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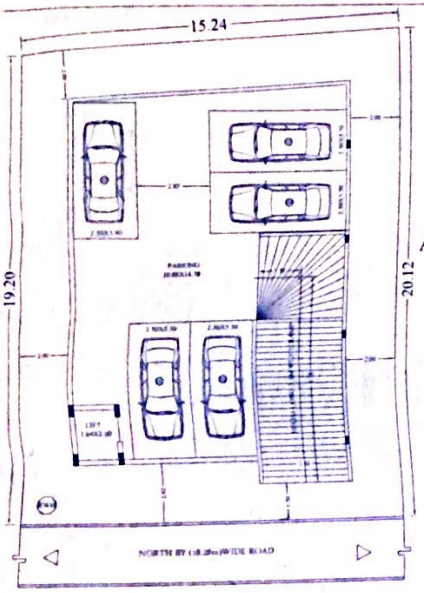
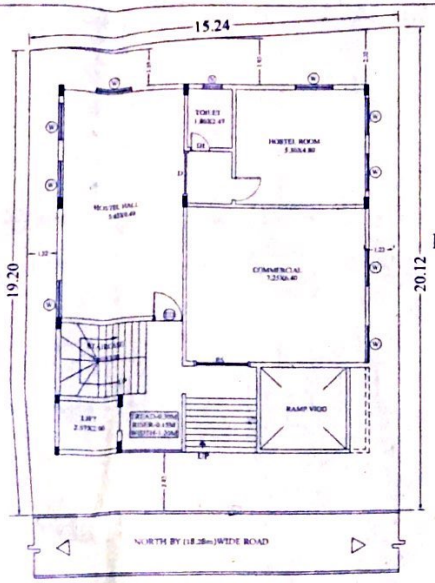
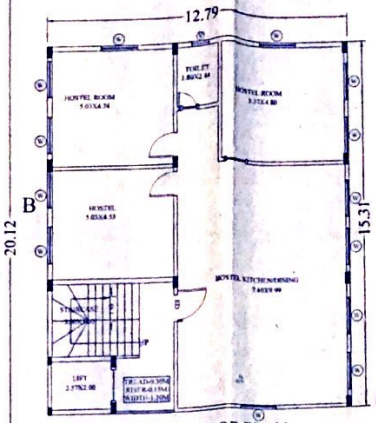


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Approval Condition

This Plan Sanction is issued subject to the following conditions

1.Sanction is Accorded For the Commercial Building at Site No.33, SY NO-91/A & OTHERS,MCHS JAKKUR(I) LAYOUT,YELAHANKA HOBLI,WARD NO: 05,Bangalore.

a) Consist of Basement+ GF + 2 Only.

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

3.135.65sqm area reserved for car parking at Site floor shall not be converted for any other purpose.

4.Development charges towards increasing the capacity of water supply, sanitary and power main have to be paid to BWSSB & RESCOM 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 nearby 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 one 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, assistant 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-E (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 from the competent authority.

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 / Engineer / 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 notmaterially and structurally deviate the construction from this sanctioned plan without previousapproval of the authority. They shall explain to the owner a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Building Orders and Policy Orders ofthe BBMP.

20.In case of any false information, misrepresentation of facts, or pending court cases, the plansancion is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagihoodda) Letter No: LD/95:LET/2013, dated: 01-04-2013.

1. Registration ofApplicant / Builder / Owner / Contractor and the construction workers working in theconstruction site with the "Karnataka Building and Other Construction workers WelfareBoard"should be strictly adhered to.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment andlist of construction workers engaged at the time of issue of Commencement Certificate. A copy of thesame shall also be submitted to the concerned local Engineer in order to inspect the establishmentand 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 ofworkers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction workerin his site or work place who is not registered with the "Karnataka Building and Other Constructionworkers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2. List of children of workers shall be furnished by the builder / contractor to the Labour Departmentwhich 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 orfabricated, the plan sanctioned shallbe cancelled automatically and legal action will be initiated.

COLOR INDEX

PLOT BOUNDARY	
EXISTING STREET	
PATH WAY STREET	
PERMI BUILDING LINE	
EXISTING (To be retained)	
EXISTING (To be demolished)	

AREA STATEMENT (BBMP)

PROJECT DETAIL		
Authority	BBMP	Plot Use: Commercial
Inward No		Plot SubUse: Commercial Bldg
Application Type	Proposal Planning	Land Use Zone: Retail (Pri)
Proposal Type	Building Permission	Plot/Sub Plot No: 33
Nature of Sanction	New	Khata No. (As per Khata Extract):
Location	Ring-II	Locality / Street of the property: MCHS JAKKUR LAYOUT
Building Line Specified as per Z.R. No		
Zone	Yelahanka	
Ward	Ward-3	
Planning District	304-Bellahalli	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2554.62
NET AREA OF PLOT	(A-Deductions)	2554.62
COVERAGE CHECK		
Permissible Coverage area (50.00%)		1277.31
Proposed Coverage Area (38.35%)		980.00
Achieved Net coverage area (38.35 %)		980.00
Balance Coverage area left (11.65 %)		297.31
FAR CHECK		
Permissible F.A.R. as per zoning regulation (2.4 : 1.75)		6129.89
Additional F.A.R within Ring - I and II (for amalgamated plot - 0.25)		0.00
Allowable TDR Area (10% of Perm.) FAR		0.00
Premium FAR for Plot within Impact Zone		0.00
Total Perm. FAR area (1.75)		6129.89
Commercial FAR (50.98%)		6129.89
Residential FAR (49.02%)		6129.89
Achieved Net FAR Area		6129.89
Balance FAR Area (0.11)		0.00
BUILT UP AREA CHECK		
Proposed Built-up Area		7810.00
Achieved Built-up Area		7810.00

Color Index:

PARKING CALCULATION

Parking Type	Proposed No	Proposed Area
Other Parking	6	135.65
Total Area	6	135.65

BASEMENT MARGIN DETAIL

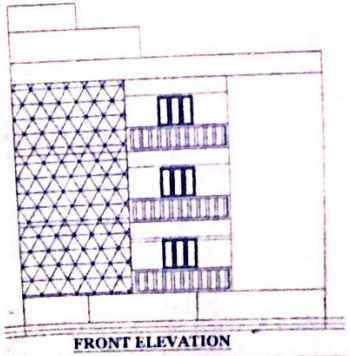
Building / Wing	Room Name	Floor Margin	Rear Margin	Side1 Margin	Side2 Margin	Road Margin
A (A)	13.28m WIDE ROAD	1.50	2.00	2.00	2.00	0.00

FAR & Tenement Details (Table 4c-1)

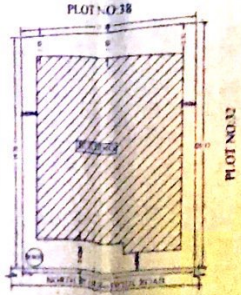
Sl. No.	Block / Wing	No. of Same Bldg	Total Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Deduct Area For Balcony
				StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	Commercial			
1	A	1	779.53	37.59	16.10	8.60	31.66	132.84	435.82	49.78	485.60	01	261.37
Total		1	779.53	37.59	16.10	8.60	31.66	132.84	435.82	49.78	485.60	01	261.37
Total		1	797.53	38.93	16.10	8.60	31.66	135.65	435.82	49.78	485.60	01	261.37

Parking Check (Table 7b)

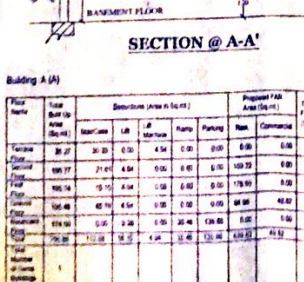
Vehicle	Req.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car		27.50	5	68.75
Scooter		27.50	5	68.75
Motor Bike		27.50	5	68.75
Other Parking				6.40
Total		41.25		135.65



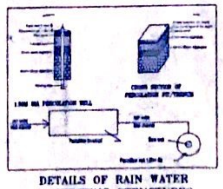
FRONT ELEVATION



SITE PLAN



SECTION @ A-A'



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Building A (A)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Deduct Area For Balcony
		StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	Commercial			
Terrace Floor	39.27	39.59	0.00	4.54	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	699.37	21.61	4.54	0.00	0.00	0.00	169.72	0.00	169.72	01	0.00
Second Floor	699.74	15.15	4.54	0.00	0.00	0.00	179.99	0.00	179.99	00	190.80
Third Floor	699.48	42.19	4.54	0.00	0.00	0.00	97.56	42.62	144.72	00	90.57
Fourth Floor	674.56	0.00	2.28	0.00	26.46	135.65	0.00	0.00	0.00	00	0.00
Total	776.56	112.54	16.12	4.54	26.46	135.65	447.27	42.62	494.43	01	281.37
Total Number of Same Buildings	1										
Total	776.56	112.54	16.12	4.54	26.46	135.65	447.27	42.62	494.43	01	281.37

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	BREADTH	NOS
A (A)	D	0.90	2.10	10
	V	1.20	1.20	10
	W	1.50	1.20	10

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	BREADTH	NOS
A (A)	D	0.90	2.10	10
	V	1.20	1.20	10
	W	1.50	1.20	10

Unit/BUA Table for Building A (A)

Floor Name	Unit Type	Unit No.	Unit A. Area	Carpet Area	Total Area	No. of Rooms	No. of Tenement
FIRST FLOOR	SHOP	SHOP	169.72	169.72	169.72	1	1
SECOND FLOOR	SHOP	SHOP	179.99	179.99	179.99	1	1
THIRD FLOOR	SHOP	SHOP	97.56	97.56	97.56	1	1
	OFFICE	OFFICE	0.00	0.00	0.00	0	0
	SHOP	SHOP	42.62	42.62	42.62	1	1
FOURTH FLOOR	SHOP	SHOP	135.65	135.65	135.65	1	1
Total:			625.54	625.54	625.54	5	5

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (YELAHANKA) on date 23/02/2020 vide to number PRJ/NR/Zone_Comm/YEL/0133/2019-20 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.

14/9/20

ASSISTANT DIRECTOR OF TOWN PLANNING (YELAHANKA)

BRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS With ID NUMBER & CONTACT No.NUMBER

MOHAMMED MOHSIN & JASMIN MOHSIN

SITE NO:33/91 NO:91/A MCHS JAKKURU

ARCHITECT / ENGINEER /SUPERVISOR 's SIGNATURE

PROJECT TITLE

PLAN SHOWING THE PROPOSED COMMERCIAL HOSTEL & RESIDENTIAL BUILDING AT SITE NO:33 BY NO:91/A & OTHERS, MCHS LAYOUT JAKKURU VILLAGE, WARD NO:05, BANGALORE.

DRAWING TITLE 42-61-EPP1

SHEET NO: 1

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