

Block USE/SUBUSE Details

A2 (RESI) Residential Plotted Residevelopment Bldg upto 11.5 mt. Ht. R	Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
	A2 (RESI)	Residential		I Bidg upto 11.5 mt Ht	

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Ur	nits		Car	
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A2 (RESI)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	1	2

Parking Check (Table 7b)

Vehicle Type	F	Reqd.	Ach	ieved
	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	-	-	-	35.35
Total		27.50		62.85

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductio	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Void	Parking	Resi.	(34.111.)	
A2 (RESI)	1	277.82	19.11	31.68	62.85	164.18	164.18	03
Grand Total:	1	277.82	19.11	31.68	62.85	164.18	164.18	3.00

Block	:A2	(RESI)
		(

Floor Name			F				
	Total Built Up	It Up Deductions (Area in Sq.mt.) Are		Area	Total FAR	T (A)	
	Area (Sq.mt.)		(S		(Sq.mt.)	Area (Sq.mt.)	Tnmt (No.)
		StairCase	Void	Parking	Resi.		
Terrace Floor	12.56	12.56	0.00	0.00	0.00	0.00	00
Second Floor	63.23	0.00	10.56	0.00	52.67	52.67	01
First Floor	63.23	0.00	10.56	0.00	52.67	52.67	01
Ground Floor	69.40	0.00	10.56	0.00	58.84	58.84	01
Stilt Floor	69.40	6.55	0.00	62.85	0.00	0.00	00
Total:	277.82	19.11	31.68	62.85	164.18	164.18	03
Total Number of Same Blocks :	1						
Total:	277.82	19.11	31.68	62.85	164.18	164.18	03

UserDefinedMetric (2000.00 x 2000.00MM)

SCHEDULE OF JOINERY

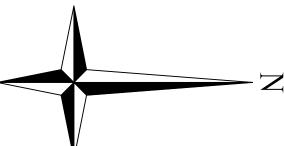
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RESI)	D2	0.75	2.10	06
A2 (RESI)	D1	0.91	2.10	06
A2 (RESI)	ED	1.05	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A2 (RESI)	V	1.20	1.20	06				
A2 (RESI)	W	1.64	1.20	03				
A2 (RESI)	W	1.80	1.20	27				

UnitBUA Table for Block A2 (RESI)

GROUND gf-01 FLAT 52.96 52.96 5 1 FINDER PLAN FINDER FIND							
FLOOR PLAN gr-01 FLA1 52.96 52.96 5 1 FIRST FLOOR	FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenemer
FIRST FLOOR		gf-01	FLAT	52.96	52.96	5	1
PLAN ff-01 FLAT 46.53 46.53 5 1	FIRST FLOOR PLAN	ff-01	FLAT	46.53	46.53	5	1
SECOND FLOOR PLAN sf-01 FLAT 46.53 46.53 5 1		sf-01	FLAT	46.53	46.53	5	1
Total: - 146.02 146.02 15 3	Total:	-	-	146.02	146.02	15	3



Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 953/953, SITE NO.953. KATHA NO.953/953, JHANABHARATHI (VALAGERAHALLI) LAYOUT, 1ST BLOCK, 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

other use. 3.62.85 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

& 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 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 the BBMP.

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 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".

Note :

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.

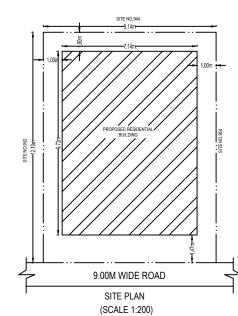
4.Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the 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: 21/08/2020 vide lp number: BBMP/Ad.Com./RJH/0492/20-21 subject 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



	PLOT BO	UNDARY				
	ABUTTIN	G ROAD				
	PROPOS	ED WORK (COVERAGE AREA)				
	EXISTING	G (To be retained)				
	EXISTING	G (To be demolished)				
AREA STATEMENT (BBMP		VERSION NO.: 1.0.13				
	/	VERSION DATE: 26/06/2020				
PROJECT DETAIL:						
Authority: BBMP		Plot Use: Residential				
Inward No:						
BBMP/Ad.Com./RJH/0492/2		Plot SubUse: Plotted Resi development				
Application Type: Suvarna P	-	Land Use Zone: Residential (Main)				
Proposal Type: Building Per	mission	Plot/Sub Plot No.: 953/953				
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 953/953				
Location: RING-III		Locality / Street of the property: SITE NO.953. NO.953/953,JHANABHARATHI (VALAGERAH				
Building Line Specified as per Z.R: NA						
Zone: Rajarajeshwarinagar						
Ward: Ward-130						
Planning District: 301-Kenge	əri					
AREA DETAILS:						
AREA OF PLOT (Minimum	n)	(A)				
NET AREA OF PLOT		(A-Deductions)				
COVERAGE CHECK						
	Coverage area					
Proposed Cov	verage Area (6	2.29 %)				
Achieved Net	coverage area	a (62.29 %)				
Balance cove	rage area left (12.71 %)				
FAR CHECK						
Permissible F.A.R. as per zoning regulation 2015 (1.75)						
Additional F.A.R within Ring I and II (for amalgamated plot -)						
Allowable TDR Area (60% of Perm.FAR)						
Premium FAR for Plot within Impact Zone (-)						
Total Perm. FAR area (1.75)						
Residential FAR (100.00%)						
Proposed FAR Area						
Achieved Net FAR Area (1.47)						
Balance FAR Area (0.28)						
BUILT UP AREA CHECK						
Proposed Bui	•					
Achieved Buil	ItUp Area					

Color Notes

COLOR INDEX

Approval Date : 08/21/2020 3:19:05 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	P
1	BBMP/8079/CH/20-21	BBMP/8079/CH/20-21	225	Online	10778366751	(
	No.	Head		Amount (INR)		
	1	Scrutiny Fee			225	



OWNER / GPA HOLD SIGNATURE	ER'S
NO.953/953,JHANA BLOCK, BANGALO	NUMBER : IYA.B.R SITE NO.953. KATHA BHARATHI (VALAGERAHALLI) LAYO RE IN WARD NO-130 SITE NO.953. KA BHARATHI (VALAGERAHALLI) LAYO
PROJECT TITLE :	
	PLAN SHOWING PROPOSED RESIDENTIAL SITE NO.953. KATHA NO.953/953,JHANAE (VALAGERAHALLI) LAYOUT, 1ST BL BANGALORE IN WARD NO-130
DRAWING TITLE :	258932786-20-08-2020
	01-55-55\$_\$30X40 EST
SHEET NO :	1

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

2.40x4.40n

STAIRCASE

PROPOSED TERRACE FLOOR PLAN



TOILET

.20x2.40m