

COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)



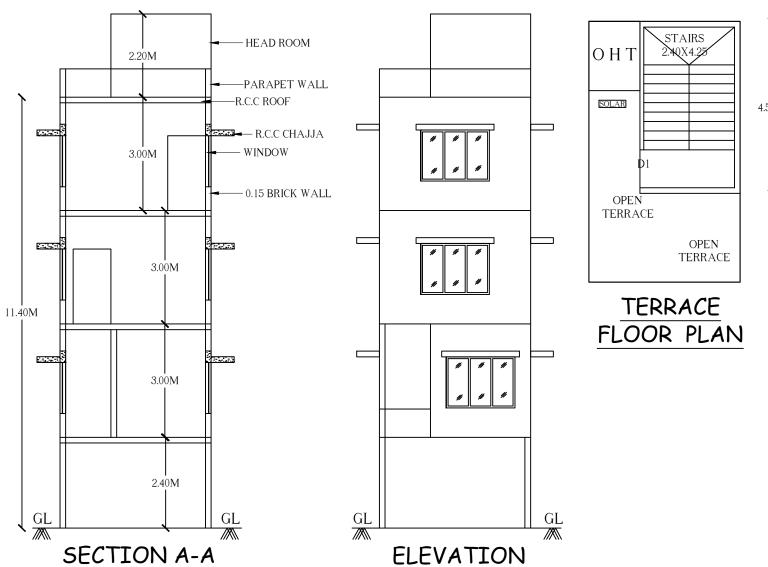
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13	
	VERSION DATE: 26/06/2020	
PROJECT DETAIL:	•	
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Ad.Com./RJH/0566/20-21	Plot SubUse: Bungalow	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Ma	iin)
Proposal Type: Building Permission	Plot/Sub Plot No.: SITE NO 1040	0
Nature of Sanction: NEW	Khata No. (As per Khata Extract	
Location: RING-III	Locality / Street of the property: BLOCK, BANGALORE. WARD I	BANASHANKARI 6TH STAGE, 5TH NO 198.
Building Line Specified as per Z.R: NA		
Zone: Rajarajeshwarinagar		
Ward: Ward-198		
Planning District: 301-Kengeri		
AREA DETAILS:	•	SQ.MT.
AREA OF PLOT (Minimum)	(A)	54.00
NET AREA OF PLOT	(A-Deductions)	54.00
COVERAGE CHECK	•	
Permissible Coverage area (75.	•	40.50
Proposed Coverage Area (51.11	,	27.60
Achieved Net coverage area (5	,	27.60
Balance coverage area left (23.	.89 %)	12.90
FAR CHECK		
Permissible F.A.R. as per zoning		94.50
Additional F.A.R within Ring I ar		0.00
Allowable TDR Area (60% of Pe	•	0.00
Premium FAR for Plot within Imp	pact Zone (-)	0.00
Total Perm. FAR area (1.75)		94.50
Residential FAR (100.00%)		52.52
Proposed FAR Area		52.52
Achieved Net FAR Area (0.97)		52.52
Balance FAR Area (0.78)		41.98
DUIL TUD ADEA OUEOK		•
BUILT UP AREA CHECK		
Proposed BuiltUp Area Achieved BuiltUp Area		122.48

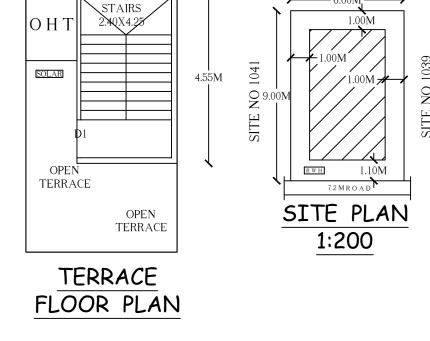
Approval Date: 08/24/2020 11:16:31 AM

Payment Details

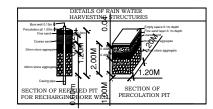
No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark	
INO.	Number	Number	7 tillount (iiviv)	1 dyment wode	Number Payment Date Number Payment Date Payme	T dyment bate	Nemark	
1	BBMP/10105/CH/20-21	BBMP/10105/CH/20-21 112	110	Online	10014550252	08/17/2020		
			Offillite	10914339233	11:23:07 AM	ı		
	No.	Head			Amount (INR)	Remark		
	1	Sc	Scrutiny Fee			_		

--- 6.00M --— 4.00M — 4.00M — 1.00M PARKING TOL 9 00M HALL 2.40X6.60 KITCHEN/HALL 3.70X3.95 BEDROOM 3.70 X 2.40 W1W1W1 RWHSECOND GROUND **FIRST** 7.2 M R O A D FLOOR PLAN FLOOR PLAN FLOOR PLAN STILT FLOOR PLAN





_____ 2.65M _____



SITE NO 1036

Plack LICE/CLIPLICE Dataila

BIOCK USE/SUBUSE Details								
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category				
A (A)	Residential	Bungalow	Bldg upto 11.5 mt. Ht.	R				

Required Parking(Table 7a)

Block	Typo	SubUse	Area (Sq.mt.)	Units		Car		
Name				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Bungalow	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	1	13.75	
Total Car	1	13.75	1	13.75	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	6.97	
Total		27.50	20.72		

FAR &Tenement Details

	7111 0110	A CONTONION Details								
	Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		ns (Area in Sq.mt.) Proposed FAR Area (Sq.mt.)		Tnmt (No.)		
				StairCase	Parking	Resi.				
Ī	A (A)	1	122.48	49.24	20.72	52.52	52.52	01		
Γ	Grand Total:	1	122 48	49 24	20.72	52 52	52 52	1.00		

Block:A(A)

5 N				D 154D			
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	12.06	12.06	0.00	0.00	0.00	00	
Second Floor	27.60	7.80	0.00	19.80	19.80	00	
First Floor	27.60	7.80	0.00	19.80	19.80	00	
Ground Floor	27.61	14.69	0.00	12.92	12.92	01	
Stilt Floor	27.61	6.89	20.72	0.00	0.00	00	
Total:	122.48	49.24	20.72	52.52	52.52	01	
Total Number of Same Blocks :	1						
Total:	122.48	49.24	20.72	52.52	52.52	01	

SCHEDULE OF	JOINERY:	
BLOCK NAME	NAME	ΙF

W2

W1

A (A	4)	D2	0.90	2.10	01			
A (A	A)	D1	1.00	2.10	03			
SCHEDULE OF JOINERY:								

LENGTH

1.20

2.00

HEIGHT

HEIGHT

1.20

1.20

NOS

06

BLOCK NAME

A (A)

A (A)

	UnitBUA Table for Block :A (A)								
	FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement		
-	GROUND FLOOR PLAN	SPLIT 1	FLAT	73.49	73.49	1	1		
	FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	2	0		
	SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	2	0		
	Total:	-	-	73.49	73.49	5	1		

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 vide lp number: BBMP/Ad.Com./RJH/0566/20-21 to terms and conditions laid down along with this building plan approval.

Approval Condition:

other use.

& around the site.

is repeated for the third time.

sanction is deemed cancelled.

Board"should be strictly adhered to

workers engaged by him.

workers Welfare Board".

which is mandatory.

a).Consist of 1Stilt + 1Ground + 2 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.

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

This Plan Sanction is issued subject to the following conditions:

STAGE, 5TH BLOCK, BANGALORE. WARD NO 198., Bangalore.

1.Sanction is accorded for the Residential Building at SITE NO 1040, BANASHANKARI 6TH

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

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

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

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

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 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

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

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 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. 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.

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

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

B.NARAYANA RAO NO 3985/2, 17TH E CROSS, 7TH MAIN, BSK 2ND STAGE, BANGALORE



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

LAKSHMIKANTHA S NO 58, 2ND CROSS, KATHRIGUPPA, BENGALURU BCC/BL-3.6

PROJECT TITLE:

RES BUILDING

PROPOSED PLAN FOR RESIDENTIAL BUILDING AT SITE NO 1040, BANASHANKARI 6TH STAGE, 5TH BLOCK, BANGALORE. WARD NO 198.

453666362-16-08-2020 DRAWING TITLE: 09-47-08\$_\$NANJAPPA-1

SHEET NO: 1