169.46

169.47



Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1.Sanction is accorded for the Residential Building at NO.182 , FOREST LAYOUT, OFFICIALS HBCS, KEGERI HOBLI, BANGALORE, Bangalore.

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

3.24.81 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

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.

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

9. The applicant shall plant at least two trees in the premises.

responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

15.On completion of foundation or footings before erection of walls on the foundation and in the case 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).

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

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

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

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 Assistant Director of town planning (RR NAGAR) on date:06/08/2020 vide lp number: BBMP/Ad.Com/RJH/ 0463/20-21 subject

date of issue of plan and building licence by the competent authority.

BHRUHAT BENGALURU MAHANAGARA PALIKE

a).Consist of 1Ground + 1 only.

has to be paid to BWSSB and BESCOM if any.

7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

prevent dust, debris & other materials endangering the safety of people / structures etc. in

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

14. The building shall be constructed under the supervision of a registered structural engineer. of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained

18.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

sanction is deemed cancelled.

(HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

Board"should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and workers engaged by him.

f construction workers in the labour camps / construction sites.

3. Employment of child labour in the construction activities strictly prohibited.

5.BBMP will not be responsible for any dispute that may arise in respect of property in question.

The plans are approved in accordance with the acceptance for approval by 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

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.13 VERSION DATE: 26/06/2020 PROJECT DETAIL: Plot Use: Residential

Color Notes

COLOR INDEX

Authority: BBMP Inward No: Plot SubUse: Plotted Resi development BBMP/Ad.Com./RJH/0463/20-21 Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: NO.182 Nature of Sanction: NEW City Survey No.: 21 Location: RING-III Khata No. (As per Khata Extract): 133/182 Locality / Street of the property: FOREST LAYOUT, OFFICIALS HBCS, Building Line Specified as per Z.R: NA KEGERI HOBLI, BANGALORE Zone: Rajarajeshwarinagar Ward: Ward-129 Planning District: 301-Kengeri AREA DETAILS: SQ.MT. AREA OF PLOT (Minimum) 118.85 NET AREA OF PLOT (A-Deductions) 118.85 COVERAGE CHECK Permissible Coverage area (75.00 %) 89.14 Proposed Coverage Area (63.19 %) 75.10 Achieved Net coverage area (63.19 %) 75.10 Balance coverage area left (11.81 %) 14.04 FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) 207.99 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) 207.99 Residential FAR (100.00%) 105.97 Proposed FAR Area 105.97 Achieved Net FAR Area (0.89) 105.97 Balance FAR Area (0.86) 102.02 BUILT UP AREA CHECK

Approval Date: 08/06/2020 4:33:03 PM

Proposed BuiltUp Area

Achieved BuiltUp Area

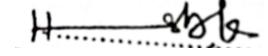
Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8032/CH/20-21	BBMP/8032/CH/20-21	763	Online	10768910465	07/25/2020 6:38:53 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			763	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: KISHORE .R NO: 182, FOREST LAYOUT, OFFICIALS HBCS. KEGERI HOBLI, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Harisha K #69, Jannaghatta Village and Post, Kolar Taluk and District BCC/BL-3.6/E-3658/2011-12



PLAN SHOWING THE PROPOSED PROJECT TITLE:

RESIDENTIAL BUILDING AT SITE NO-182, KHATA NO-133/ 182/133, FOREST LAYOUT OFFICIALS HBCS, KENGERI HOBLI,

WARD NO-129, BANGALORE.

1992378760-24-07-2020 DRAWING TITLE:

07-02-31\$_\$KISHORE

SHEET NO: 1

Proposed FA Total Built Up Deductions (Area in Sq.mt.) Total FAR No. of Same Tnmt (No.) Area (Sq.mt.) Area (Sq.mt.) StairCase Parking Resi. (RESIDENTIAL 169.47 24.81 105.97 105.97 38.69 BUILDING) Grand Total: 105.97 105.97 1.00 169.47 38.69 24.81

27.50 24.81

4.15X3.89

4/.51X5.50

FRONT ELEVATION

Block USE/SUBUSE Details

Required Parking(Table 7a)

Parking Check (Table 7b)

FAR &Tenement Details

Type

Residential

Total:

No.

A1 (RESIDENTIAL

BUILDING)

Name

(RESIDENTIAL

BUILDING)

Vehicle Type

Total Car

Total

TwoWheeler

Other Parking

Block Use

Residential

SubUse

Plotted Resi

development

Block SubUse

Plotted Resi

development

(Sq.mt.)

50 - 225

Area (Sq.mt.)

13.75

13.75

13.75

Block Structure

Bldg upto 11.5 mt. Ht.

Prop.

0

Achieved

Units

Reqd.

DINING

2.94X2.35

KITCHEN

2.94X3.00

W1

9 M ROAD

GROUND FLOOR PLAN

1.00

PARAPET WALL ---

RCC ROOF —

CHEJJA — =

VENTILATOR ──

Block Land Use

Category

Reqd./Unit Reqd.

Area (Sq.mt.)

13.75

13.75

0.00

11.06

Prop.

0.15M TK CCB WALL ---

TERRACE

GROUND

SECTION ON A-A

TOILET

2.30X2.20

BED ROOM

3.30X3.00

FIRST FLOOR PLAN

Block :A1 (RESIDENTIAL BUILDING)

W1

BED ROOM

TOII FT

3.05X1.20

TOILET

3.05X1.20

BED ROOM

4.05X3.00

W1

TERRACE-

TERRACE FLOOR PLAN

DETAILS OF RAIN WATER

HARVESTING STRUCTURES

SITE NO - 186 & 187

SITE PLAN (Scale 1:200)

Floor Name	Total Built Up	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
	Area (Sq.mt.)	StairCase	Parking	Resi.	(Sq.mt.)		
Terrace Floor	19.27	19.27	0.00	0.00	0.00	00	
First Floor	75.10	9.71	0.00	65.39	65.39	00	
Ground Floor	75.10	9.71	24.81	40.58	40.58	01	
Total:	169.46	38.69	24.81	105.97	105.97	01	
Total Number of Same Blocks	1						
Total:	169.46	38.69	24.81	105.97	105.97	01	

FOUNDATION AS PER

SOIL CONDITION

SCHEDULE OF JOINERY:							
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS			
A1 (RESIDENTIAL BUILDING)	D2	0.75	2.10	03			
A1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	04			
A1 (RESIDENTIAL BUILDING)	D	1.06	2.10	01			

CHEDULE OF JOINERY:							
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS			
A1 (RESIDENTIAL BUILDING)	W2	0.76	1.20	04			
A1 (RESIDENTIAL BUILDING)	W1	1.20	1.20	12			

UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carp		
FIRST FLOOR						

LOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	6	0
GROUND FLOOR PLAN	SPLIT 1	FLAT	125.39	115.11	3	1
Total:	-	-	125.39	115.11	9	1