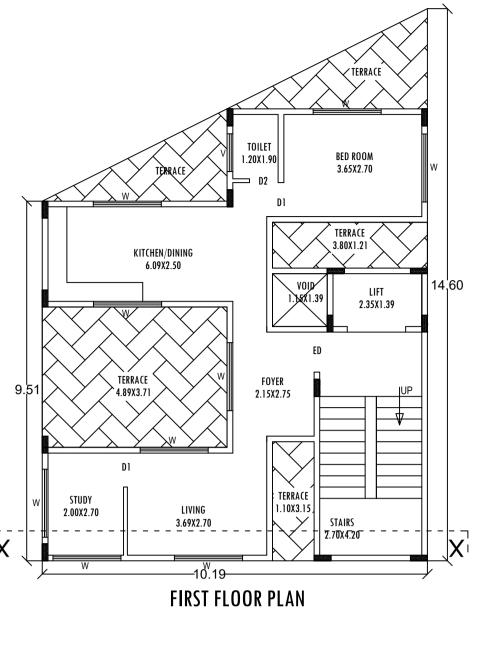
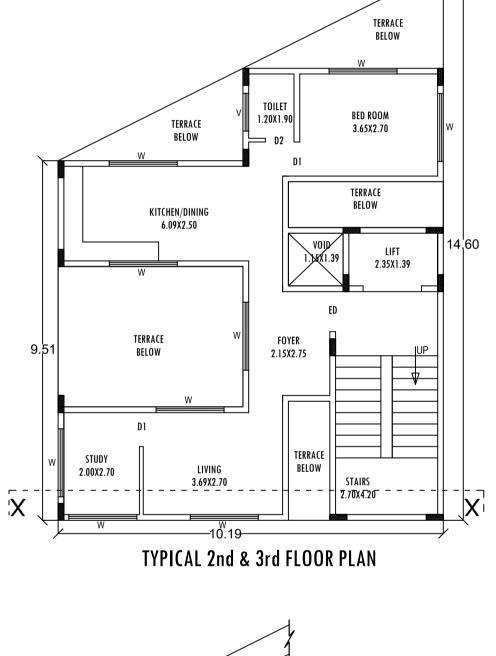
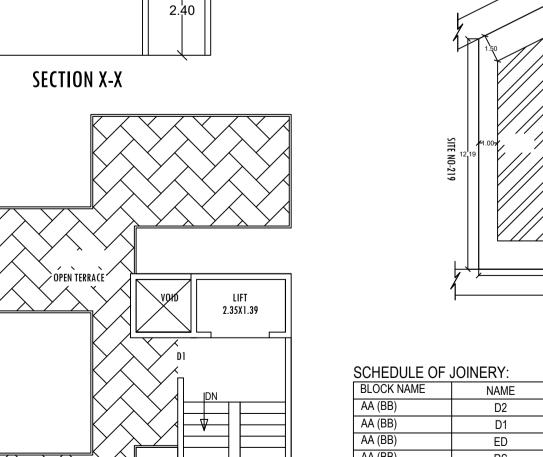


**GROUND FLOOR PLAN** 







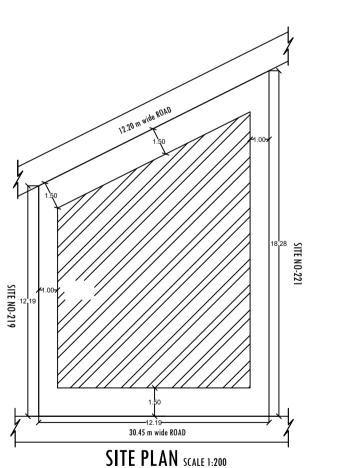
0.15TH WALL THICK

O.15TH WALL THICK

0.15TH WALL THICK

R C C ROOF

0.15TH WALL THICK



## Block : AA (BB)

	2.10 2.10	05 06		Name	Total Built Up Area	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area	
	2.10	04			(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	(Sq.mt.)
	2.10	01		Terrace Floor	25.97	22.69	0.00	3.28	0.00	0.00	0.00	0.00	0.00
	HEIGHT	NOS		Third Floor	83.30	15.93	3.28	0.00	2.02	0.00	62.07	0.00	62.07
	2.50	05		Second Floor	83.30	15.93	3.28	0.00	2.02	0.00	62.07	0.00	62.07
	2.50	31		First Floor	83.30	15.93	3.28	0.00	2.02	0.00	62.07	0.00	62.07
				Ground Floor	122.88	9.00	3.28	0.00	0.00	62.09	0.00	48.51	48.51
A Area	Carpet Area	No. of Rooms	No. of Tenement	Basement Floor	28.19	7.81	0.00	0.00	0.00	0.00	20.38	0.00	20.38
43.54	43.54	3	1	Total:	426.94	87.29	13.12	3.28	6.06	62.09	206.59	48.51	255.10
40.04	43.34	J	'	Total						,			

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Building at 220, BALAJI H.B.C.S.LAYOUT, VAJARAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALU

a).Consist of 1Basement + 1Ground + 3 only. 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any

3.62.09 area reserved for car parking shall not be converted for any

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

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.

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

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. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

18. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained 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).

17. Drinking water supplied by BWSSB should not be used for the construction activity of the building.

19. 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

for the third time. 20. 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

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

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

Crystals NO.184 CHIKKAJALLA Bangalore -562157

sanction is deemed cancelled. 22.Debris or C&D waste generated while constructing the building should be taken to M/S Rock

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.

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".

is repeated

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:24/07/2020 vide lp number: BBMP/Ad.Com./RJH/0403/20-21 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

Proposed FAR

0.00

00

0.00

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER:

Color Notes

AREA STATEMENT (BBMP)

BBMP/Ad.Com./RJH/0403/20-2

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Planning District: 321-Anjanapura

Permissible Coverage area (75.00 %)

Achieved Net coverage area ( 66.16 % )

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Residential FAR (80.98%)

Balance FAR Area (0.38)

Proposed BuiltUp Area

Achieved BuiltUp Area

Number

No.

BBMP/6897/CH/20-21 BBMP/6897/CH/20-21

Approval Date: 07/24/2020 1:33:29 PM

Proposed FAR Area

BUILT UP AREA CHECK

Payment Details

Commercial FAR (19.02%)

Achieved Net FAR Area (1.37)

Premium FAR for Plot within Impact Zone ( - )

Permissible F.A.R. as per zoning regulation 2015 (1.75)

Additional F.A.R within Ring I and II (for amalgamated plot -)

Balance coverage area left (8.84 %)

Proposed Coverage Area (66.16 %)

AREA OF PLOT (Minimum)

NET AREA OF PLOT

COVERAGE CHECK

Application Type: General

Nature of Sanction: NEW

Zone: Rajarajeshwarinagar

Location: RING-III

Ward: Ward-198

AREA DETAILS:

FAR CHECK

PROJECT DETAIL:

Authority: BBMP

Inward No:

COLOR INDEX PLOT BOUNDARY ABUTTING ROAD

EXISTING (To be retained)

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

**VERSION NO.: 1.0.13** VERSION DATE: 26/06/2020

Plot Use: Commercial

Plot SubUse: Small Shop

Plot/Sub Plot No.: 220

(A-Deductions)

Land Use Zone: Residential (Main)

Khata No. (As per Khata Extract): 220

Locality / Street of the property: BALAJI H.B.C.S.LAYOUT, VAJARAHALLI

VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

Amount (INR) | Payment Mode

CROSS SECTION OF RAIN WATER

1.00M DIA PERCOLATION WELL

3074

Scrutiny Fee

Sri.PRAVEEN KUMAR.L. AADHAAR NO-8907 9062 5638

SCALE: 1:100

SQ.MT.

185.71

185.71

139.28

122.87

122.87

324.99

0.00

324.99

206.58

48.51

255.09

255.09

69.90

426.94

426.94

10:16:34 AM

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3074

DETAILS OF RAIN WATER HARVESTING STRUCTURES

Amount (INR) Remark

Payment Date Remark

16.41

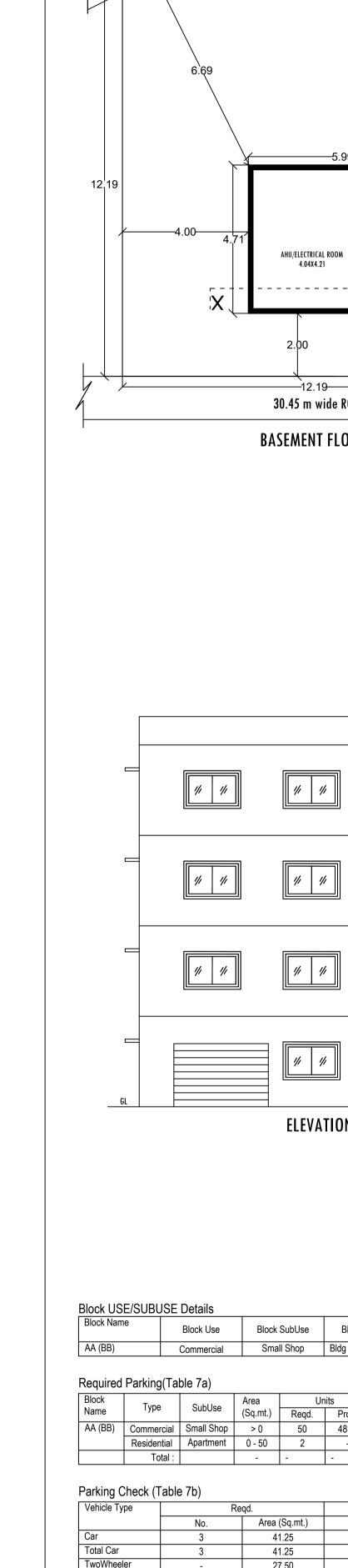
NO-407/1,1ST CROSS,DOLLARS COLONY,4th PHASE,JP NAGAR,BANGALORE-560078

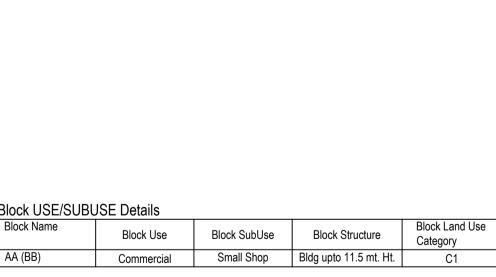
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HMT \*\*\*\* DO \*D, MATHIKERE. BCC/BL-3.6/E-4003/2014-15

PROJECT TITLE: THE PLAN OF THE PROPOSED COMMERCIAL AND RESIDENTIALBUILDING AT SITE NO-220,BALAJI H.B.C.S.LAYOUT,VAJARAHALLI VILLAGE,UTTARAHALLI HOBLI,BANGALORE SOUTH TALUK,WARD NO-198.

2004897640-09-07-2020 DRAWING TITLE: 06-29-59\$\_\$PRAVEEN KUMAR

SHEET NO:





# #

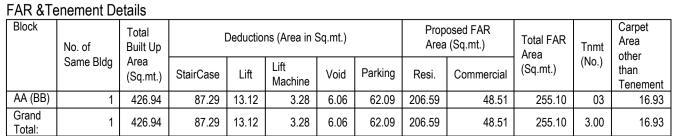
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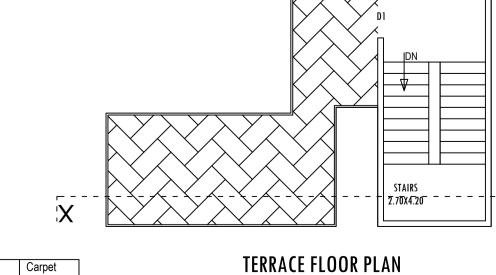
**ELEVATION** 

AA (BB)	Commercial	Small Shop	L
Required Parking	ı(Table 7a)		

Name	,,,		(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AA (BB)	Commercial	Small Shop	> 0	50	48.51	1	1	-
	Residential	Apartment	0 - 50	2	-	1	1.5	-
	Total :		-	-	-	-	3	3
Parking C	Check (Table	e 7b)						

Achieved Area (Sq.mt.) Area (Sq.mt.) No. 41.25 41.25 41.25 41.25 TwoWheeler 27.50 0.00 Other Parking 20.84 Total 68.75 62.09





# #

11 11

AA (DD)	D2	0.76	2.10	US
AA (BB)	D1	0.90	2.10	06
AA (BB)	ED	1.06	2.10	04
AA (BB)	RS	3.00	2.10	01
SCHEDULE OF	JOINERY:			
SCHEDULE OF A	JOINERY:	LENGTH	HEIGHT	NOS
		LENGTH 1.00	HEIGHT 2.50	NOS 05

HEIGHT

NOS

LENGTH

UnitBUA Table for Block :AA (BB)									
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement			
GROUND FLOOR PLAN	SPLIT A	OFFICE	43.54	43.54	3	1			
FIRST FLOOR PLAN	SPLIT 1	FLAT	49.93	49.93	6	1			
TYPICAL - 2& 3 FLOOR PLAN	SPLIT 2,3	FLAT	49.93	49.93	6	2			
Total:	_		193 33	193 33	21	Δ			