

LIFT MACHINE ROOM

-HEAD ROOM

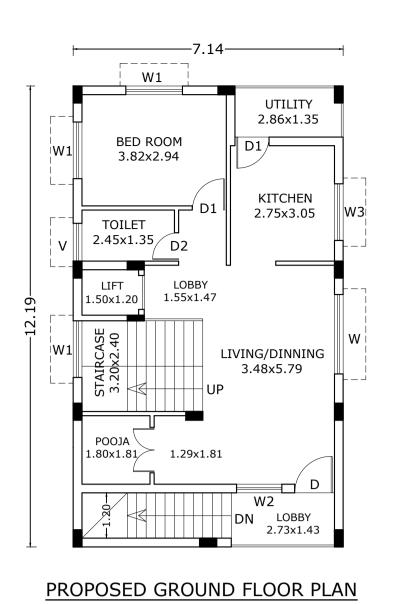
-0.23M THICK BRICK WALL

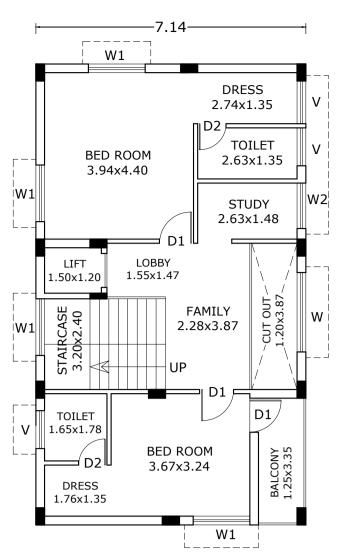
RCC ROOF SLAB AND

RCC BEAM TO DETAIL

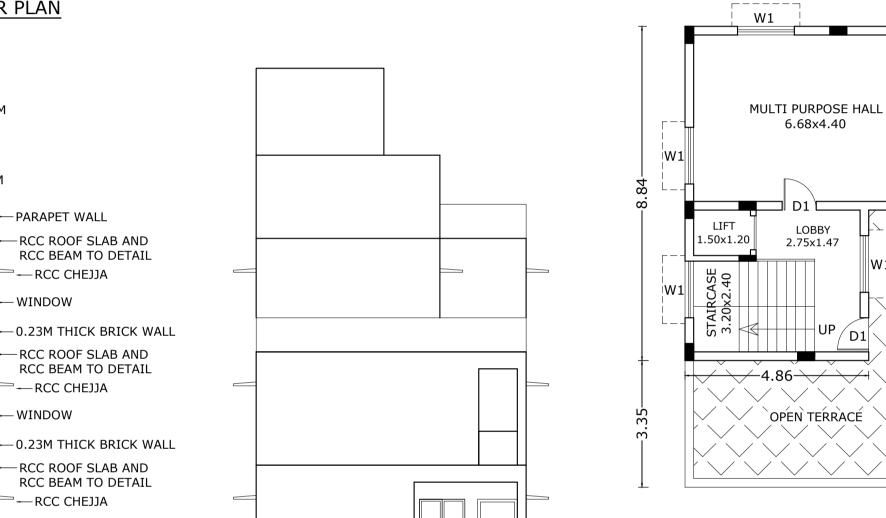
- RCC COLUMN TO DETAIL

RCC FOOTING TO DETAIL





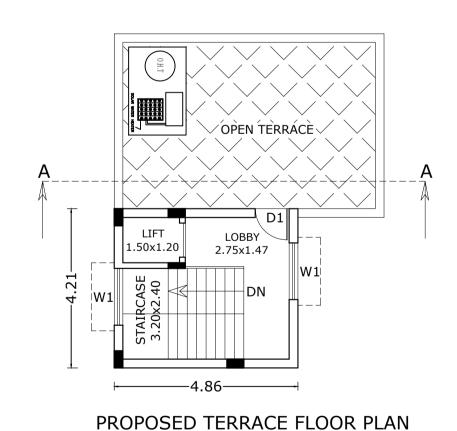
PROPOSED FIRST FLOOR PLAN



FRONT ELEVATION

A (BUILDING)

PROPOSED SECOND FLOOR PLAN



Block USE/SUBUSE Details									
	Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category				
	A (BUILDING)	Residential	Bungalow	Bldg upto 11.5 mt. Ht.	R				

SECTION ON A-A

Required Pa	arking(Tabl	e 7a)						
Block	Type	061.1	Area	Units		Car		
Name	туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Residential	Bungalow	50 - 225	1	-	1	1	-
	Total ·		_	_	_		1	2

Vehicle Type		Reqd.	Achieved				
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)			
Car	1	13.75	2	27.50			
Total Car	1	13.75	2	27.50			
TwoWheeler	-	13.75	0	0.00			
Other Parking	-	-	-	51.04			
Total		27.50		78.54			

Block	No. of Same Bldg	Total Built Up Area	D	eductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
		(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)	
A (BUILDING)	1	335.66	47.50	7.20	2.69	78.54	199.73	199.73	01
Grand Total:	1	335.66	47.50	7.20	2.69	78.54	199.73	199.73	1.00

UnitBUA Table for Block :A (BUILDING)										
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement				
GROUND FLOOR PLAN	SPLIT 1	FLAT	222.77	198.22	7	1				
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	6	0				
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	2	0				
Total:	-	-	222.77	198.22	15	1				

				<u> </u>	<u> PROPO</u>	SED II	<u> ERRAC</u>	<u>E FLOO</u>	<u> </u>
Block :A (BU	IILDING)								
Floor Name	l l		Deductions ((Area in Sq.mt)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
		StairCas	e Lift	Lift Machine	Parking	Resi.	(Oq.mi.)		
Terrace Floor	20.46	17.7	7 0.00	2.69	0.00	0.00	0.00	00	
Second Floor	54.09	7.6	8 1.80	0.00	0.00	44.61	44.61	00	
First Floor	87.04	7.6	8 1.80	0.00	0.00	77.56	77.56	00	
Ground Floor	87.04	7.6	8 1.80	0.00	0.00	77.56	77.56	01	
Stilt Floor	87.03	6.6	9 1.80	0.00	78.54	0.00	0.00	00	
Total:	335.66	47.5	0 7.20	2.69	78.54	199.73	199.73	01	
Total Number of Same Blocks	1								
Total:	otal: 335.66		0 7.20	2.69	78.54	199.73	199.73	01	
SCHEDULE	OF JOINERY	7 :							
BLOCK NAME	NA	ME	LENGT	Н	HEIGHT	N	OS		
A (BUILDING)	D	2	0.75		2.10	03			
A (BUILDING)	D	1	0.90		2.10	()8		
A (BUILDING))	1.05		2.10	()1		
A (BUILDING)	Р	_	1.20		2.10	()1		
CHEDULE (OF JOINERY	:							
BLOCK NAME	NAM	1E	LENGTH	l	HEIGHT	NOS			
A (BUILDING)	V		1.00		0.60	03	3		
A (BUILDING)	W2	2	1.20		1.50	02	2		
A (BUILDING)	W:	3	1.50		1 20	0.	1 l		



Approval Condition:

This Plan Sanction is issued subject to the following conditions

1.Sanction is accorded for the Residential Building at 339/339 , RAILWAYS HBCS, 1ST PHASE , MALLATHALLI VILLAGE, YESHWANTHPUR HÖBLI, BANGALORE NORTH TALUK, BANGALOR E, 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

3.78.54 area reserved for car parking shall not be converted for any other

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

the safety of people / structures etc. in

/ 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

& 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

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

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 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

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

the BBMP.

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.

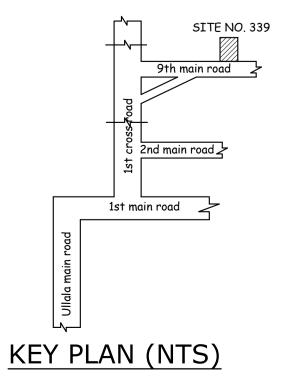
Note: Earlier plan sanction vide L.P No./sub1 plated/2003 is deemed cancelled. The modified plans are approved in accordance with the acceptance for _____ is deemed cancelled. approval by the Assistant director of town planning (RR NAGAR) on date: 08/07/2020 Vide lp number :

BBMP/Ad.Com./RJH/0292/20-2 subject to terms and conditions laid down along with this modified 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



PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.13

	VEROION NO.: 1.0.10					
	VERSION DATE: 26/06/2020					
PROJECT DETAIL:	•					
Authority: BBMP	Plot Use: Residential					
Inward_No:	Plot SubUse: Bungalow	Plot Suhl Ise: Bungalow				
BBMP/Ad.Com./RJH/0292/20-21						
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)					
Proposal Type: Building Permission	Plot/Sub Plot No.: 339/339					
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 339/33					
Location: RING-III Locality / Street of the property: RAILWAYS HBCS, 1ST PHASE, MALLATHALLI VILLAGE, YESHWANTHPUR HOBLI, BANGALORE NORTH TALUK , BANGALORE						
Building Line Specified as per Z.R: NA						
Zone: Rajarajeshwarinagar						
Ward: Ward-129						
Planning District: 301-Kengeri						
AREA DETAILS:	•	SQ.MT.				
AREA OF PLOT (Minimum)	(A)	139.29				
NET AREA OF PLOT	(A-Deductions)	139.29				
COVERAGE CHECK	•	•				
Permissible Coverage area	(75.00 %)	104.47				
Proposed Coverage Area (6	2.49 %)	87.04				
Achieved Net coverage area	a (62.49 %)	87.04				
Balance coverage area left (12.51 %)	17.43				
FAR CHECK						
Permissible F.A.R. as per zo	oning regulation 2015 (1.75)	243.76				
Additional F.A.R within Ring	I and II (for amalgamated plot -)	0.00				
Allowable TDR Area (60% o	f Perm.FAR)	0.00				
Premium FAR for Plot within	Impact Zone (-)	0.00				
Total Perm. FAR area (1.75	5)	243.76				
Residential FAR (100.00%)	•	199.73				
Proposed FAR Area		199.73				
Achieved Net FAR Area (1.	43)	199.73				
Balance FAR Area (0.32)		44.03				
BUILT UP AREA CHECK						
Proposed BuiltUp Area		335.66				
Achieved BuiltUp Area		335.66				

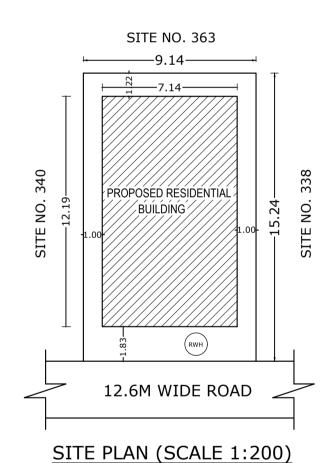
Approval Date: 07/08/2020 11:44:42 AM

Color Notes

COLOR INDEX

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/5003/CH/20-21	BBMP/5003/CH/20-21	1523	Online	10576904129	06/24/2020 1:30:51 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1523	-	



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER: SRI. B. V. JAGADEESHA 27A, 1st main road, 1st cross road, Brigade Vista Apartment, Near Telecom Layout, Padmanabhanagar,



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Sathisha.K. P. 32, 4th Model House Street Road, Basavanagudi,

Bengaluru BCC/BL-3.6/E-3104/200

PROJECT TITLE: SANCTION PLAN FOR PROPOSED RESIDENTIAL BUILDING ON KATHA NO. 339/339, RAILWAYS HBCS, 1ST PHASE, MALLATHALLI VILLAGE, YESHWANTHPUR HOBLI, BANGALORE NORTH TALUK, BANGALORE IN WARD NO. 129.

1271358255-24-06-2020 DRAWING TITLE: 01-15-16\$_\$JAGADEESH

SHEET NO: 1

This is system generated report and does not require any signature.