

2.20M

LIFT ROOM ----

3.00M

2.40M

HEAD ROOM -

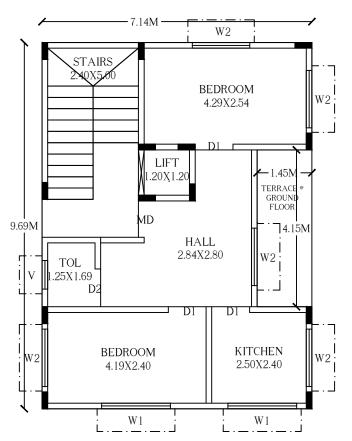
PARAPET WALL—

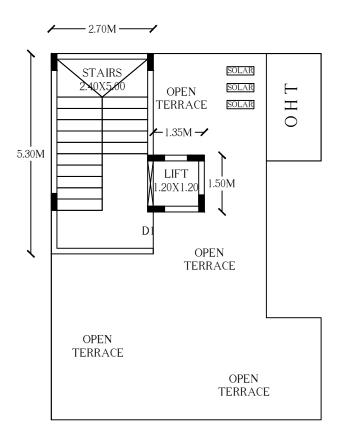
.15 BRICK WALL —

R.C.C ROOF-

R.C.C CHAJJA —►

WINDOW -

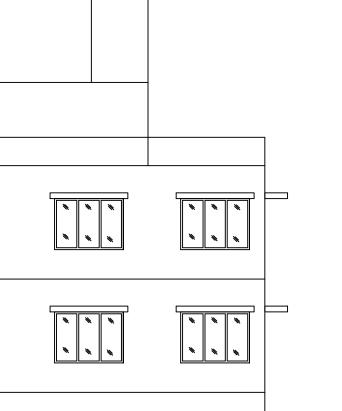




TERRACE FLOOR PLAN

FIRST & SECOND FLOOR PLAN

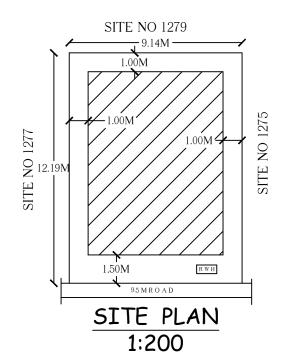
TYPICAL GROUND,

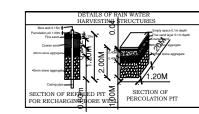


GL

/

11.40M





DI LUCE/OUDUCE DICT

Block USE/SUBU	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

SECTION A-A

Required Parking(Table 7a)

Block	Туре	Cubling	Area	Ur	its		Car	
Name	i ype	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
	Total :		-	-	-	-	0	2

Parking Check (Table 7b)

r arming official (1)	3510 7 5)			
Vehicle Type	Re	eqd.	Ac	chieved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	-	-	2	27.50
Total Car	-	-	2	27.50
Other Parking	-	-	-	32.45
Total		0.00		59 95

FAR &Tenement Details

/ II \ \ \ I \	orionionic Do	tano								
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	'		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)			
			StairCase	Lift	Lift Machine	Parking	Resi.	(oq.mi.)		
A (A)	1	276.47	52.93	5.76	1.44	59.95	156.39	156.39	03	
Grand Total	1	276.47	52.93	5.76	1.44	59.95	156.39	156.39	3.00	

Block :A (A)

ELEVATION

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase Lift Lift Machine Parking				Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	17.77	16.33	0.00	1.44	0.00	0.00	0.00	00
Second Floor	63.17	9.60	1.44	0.00	0.00	52.13	52.13	01
First Floor	63.17	9.60	1.44	0.00	0.00	52.13	52.13	01
Ground Floor	63.17	9.60	1.44	0.00	0.00	52.13	52.13	01
Stilt Floor	69.19	7.80	1.44	0.00	59.95	0.00	0.00	00
Total:	276.47	52.93	5.76	1.44	59.95	156.39	156.39	03
Total Number of Same Blocks :	1							
Total:	276.47	52.93	5.76	1.44	59.95	156.39	156.39	03

SCHEDULE OF JOINERY

CONTEDUCE OF CONTENTS.							
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS			
A (A)	D2	0.90	2.10	03			
A (A)	D1	1.00	2.10	09			

SCHEDULE OF JOINERY

OOI ILDULL OI	OUNTERT.			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W2	1.20	1.20	03
A (A)	W1	2.00	1.20	30

UnitBUA Table for Block :A (A)

		\ /				
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND,1, 2 FLOOR PLAN	1	FLAT	48.42	48.42	5	3
Total:	-	-	145.25	145.25	15	3



Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at SITE NO 1276, KATHA NO 1276/1276 , D-GROUP LAYOUT, SRIGANDADAKAVAL VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE, WAR D NO 129., 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

3.59.95 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

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

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

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

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

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

involved in contravention

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".

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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 17/07/2020 vide lp number: BBMP/Ad.Com./RJH/0352/20-21 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

Color Notes

AREA STATEMENT (BBMP)

COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.13

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



VERSION DATE: 26/06/2020 PROJECT DETAIL: Authority: BBMP Inward_No: BBMP/Ad.Com/RJH/0352/20-21 Application Type: Suvarna Parvangi Proposal Type: Building Permission Nature of Sanction: NEW Location: RING-III Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA OF PLOT (Minimum) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
Authority: BBMP Inward_No: BBMP/Ad.Com./RJH/0352/20-21 Application Type: Suvarna Parvangi Proposal Type: Building Permission Nature of Sanction: NEW Location: RING-III Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA OF PLOT (Minimum) NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (75.00 %) Plot Sub Use: Residential Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot SubUse: Plotted Residential (Main) Plot SubUse: Plot Subuse: Plotted Residential					
Inward_No: BBMP/Ad.Com./RJH/0352/20-21 Application Type: Suvarna Parvangi Proposal Type: Building Permission Nature of Sanction: NEW Location: RING-III Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA OF PLOT (Minimum) NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (75.00 %) Plot SubUse: Plotted Resi development Residential (Main) Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276/1276 Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1276/1276 Locality / Street of the property: D-GROUP LAYOUT, SRIGANDADAKAVAL VILLAGE, YESHWANTHAPURA HOBLI, B 129. Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (Minimum)					
BBMP/Ad.Com./RJH/0352/20-21 Application Type: Suvarna Parvangi Proposal Type: Building Permission Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Nature of Sanction: NEW Location: RING-III Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA OF PLOT (Minimum) NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (75.00 %)	Plot Use: Residential				
Application Type: Suvarna Parvangi Proposal Type: Building Permission Plot/Sub Plot No.: SITE NO 1276, KATHA NO 1276/1276 Nature of Sanction: NEW Location: RING-III Locality / Street of the property: D-GROUP LAYOUT, SRIGANDADAKAVAL VILLAGE, YESHWANTHAPURA HOBLI, B 129. Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA DETAILS: AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
Nature of Sanction: NEW Khata No. (As per Khata Extract): 1276/1276 Location: RING-III Locality / Street of the property: D-GROUP LAYOUT, SRIGANDADAKAVAL VILLAGE, YESHWANTHAPURA HOBLI, B 129. Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA DETAILS: AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
Location: RING-III Locality / Street of the property: D-GROUP LAYOUT, SRIGANDADAKAVAL VILLAGE, YESHWANTHAPURA HOBLI, B 129. Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA DETAILS: AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
SRIGÁNDADAKAVAL VILLAGE, YESHWANTHAPÚRA HOBLI, B 129. Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA DETAILS: AREA OF PLOT (Minimum) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA DETAILS: AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)	SANGALORE. WARD NO				
Ward: Ward-129 Planning District: 301-Kengeri AREA DETAILS: AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
Planning District: 301-Kengeri AREA DETAILS: AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
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AREA OF PLOT (Minimum) NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)					
NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %)	SQ.MT.				
COVERAGE CHECK Permissible Coverage area (75.00 %)	111.42				
Permissible Coverage area (75.00 %)	111.42				
• , ,					
D 10 1 (00 10/)	83.56				
Proposed Coverage Area (62.1 %)	69.19				
Achieved Net coverage area (62.1 %)	69.19				
Balance coverage area left (12.9 %)	14.37				
FAR CHECK					
Permissible F.A.R. as per zoning regulation 2015 (1.75)	194.98				
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)	194.98				
Residential FAR (100.00%)	156.39				
Proposed FAR Area	156.39				
Achieved Net FAR Area (1.40)	156.39				
Balance FAR Area (0.35)	38.59				
BUILT UP AREA CHECK					
Proposed BuiltUp Area	276.47				
Achieved BuiltUp Area	276.47				

Approval Date: 07/17/2020 2:55:00 PM

Payment Details

Sr No.	Challan	Receipt Amount (INR)		Amount (INR) Payment Mode		Payment Date	Remark
	Number	Number	Amount (mix)	1 dyffieth wode	Number	i ayınıcını Date	Remark
1	BBMP/5444/CH/20-21	BBMP/5444/CH/20-21	1245.54	Online	10655012351	07/07/2020	
ı	DDIVIF/3444/CH/20-21	DDIVIF/3444/CH/20-21 1243.	1245.54	Online	10055012551	11:20:01 AM	-
	No.	Head			Amount (INR)	Remark	
	1	S	Scrutiny Fee			-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

M.C.ARUN & SHILPA.S.UPADHYA FLAT NO T9, SHIVAGANGA SILVER LINE, B-BLOCK, 3RD FLOOR, RAGHUVANAHALLI, KANAKPURA MAIN ROAD, BANGALORE



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE LAKSHMIKANTHA S NO 58, 2ND CROSS, KATHRIGUPPA,

BENGALURU BCC/BL-3.6/E-4424/2018-19



PROJECT TITLE

PROPOSED PLAN FOR RESIDENTIAL BUILDING ATSITE NO 1276, KATHA NO 1276/1276, D-GROUP LAYOUT, SRIGANDADAKAVAL VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE. WARD NO 129.

DRAWING TITLE:

145443417-28-06-2020 11-53-02\$_\$RR NAGAR

SHEET NO: 1