

Approval Condition:

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Building at 1439/1439 , D GROUP LAYOUT , GNANABHARATHI, RR NAGAR, BANGALORE., 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

3.68.01 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

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 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 Approval Date: 07/13/2020 4:25:32 PM

20.In case of any false information, misrepresentation of facts, or pending court cases, the plan

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 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

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.

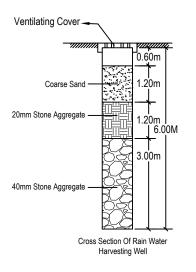
The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 13/07/2020 vide lp number: BBMP/Ad.Com./RJH/0335/20-21

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.

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

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE



COLOR INDEX PLOT BOUNDARY

AREA STATEMENT (BBMP)

Color Notes

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

EXISTING (To be demolished)

VERSION NO.: 1.0.13



	VERSION DATE: 26/06/2020			
PROJECT DETAIL:				
Authority: BBMP	Plot Use: Residential			
Inward_No: BBMP/Ad.Com./RJH/0335/20-21	Plot SubUse: Plotted Resi development			
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)			
Proposal Type: Building Permission	Plot/Sub Plot No.: 1439/1439			
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 1439/1439			
Location: RING-III	Locality / Street of the property: D GROUP LAYOUT, GNANABHARATHI, RR NAGAR, BANGALORE.			
Building Line Specified as per Z.R: NA	,			
Zone: Rajarajeshwarinagar				
Ward: Ward-129				
Planning District: 302-Herohalli				
AREA DETAILS:		SQ.MT.		
AREA OF PLOT (Minimum)		139.20		
NET AREA OF PLOT	(A-Deductions)	139.20		
COVERAGE CHECK	•			
Permissible Coverage area (75.00 %)		104.40		
Proposed Coverage Area (62.48 %)		86.97		
Achieved Net coverage area (62.48 %)		86.97		
		17.43		
Permissible F.A.R. as per zoning	243.60			
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)		243.60		
Residential FAR (100.00%)		193.14		
Proposed FAR Area		193.14		
Achieved Net FAR Area (1.39)		193.14		
		50.46		
BUILT UP AREA CHECK				
Proposed BuiltUp Area	370.08			
Achieved BuiltUp Area		370.08		

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/6146/CH/20-21	BBMP/6146/CH/20-21	1813	Online	10633755403	07/03/2020 4:25:08 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1813	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Sri. L. VAIKUNTA REDDY. & Smt. ANITHA. K. NO-1439/1439.

D GROUP LAYOUT, GNANABHARATHI, RR NAGAR

L. Vouleur Rody Anitha.K

ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE

Rajashekhar Narayana Kakaraddi #4/1 2nd e main Bhopasandra new layout, Sanjaynagar BCC/BL-3.6/E-2881/2006-07



PROJECT TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE/KHATA NO-1439/1439, D GROUP LAYOUT, GNANABHARATHI, RR NAGAR, WARD NO-129, BANGALORE.

536765582-03-07-2020 DRAWING TITLE: 01-35-09\$_\$30X50 E 2U S3

SHEET NO: 1

UserDefinedMetric (2000.00 x 2000.00MM)

W

—9.14(30'0")-

12.3M WIDE ROAD

STILT FLOOR PLAN

ELEVATION

SubUse

development

Total Built

Up Area

(Sq.mt.)

370.08

370.08

FLAT

FLAT

Block USE/SUBUSE Details

Required Parking(Table 7a)

Residential

Parking Check (Table 7b)

FAR &Tenement Details

Same Bldg

UnitBUA Table for Block :A (RESI)

SPLIT 1

SPLIT 2

SPLIT 2

SCHEDULE OF JOINERY:

A (RESI)

Vehicle Type

Total Car

GROUND

PLAN SECOND

FLOOR PLAN Total:

A (RESI)

BLOCK NAME

FLOOR PLAN FIRST FLOOR

TwoWheeler

Other Parking

′1.00./

−3.00−− W1

STAIRCASE

2.70X4.70

1.50X1.50

1.00

PARAPET WALL

R.C.C.ROOF

CHEJJA-

WINDOW-

FOUNDATION AS PER SOIL CONDITION

Block Land Use

Category

Car

Area (Sq.mt.)

27.50

27.50

0.00

40.51

(Sq.mt.)

Resi. 193.15

193.15

NOS

06

09

19

68.01

FAR Area Total FAR

(Sq.mt.)

1

193.15

193.15

Tnmt (No.)

2.00

Block Structure

Bldg upto 11.5 mt. Ht.

Reqd. Prop. Reqd./Unit Reqd. Prop.

Void Parking

68.01

2.25 38.07 68.01

115.48

176.23

HEIGHT

1.20

1.20

1.20

2.25 38.07

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

Block SubUse

Plotted Resi

Area (Sq.mt.) 27.50

27.50

13.75

Lift

9.00

9.00

72.03

144.05

216.08

LENGTH

0.90

1.21

1.80

41.25

Deductions (Area in Sq.mt.)

(Sq.mt.)

50 - 225

StairCase

59.60

SECTION ON AA

0.15 C.C.B. WALL

15.23

(50'0")

____ W1

STAIRCASE

2.70X4.85

1.50X1.50

POC .20X

2.85X2.95

4.20X2.58

10:30

SITE NO-1462.

SITE PLAN (Scale 1:200)

LENGTH

0.76

0.90

1.06

Deductions (Area in Sq.mt.)

StairCase | Lift | Lift Machine | Void | Parking |

HEIGHT

2.10

2.10

2.10

0.00

12.69

0.00

2.25 38.07 68.01 193.15

SCHEDULE OF JOINERY:

Total Built

Up Area

(Sq.mt.)

86.97

9.58

16.71

59.60

370.08 59.60 9.00

2.25

2.25

9.00

BLOCK NAME

Block : A (RESI)

A (RESI)

A (RESI)

Name

Terrace

Floor Second

Floor First Floor

Ground

Number of

Blocks

ROOM

3.99X2.70

2.00X1.30

ROOM

2.69X3.20

2.69X1.30

KITCHEN

2.69X2.98

D2

GROUND FLOOR PLAN

____ D2 ____ D1

W

ROOM

3.99X2.70

TOILET

2.00X1.30

ROOM

2.69X3.20

2.69X1.30

KITCHEN

2.69X2.98

STAIRCASE

2.70X4.85

1.50X1.50

DINING

FIRST FLOOR PLAN

2.00X1.30

3.99X3.10

TOILET 2.69X1.30

ROOM

2.69X2.98

__W1

SECOND FLOOR PLAN

TERRACE FLOOR PLAN

Total FAR

(Sq.mt.)

0.00

Tnmt (No.)

NOS

06

08

02

FAR Area

(Sq.mt.)

Resi.

0.00

0.00

0.00

2.25 38.07 68.01 193.15 193.15

2.85X2.95

4.20X2.58

W1

STAIRCASE

2.70X4.85

1.50X1.50

HALL BELOW

2.63X3.73

/___3,00___/

STAIRCASE 2.70X4.85

1.50X1.50