

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Building at 36, JAKKUR, YELAHANKA

HOBLI, BANGALORE, Bangalore

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

3.55.31 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

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.

competent authority. 17. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 18. 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).

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

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 is repeated 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 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

21.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

Board"should be strictly adhered to.

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 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".

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.

Color Notes

COLOR INDEX

- PLOT BOUNDARY ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained) EXISTING (To be demolished)



OWNER / GPA HOLDER'S

AREA STATEMENT (BBMP)

BBMP/Ad.Com./YLK/0759/19-20

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Permissible Coverage area (75.00 %)

Achieved Net coverage area (61.42 %)

Balance coverage area left (13.58 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm, FAR area (1.75)

Residential FAR (70.86%)

Commercial FAR (23.55%)

Balance FAR Area (0.01)

Proposed BuiltUp Area

Achieved BuiltUp Area

Achieved Net FAR Area (1.74)

Proposed FAR Area

BUILT UP AREA CHECK

SIGNATURE

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 -)

Proposed Coverage Area (61.42 %)

Planning District: 307-Yelahanka

AREA OF PLOT (Minimum)

NET AREA OF PLOT

COVERAGE CHECK

Application Type: General

Nature of Sanction: New

PROJECT DETAIL:

Authority: BBMP

Location: Ring-III

Zone: Yelahanka

Ward: Ward-007

AREA DETAILS:

FAR CHECK

Inward_No:

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER:

Sri.D.H.GOWDA 11/1, JAKKUR MAIN ROAD, SAHAKARNAGAR, **BANGALORE**

VERSION NO.: 1.0.11

Plot/Sub Plot No.: 36

HOBLI.BANGALORE

(A-Deductions)

VERSION DATE: 01/11/2018

Plot Use: Commercial /Residential

Plot SubUse: Small Shop /Residentia

Land Use Zone: Residential (Main)

Khata No. (As per Khata Extract): 660/1/97/2/36

Locality / Street of the property: JAKKUR, YELAHANKA

SCALE: 1:100

SQ.MT.

111.41

111.41

83.56

68.43

68.43

15.13

194.97

0.00

0.00

0.00

194.97

137.58

45.72

194.18

194.18

289.12

289.12

0.79

ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE

SREERAMA PRASANTH #04, NEXT TO LAKSHMI MEDICALS, NAGASHETTYHALLI BUS STOP

BCC/BL-3.6/E-4463/2019-20

PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL&COMMERCIALBUILDING (C-2 USE ONLY) @ SITE NO. 36,KATHA NO.660/1/97/2/36,JAKKUR,YELAHANKA **HOBLI, BANGALORE IN WARD NO.07.**

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (YELAHANKA) on date: 06/06/2020

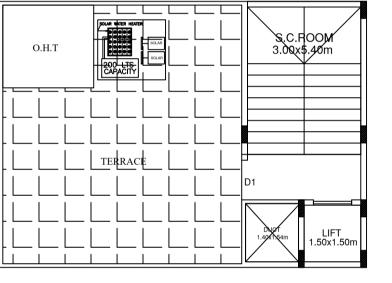
lp number: _____BBMP/Ad.Com./YLK/0759/19-20 subject to

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

Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (YELAHANKA)

BHRUHAT BENGALURU MAHANAGARA PALIKE



--LIFT ROOM HEAD ROOM ONLY

RCC CHEJJA

----RCC CHEJJA

FOUNDATION TO

HEIGHT

2.10

2.10

2.10

2.10

HEIGHT

1.20

1.20

1.20

NOS

03

04

01

01

NOS

03

24

01

01

LENGTH

1.10

LENGTH

1.20

--WINDON

SECTION@AA

SCHEDULE OF JOINERY:

SCHEDULE OF JOINERY:

D2

MD

MD

NAME

BLOCK NAME

A2 (RESI AND

COMMERCIAL)

A2 (RESI AND

COMMERCIAL) A2 (RESI AND

COMMERCIAL) A2 (RESI AND COMMERCIAL)

BLOCK NAME

A2 (RESI AND

COMMERCIAL)

A2 (RESI AND

COMMERCIAL)

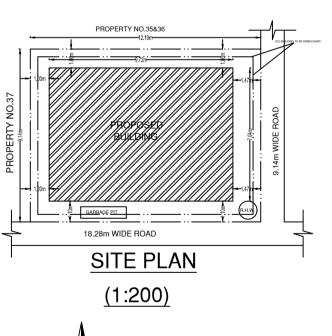
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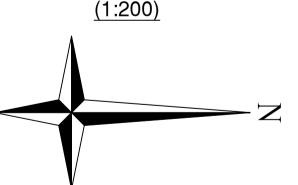
COMMERCIAL)

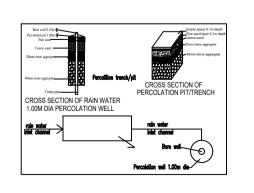
A2 (RESI AND

COMMERCIAL)

PROPOSED TERRACE FLOOR PLAN







Poly	0.00		Area
Coverage	0.00	>	68.43

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	OFFICE	OFFICE	45.72	42.26	2	
FLOOR PLAN	SPLIT TENEMENT	FLAT	137.58	94.06	0	2
FIRST FLOOR PLAN	SPLIT TENEMENT	FLAT	0.00	0.00	4	0
SECOND FLOOR PLAN	SPLIT TENEMENT	FLAT	0.00	0.00	4	0
Total:	-	-	183.31	136.32	10	2

Block SubUse

Small Shop

A2 (RESI AND Commercial COMMERCIAL)

Block USE/SUBUSE Details

Block Name

UnitBUA Table for Block :A2 (RESI AND COMMERCIAL)

Block Use

	Required Parking(Table 7a)											
	Block Name Type	SubUse	Area (Sq.mt.)	Ur	nits	Car						
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.				
	A2 (RESI AND	Residential	Plotted Resi development	50 - 225	1	-	1	1	-			
	COMMERCIAL)	Commercial	Small Shop	> 0	50	45.72	1	1	-			

Block Structure

Bldg upto 11.5 mt. Ht.

Block Land Use

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	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	-	- 27.50		0.00		
Other Parking	-	-	-	27.81		
Total		55.00		55.31		

FAR &Tenement Details

Block	Total Built Up Area	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	FAR Area I	Tnmt (No.)		
		(Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Parking	Resi.	Commercial	Stair	(Oq.mi.)	
A2 (RESI AND COMMERCIAL)	1	289.12	15.30	9.00	2.25	6.48	8.76	53.16	137.58	45.72	10.87	194.17	01
Grand Total:	1	289.12	15.30	9.00	2.25	6.48	8.76	53.16	137.58	45.72	10.87	194.17	1.00

Deductions (Area in Sq.mt.)

2.25 0.00 0.00

0.00 2.16 0.00

0.00 2.16 0.00

0.00 | 2.16 | 8.76 | 0.00 | 55.26 |

Total: 289.12 15.30 9.00 2.25 6.48 8.76 53.16 137.58 45.72 10.87 194.17 01

0.00

0.00 | 18.30 |

ELEVATION

G.L

Area (Sq.mt.)

Block: A2 (RESI AND COMMERCIAL)

(Sq.mt.) StairCase

0.00 2.25

0.00 2.25

Total Built Up

Area

68.43

68.43

Floor Name

Floor First Floor Ground