

STAIRCAS 2.40*6.07 OPEN TERRACE

Approval Condition:

& around the site.

is repeated for the third time.

Board"should be strictly adhered to

workers engaged by him.

workers Welfare Board".

which is mandatory.

a). Consist of 1Ground + 1 only.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

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

The debris shall be removed and transported to near by dumping yard.

a frame and displayed and they shall be made available during inspections.

having a minimum total capacity mentioned in the Bye-law 32(a).

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

f construction workers in the labour camps / construction sites.

vide lp number: BBMP/Ad.Com./RJH/0509/20-21

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

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Building at no.84, Khatha no.145/84/47/149, Srigandhadakaval, Bangalore., Bangalore.

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

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

6. The applicant shall INSURE all workmen involved in the construction work against any accident

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

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

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

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

the second instance and cancel the registration if the same is repeated for the third time.

14. The building shall be constructed under the supervision of a registered structural engineer

Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in

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).

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

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

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

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

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 worke

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. 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 the Assistant Director of town planning (RR NAGAR) on date:24/08/2020

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

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

This approval of Building plan/ Modified plan is valid for two years from the

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

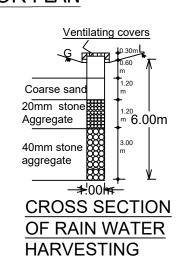
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

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

of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

3.31.75 area reserved for car parking shall not be converted for any other purpose.

PROPOSED TERRACE FLOOR PLAN



WELL(NOT TO SCALE)



FRONT ELEVATION

8.6 M WIDE ROAD

EXISTING WALL

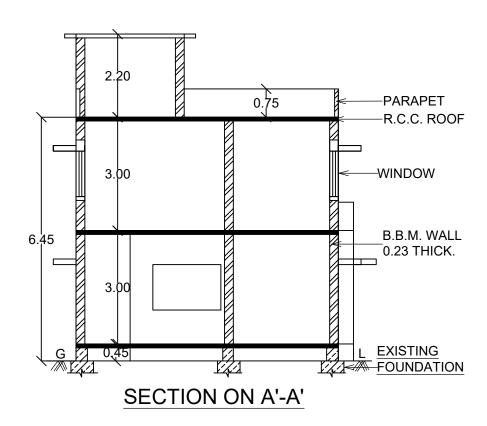
TO BE REMOVED

R.C.C.COLUMN

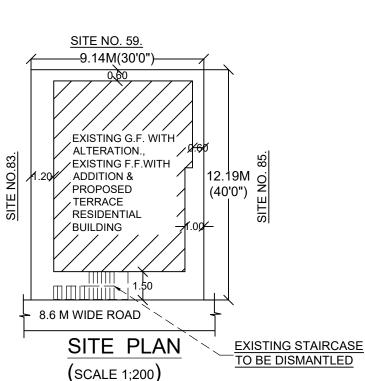
0.45X0.23 M THICK

EXISTING GROUND FLOOR

WITH ALTERATION PLAN



WITH ADDITION PLAN



Name	Up Area Area Area		Deductions Sq.mt.)	Deductions (Area in Sq.mt.)		FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(Sq.mt.)	Resi.	(Sq.IIII.)	
Terrace Floor	18.68	0.00	18.68	18.68	0.00	0.00	0.00	0.00	00
First Floor	67.25	9.83	57.42	14.57	0.00	9.83	42.85	52.68	01
Ground Floor	71.86	32.55	0.00	7.56	31.75	32.55	0.00	32.55	01
Total:	157.79	42.38	76.10	40.81	31.75	42.38	42.85	85.23	02
Total Number of Same Blocks	1								
Total:	157.79	42.38	76.10	40.81	31.75	42.38	42.85	85.23	02

Required Parking(Table 7a)

Residential

Block USE/SUBUSE Details

A (RESIDENTIAL)

Block	Туре	Cubling	SubUse Area		Units		Car		
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
Α	Posidontial	Apartment	0 - 50	2	-	1	0.5	-	
(RESIDENTIAL)	Residential	Apartinent	50 - 225	1	-	1	1	-	
	Total :		-	-	-	-	2	2	

Block Structure

Bldg upto 11.5 mt. Ht.

Block SubUse

Apartment

Block Land Use

Category

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	2	27.50	2	27.50	
Total Car	2	27.50	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	4.25	
Total		41.25	31.75	•	

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	(Area in	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sg.mt.)	Tnmt (No.)
		(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(Sq.IIII.)	Resi.	(Sq.IIII.)	
A (RESIDENTIAL)	1	157.79	42.38	76.10	40.81	31.75	42.38	42.85	85.23	02
Grand Total:	1	157.79	42.38	76.10	40.81	31.75	42.38	42.85	85.23	2.00

Block :A (RESIDENTIAL)

Name	Total Built Up Area	Built Up Area	Built Up Area	Deductions (Area in Sq.mt.)		Existing FAR Area	FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(Sq.mt.)	Resi.	(Sq.mt.)	
Terrace Floor	18.68	0.00	18.68	18.68	0.00	0.00	0.00	0.00	00
First Floor	67.25	9.83	57.42	14.57	0.00	9.83	42.85	52.68	01
Ground Floor	71.86	32.55	0.00	7.56	31.75	32.55	0.00	32.55	01
Total:	157.79	42.38	76.10	40.81	31.75	42.38	42.85	85.23	02
Total Number of Same Blocks	1								
Total:	157.79	42.38	76.10	40.81	31.75	42.38	42.85	85.23	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	03
A (RESIDENTIAL)	D1	0.90	2.10	04
A (RESIDENTIAL)	D	1.06	2.10	02
			-	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	03
A (RESIDENTIAL)	W	1.80	1.20	12

UnitBUA Table for Block : A (RESIDENTIAL)

011112 07 1 1 4101	O 101 D1001	(. 120.22.	· · · · · · · - /				
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	Existing	32.55	27.36	3	1
FIRST FLOOR	SPLIT 2	FLAT	Proposed	67.25	42.33	4	1
PLAN	SPLIT 2	FLAT	Existing	0.00	0.00	2	I
Total:	_	_	_	99.80	69.69	9	2



AREA STATEMENT (BBMP)

VERSION NO.: 1.0.13

COLOR INDEX PLOT BOUNDARY

ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)

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



SCALE: 1:100

/ II LE / COT/ (I E III E I TO CO E	VERGION NO., 1.0.13	
	VERSION DATE: 26/06/2020	
PROJECT DETAIL:	·	
Authority: BBMP	Plot Use: Residential	
Inward_No:	Plot SubUse: Plotted Resi development	
BBMP/Ad.Com./RJH/0509/20-21	·	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission Nature of Sanction: ADDITION OR	Plot/Sub Plot No.: no.84	
EXTENSION	Khata No. (As per Khata Extract): 145/84/47	7/149
Location: RING-III	Locality / Street of the property: Khatha	
	no.145/84/47/149,Srigandhadakaval,Banga	lore.
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)	(A)	111.4
NET AREA OF PLOT	(A-Deductions)	111.4
COVERAGE CHECK		
Permissible Coverage area (7	,	83.5
Proposed Coverage Area (64.	,	71.8
Achieved Net coverage area (,	71.8
Balance coverage area left (1	0.5 %)	11.7
FAR CHECK		
Permissible F.A.R. as per zon		194.9
•	and II (for amalgamated plot -)	0.0
Allowable TDR Area (60% of		0.0
Premium FAR for Plot within I	mpact Zone (-)	0.0
Total Perm. FAR area (1.75)		194.9
Residential FAR (50.28%)		42.8
Existing Residential FAR (49.7	72%)	42.3
Proposed FAR Area		85.2
Achieved Net FAR Area (0.76	5)	85.2
Balance FAR Area (0.99)		109.7
BUILT UP AREA CHECK	-	
Proposed BuiltUp Area		157.
Existing BUA Area		42.3
Achieved BuiltUp Area		118.4

Approval Date: 08/24/2020 1:31:12 PM

Payment Details

Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark
SI NO.	Number	Number	Amount (mix)	l ayment wode	Number	i ayınıcını Date	Remark
1	BBMP/9420/CH/20-21	BBMP/9420/CH/20-21	710	Online	10861029773	08/08/2020	
'	DDIVIF/9420/GH/20-21	DDIVIF/9420/GH/20-21	/ 10	Online	10001029773	10:50:01 PM	-
	No.		Head			Remark	
	1	S	Scrutiny Fee	710	-		

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

Girish.B.J. no.84,Khatha

no.145/84/47/149, Srigandhadakaval, Bangalore. no.84, Khatha no.145/84/47/149,Srigandhadakaval,Bangalore.



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS, GAYATHRINAGAR BCC/BL-3.6/E-4350/18-19



PROJECT TITLE:

PLAN SHOWING THE EXISTING G.F WITH ALTERATION., EXISTING F.F. WITH ADDITION & PROPOSED TERRACE FLOOR RESIDENTIAL BUILDING AT SITE NO-84, KATHA NO. 145/84/47/149, SRIGANDHADA KAVAL, JNANA BHARATHI, BANGALORE. WARD NO: 129,

DRAWING TITLE: 867445127-19-08-2020 04-07-40\$_\$GIRISH B J

SHEET NO: 1