

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at SITE NO.2129, , SIR.M.V. LAYOUT, 2ND BLOCK, BANGALORE. WARD NO.130., Bangalore.

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

3.24.71 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

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

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

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.

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 is repeated for the third time.

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

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

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.

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 f construction workers in the labour camps / construction sites.

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:03/07/2020 vide lp number: BBMP/Ad.Com./RJH/0172/20-21

This approval of Building plan/ Modified plan is valid for two years from the

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

a). Consist of 1Stilt + 1Ground + 0 only.

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

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. 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

15.On completion of foundation or footings before erection of walls on the foundation and in the case

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

19. The Builder / Contractor / Professional responsible for supervision of work shall not shall not

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

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker workers Welfare Board".

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department 3. Employment of child labour in the construction activities strictly prohibited.

to terms and conditions laid down along with this building plan approval.

date of issue of plan and building licence by the competent authority.

BHRUHAT BENGALURU MAHANAGARA PALIKE

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13			
	VERSION DATE: 26/06/2020			
PROJECT DETAIL:				
Authority: BBMP	Plot Use: Residential			
nward_No: BBMP/Ad.Com./RJH/0172/20-21	Plot SubUse: Plotted Resi development			
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)			
Proposal Type: Building Permission	Plot/Sub Plot No.: SITE NO.2129,			
Nature of Sanction: NEW	Khata No. (As per Khata Extract): SITE NO.2129,			
ocation: RING-III	Locality / Street of the property: SIR.M.V. LAYOUT, 2ND BLOCK, BANGALORE. WARD NO.130.			
Building Line Specified as per Z.R: NA				
Zone: Rajarajeshwarinagar				
Ward: Ward-130				
Planning District: 301-Kengeri				
AREA DETAILS:		SQ.MT.		
AREA OF PLOT (Minimum)	(A)	54.00		
NET AREA OF PLOT	(A-Deductions)	54.00		
COVERAGE CHECK		•		
Permissible Coverage area (75.00	40.50			
Proposed Coverage Area (63.89 %)		34.50		
Achieved Net coverage area (63.89 %)		34.50		
Balance coverage area left (11.11	6.00			
FAR CHECK		•		
Permissible F.A.R. as per zoning re	94.50			
Additional F.A.R within Ring I and	0.00			
Allowable TDR Area (60% of Perm	0.00			
Premium FAR for Plot within Impac	0.00			
Total Perm. FAR area (1.75)	94.50			
Residential FAR (100.00%)		23.22		
Proposed FAR Area	23.22			
Achieved Net FAR Area (0.43)	23.22			
Balance FAR Area (1.32)	71.28			
BUILT UP AREA CHECK		•		
Proposed BuiltUp Area	82.50			
Achieved BuiltUp Area		82.50		
		•		

Approval Date: 07/03/2020 10:38:06 AM

Payment Details

	Receipt Number		Payment Mode	Transaction Number		
	BBMP/3319/CH/20-21		Online			
	Head				Remark	
1	Scrutiny Fee			152		

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: JAYANNA SITE NO.2129,

SIR.M.V. LAYOUT,

SIR.M.V. LAYOUT,

2ND BLOCK, SITE NO.2129,

AND BLOCK, TENGINEER

/SUPERVISOR 'S SIGNATURE

Kaushik Kaushik # 204,7TH A MAIN R P C LAYOUT VIJAYNAGAR BANGLORE 560040 BCC/BL-3.6/E-4306/17-18

PROJECT TITLE:

PLAN SHOWING THEPROPOSED RESIDENTIAL BUILDINGON SITE NO.2129, SIR.M.V. LAYOUT, 2ND BLOCK, BANGALORE, WARD NO.130.

1676279280-02-07-2020 DRAWING TITLE:

10-35-10\$ \$6X9 JAYANAN

SHEET NO: 1

UserDefinedMetric (680.00 x 600.00MM)

No. of Same

Block USE/SUBUSE Details

Required Parking(Table 7a)

Type

Total:

Parking Check (Table 7b)

FAR &Tenement Details

Block Use

Residential

SubUse

No.

Area

Total Built Up

82.50

82.50

Area (Sq.mt.)

(Sq.mt.)

Block SubUse

Plotted Resi

development

Regd.

Area (Sq.mt.)

Units

0.00

Deductions (Area in Sq.mt.)

StairCase

34.57

34.57

Parking

24.71

24.71

Block Structure

Bldg upto 11.5 mt. Ht.

Prop. Regd./Unit

No.

Proposed F

Resi.

23.22

Area

(Sq.mt.)

Block Name

A (JAYANNA)

Name

Vehicle Type

Total Car

Other Parking

A (JAYANNA)

Grand Total:

00

1.00 ∤ ⊬

R.W.H

PARKING

1.10

8.00M WIDE ROAD

STILT FLOOR PLAN

FRONT ELEVATION

2.30X2.61

TOILET 2.30X1.20

RCC ROOF SLAB -

0.15m WALL

RCC LINTEL -

0.15m WALL

RCC ROOF SLAB

P.F.S.mLIWAEL =

EX. FNDN.

Block Land Use

Prop.

Category

Area (Sq.mt.)

13.75

13.75

10.96

24.71

Total FAR

Area (Sq.mt.)

23.22

23.22

Tnmt (No.)

1.00

Regd.

RCC ROOF SLAB

GROUND FLOOR PLAN

HALL/KITCHEN

SECTION AT A-A

TERRACE FLOOR PLAN

site no.2120

8.00M WIDE ROAD

SITE PLAN

Block: A (JAYANNA)

Terrace Floor

Ground Floor

Total Number o

SCHEDULE OF JOINERY:

SCHEDULE OF JOINERY:

UnitBUA Table for Block :A (JAYANNA)

Name

SPLIT 01

Same Blocks

BLOCK NAME

A (JAYANNA)

A (JAYANNA)

BLOCK NAME

A (JAYANNA)

A (JAYANNA)

FLOOR

GROUND

FLOOR PLAN

Stilt Floor

Total:

Total Built Up

Area (Sq.mt.)

13.50

34.50

34.50

82.50

NAME

MD

FLAT

82.50

Proposed FAR

Area (Sq.mt.)

Resi.

0.00

23.22

0.00

23.22

23.22

HEIGHT

2.10

2.10

HEIGHT

1.00

1.20

UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

34.50

34.50

Total FAR Area

0.00

0.00

23.22

23.22

NOS

02

01

NOS

01

23.22

Tnmt (No.)

Deductions (Area in Sq.mt.)

Parking

0.00

0.00

24.71

24.71

24.71

StairCase

13.50

11.28

9.79

34.57

34.57

LENGTH

0.90

0.90

LENGTH

1.00

1.80

34.50

34.50