154.05

39.60

281.02

281.02



Approval Condition

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 452. , Nagarbhavi, 2nd stage, 9th block

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

3.57.03 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.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

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.

good repair for storage of water for non potable purposes or recharge of ground water at all times

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

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 :

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

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

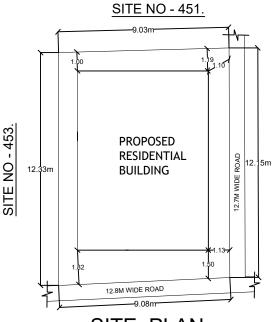
fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 10/07/2020 vide lp number: BBMP/Ad.Com./RJH/0249/20-21 to terms and conditions laid down along with this building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE



AREA STATEMENT (BBMP) **VERSION NO.: 1.0.13** VERSION DATE: 26/06/2020 PROJECT DETAIL: Authority: BBMP Plot Use: Residential Plot SubUse: Plotted Resi development BBMP/Ad.Com./RJH/0249/20-21 Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 452. Nature of Sanction: NEW Khata No. (As per Khata Extract): 452 Location: RING-III Locality / Street of the property: Nagarbhavi, 2nd stage, 9th block, Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-073 Planning District: 301-Kengeri AREA DETAILS: SQ.MT. AREA OF PLOT (Minimum) 110.66 NET AREA OF PLOT (A-Deductions) 110.66 COVERAGE CHECK Permissible Coverage area (75.00 %) 83.00 Proposed Coverage Area (59.35 %) 65.67 Achieved Net coverage area (59.35 %) 65.67 Balance coverage area left (15.66 %) 17.33 FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) 193.65 Additional F.A.R within Ring I and II (for amalgamated plot -) 0.00 Allowable TDR Area (60% of Perm.FAR) 0.00 Premium FAR for Plot within Impact Zone (-) 0.00 Total Perm. FAR area (1.75) 193.65 Residential FAR (100.00%) 154.05 Proposed FAR Area 154.05

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

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

PROPOSED WORK (COVERAGE AREA)

Approval Date: 07/10/2020 5:36:23 PM

BUILT UP AREA CHECK

Achieved Net FAR Area (1.39)

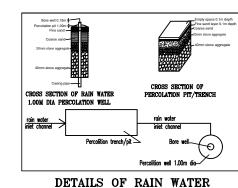
Balance FAR Area (0.36)

Proposed BuiltUp Area

Achieved BuiltUp Area

Payment Details

Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark
	Number	Number	Amount (int)		Number		
1	BBMP/4934/CH/20-21	BBMP/4934/CH/20-21	1264	Online	10575084309	06/24/2020	
						8:29:26 AM	-
	No.		Amount (INR)	Remark			
	1	S	1264	-			



HARVESTING STRUCTURES

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: G.BABU No:452, Nagarbhavi, 2nd stage, 9th block, bangalore



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Rakesh Gowda R 4009/C, 1st A Main Road, B-Block, 2nd Stage, Subramanya Nagar, Bangalore-560004 Mak-0004000004

BCC/BL-3.6/E:3854/2013-14

PROJECT TITLE: THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-452, 9TH BLOCK, NAGARABHAVI, 2ND STAGE, BANGALORE, WARD NO-73.

1724413732-09-07-2020 DRAWING TITLE: 06-16-19\$ \$1

SHEET NO: 1

SITE PLAN (SCALE 1;200)

A (RESIDENTIAL) D1 0.90 2.10 A (RESIDENTIAL) 1.06 2.10 SCHEDULE OF JOINERY: BLOCK NAME LENGTH HEIGHT

-9.03m-

CAR PARKING

4.23X6.25

12.8M WIDE ROAD

STILT FLOOR PLAN

CAR PARKING

6.93X3.23

LIFT

1.20X1.20

2.55X1.92

1.20X1.20

12.15m

PARAPET-

R.C.C. ROOF

CHEJJA

C.C.B. WALL

Block Structure

Bldg upto 11.5 mt. Ht.

Prop.

No.

Deductions (Area in Sq.mt.)

5.76

5.76

Lift Lift Machine Parking

HEIGHT

2.10

1.20

1.20

1.44

1.44

0.15 THICK

11.40

Block Land Use

Reqd.

Prop.

Total FAR

(Sq.mt.)

154.06

154.06

Tnmt (No.)

1.00

Category

Area (Sq.mt.)

27.50

27.50

0.00

29.53

57.03

FAR Area

(Sq.mt.)

Resi. 154.06

154.06

57.03

57.03

NOS

04

06

01

NOS

04

26

Reqd./Unit

Achieved

KITCHEN

4.08X3.08

4.08X4.60

GROUND FLOOR PLAN

SECTION ON A' - A'

POOJA

1.50X1.20

ഥ D1 ㄷ

1.0M RWH

∤1.00√

1.82

12.33m

UnitBUA Table for Block :A (RESIDENTIAL)

FOUNDATION

AS PER SOIL

CONDITION.

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	192.70	134.46	3	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	5	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	5	0
Total:	-	-	192.70	134.46	13	1

BED ROOM

5.33X3.08

TOILET

FIRST FLOOR PLAN

BED ROOM

TOILET

1.20X2.00

SECOND FLOOR PLAN

LIFT

S/C ROOM

2.40)4.60

1.20X1.20

1.20X1.20

1.20X2.00

1.20X1.20

TOILET

1.20X3.08

FAMILY

4.08X2.40

BED ROOM

2.78X3.45

TOILET

1.20X3.08

D2

BED ROOM

OPEN TERRACE

TERRACE FLOOR PLAN

HALL

4.08X2.40

Block: A (RESIDENTIAL)

און א. אטטום	OIDLIVITAL)							
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Parking	Resi.	(Oq.IIII.)	
Terrace Floor	18.32	16.88	0.00	1.44	0.00	0.00	0.00	00
Second Floor	65.68	12.46	1.44	0.00	0.00	51.78	51.78	00
First Floor	65.68	12.46	1.44	0.00	0.00	51.78	51.78	00
Ground Floor	65.67	13.73	1.44	0.00	0.00	50.50	50.50	01
Stilt Floor	65.67	7.20	1.44	0.00	57.03	0.00	0.00	00
Total:	281.02	62.73	5.76	1.44	57.03	154.06	154.06	01
Total Number of Same Blocks	1							
Total:	281.02	62.73	5.76	1.44	57.03	154.06	154.06	01

W2

D2

FRONT ELEVATION

Residential

SubUse

development

Total Built

Up Area

(Sq.mt.)

281.02

281.02

Type

Residential

No. of Same

Total:

No.

Block SubUse

Plotted Resi

development

(Sq.mt.)

50 - 225

Area (Sq.mt.)

13.75

13.75

13.75

StairCase

62.73

62.73

LENGTH

0.75

0.90

1.80

27.50

Regd.

Block USE/SUBUSE Details

Required Parking(Table 7a)

Parking Check (Table 7b)

FAR &Tenement Details

SCHEDULE OF JOINERY:

Block Name

A (RESIDENTIAL)

(RESIDENTIAL)

Vehicle Type

Total Car

Total

TwoWheeler

Other Parking

(RESIDENTIAL

BLOCK NAME

A (RESIDENTIAL)

A (RESIDENTIAL)

A (RESIDENTIAL)

Grand