ur	nits		Car	
Name	i ype	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (ABCD)	Residential	Plotted Resi development	50 - 225		-	1	2	-
	Total:		-	_	_	_	2	4

Vehicle Type	Re	eqa.	Achieved		
venicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	2 27.50		4	55.00	
Total Car	2	2 27.50		55.00	
TwoWheeler	-	13.75	0	0.00	
Other Parking -		-	-	13.78	
Total		<i>I</i> 1 25		68.78	

FAR &Tenement Details

Block	No. of Up Area Area		Existing Built Up Area	Proposed Built Up Area	Deductions (Area in Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(Sq.III.)	Resi.	(Sq.IIII.)	
A (ABCD)	1	366.94	176.74	176.42	12.34	4.06	176.74	164.08	350.54	02
Grand Total:	1	366.94	176.74	176.42	12.34	4.06	176.74	164.08	350.54	2.00

Approval Condition:

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SECTION @ A-A

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PVT. PROPERTY

EXISITING & PROPOSED RESIDENTIAL BUILDING

9.14m WIDE ROAD

SITE PLAN

1:200

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 31, 2nd MAIN B K NAGAR , YESHWANTHPURA, BANGALORE., Bangalore.

a).Consist of 1Ground + 2 only. 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

3.68.78 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

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

competent authority. 17. Drinking water supplied by BWSSB 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 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).

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. 20. 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 21.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

19.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

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

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.

Note: Earlier plan sanction vide L.P No._

_____ is deemed cancelled. The modified plans are approved in accordance with the acceptance for

approval by the Joint Commissioner (RR NAGAR) on date:05/08/2019 vide lp number: BBMP/Ad.Com./RJH/0620/19-20 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

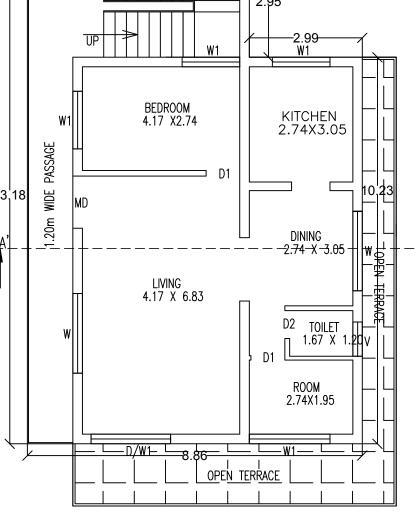
BEDROOM 3.63 X 2.93 HALL D1 D2 ____ TOILET 3.63 X 1.68 BEDROOM 3.63 X 3.38

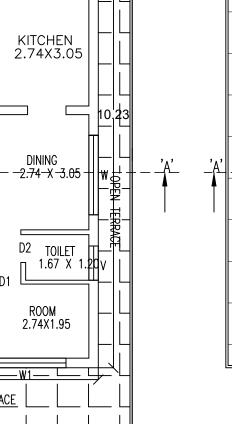
EXISTING FIRST FLOOR PLAN

FAMILY 8.05 X 2.85

----7.57---

KITCHEN 2.74X3.05 LIVING 4.17 X 6.83 D2 TOILET T Π 1.67 X 1.20 V 2.74X1.95 D/W1 8.86 W1 W1 <u>OPEN TERRACE</u> PROPOSED SECOND FLOOR PLAN





TERRACE SECOND FLOOR PLAN

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ELEVATION

27,47

KITCHEN D2 = 2.13X3.05washingT

2.57 X 1.19

BEDROOM 3.63 X 3.61

9.14m WIDE ROAD

EXISTING GROUND FLOOR PLAN

4.17 X 5.30

4.42 X 1.49

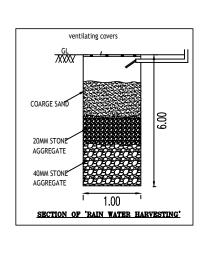
Block :A (ABCD)

4.42 X 1.65

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Built Up Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(04.1111.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(Oq.mt.)	Resi.	(oq.iii.)	
Terrace Floor	12.34	0.00	12.34	12.34	0.00	0.00	0.00	0.00	00
Second Floor	107.94	0.00	107.94	0.00	0.00	0.00	107.94	107.94	01
First Floor	131.24	75.10	56.14	0.00	0.00	75.10	56.14	131.24	00
Ground Floor	115.42	101.64	0.00	0.00	4.06	101.64	0.00	111.36	01
Total:	366.94	176.74	176.42	12.34	4.06	176.74	164.08	350.54	02
Total Number of Same Blocks	1								
Total:	366.94	176.74	176.42	12.34	4.06	176.74	164.08	350.54	02
Total: 366.94 176.74 176.42 12.34 4.06 176.74 164.08 350.54 SCHEDULE OF JOINERY:									

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A (ABCD)	D2	0.74	2.10	01				
A (ABCD)	D2	0.75	2.10	03				
A (ABCD)	D1	0.89	2.10	02				
A (ABCD)	D1	0.90	2.10	11				
A (ABCD)	MD	1.20	2.10	02				
SCHEDULE OF JOINERY:								
BLOCK NAME		LENGTH	HEIGHT	NOS				

A (ABCD)	MD	1.20	2.10	02
SCHEDULE	OF JOINERY	:		
BLOCK NAME		LENGTH	HEIGHT	NOS
A (ABCD)	V	1.19	1.20	01
A (ABCD)	V	1.20	1.20	02
A (ABCD)	W	1.73	1.80	01



UnitBUA Table for Block :A (ABCD)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT GF1	FLAT	Existing	215.56	188.11	7	1
FIRST FLOOR	SPLIT GF1	FLAT	Existing	0.00	0.00	5	0
PLAN	SPLIT GF1	FLAT	Proposed	0.00	0.00	2	0
SECOND FLOOR PLAN	SF1	FLAT	Proposed	90.62	78.45	7	1
Total:	1	•	-	306.18	266.56	21	2

OWNER / GPA HOLDER'S SIGNATURE

BANGALORE.

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: N. LAKSHMANA REDDY 31, 2nd MAIN, B K NAGAR, YESHWANTHPUR,

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Manjunatha R BCC/B.L-3.6/E-4312/17-18

PROJECT TITLE: EXISTING & PROPOSED RESIDENTIAL BUILDING @ SITE NO. 31, 2nd MAIN ,B K NAGAR, YESHWANTHPUR, BANGALORE, WARD NO. 37,

DRAWING TITLE :	135644563-31-07-2019
	08-14-59\$_\$REVISED
	LAKSHMAN REDDY
CUEET NO. 1	L/ (NOT IN)/ (IV TYLDD T

P.I.D NO. 3-97-31.