

Approval Condition:

a). Consist of 1 Ground + 2 only.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be

/ untoward incidents arising during the time of construction.

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

13. Technical personnel, applicant or owner as the case may be

footings before erection of walls on the foundation and in the case

having a minimum total capacity mentioned in the Bye-law

first instance, warn in the second instance and cancel the

misrepresentation of facts, or pending court cases, the plan

PROPOSED WORK (COVERAGE AREA)

SITE NO- 373

———9.14M(<u>3</u>0'-0")—

12.19m wide ROAD

registration of the professional if the same

is repeated for the third time.

20.In case of any false information,

sanction is deemed cancelled.

**COLOR INDEX** PLOT BOUNDARY ABUTTING ROAD

EXISTING (To be retained)

EXISTING (To be demolished)

shall strictly adhere to the duties and

15.On completion of foundation or

4.Development charges

& around the

premises. The

This Plan Sanction is issued subject to the following conditions :

.Sanction is accorded for the Residential Building at SITE NO- 402, , SITE NO- 402, KATHA NO-

243/402, JAKKUR VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO-05

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

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

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

10.Permission shall be obtained from forest department for cutting trees before the commencement

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

11.License and approved plans shall be posted in a conspicuous place of the licensed

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

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

building license and the copies of sanctioned plans with specifications shall be mounted on

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.

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.

16.Drinking water supplied by BWSSB should not be used for the construction activity of the

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

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

authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the

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

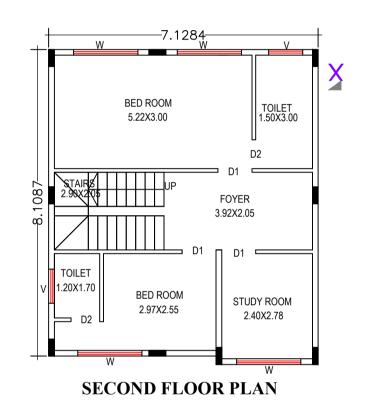
19. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without

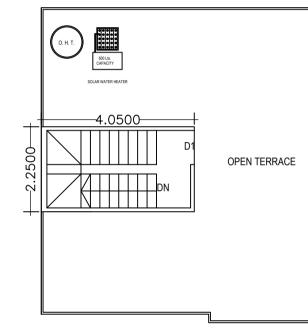
approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

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

towards increasing the capacity of water supply, sanitary and power main

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





**ELEVATION** 

# 0.15tH WALL 0.15tH WALL

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					45		
	'	<b>CI</b>		TION 6	0 V V		
		SE	•	CTION @	<i>y</i> <b>A-A</b>		
			_	)   · /:	T . I. I .	7.1	
		Required	$\vdash$	arkına(	Table	/a)	

Required Parking(Table 7a)  SITE PLAN (Scale = 1:200)										
Block	Туре	Cubl loo	Area	Ur	nits		Car			
Name	Турс	oe SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
AA (BB)	Residential	Plotted Resi development	50 - 225	1	-	1	1	1		
	Total :		•	-	-	-	1	1		
Darkin	a Chac	(Table	76)						_	

No. of Same | Total Built Up | Deductions (Area in Sq.mt.)

FAR &Tenement Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	
AA (BB)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R	

StairCase Parking

9.11

25.53

25.53

Total FAR

142.01

142.01

Area (Sq.mt.)

149.69

<del> </del> 2.2500 <del>-  </del> _	4.0500  D1  OPEN TERRACE

TERRACE FLOOR PLAN

	3 (	,	

Block	Type	SubUse	Area	Ur	nits		Car		
Name	Турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
AA (BB)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-	
	Total :			•	-	-	1	1	
Parking Check (Table 7b)									

Vehicle Type	F	Reqd.	Achieved		
verlicie rype	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	-	-	-	11.78	
Total		27.50	25.53		

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

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".

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.

# Approval Date: 06/24/2020 3:53:51 PM

## Payment Details

**BUILT UP AREA CHECK** 

AREA STATEMENT (BBMP)

BBMP/Ad.Com./YLK/0101/20-21

Nature of Sanction: New

Location: Ring-III

Zone: Yelahanka

Ward: Ward-005

AREA DETAILS:

FAR CHECK

Application Type: Suvarna Parvangi

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Planning District: 304-Byatarayanapua

Permissible Coverage area (75.00 %)

Achieved Net coverage area ( 60.38 % )

Balance coverage area left (14.62 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.55)

Residential FAR (94.87%)

Balance FAR Area (0.20)

Proposed BuiltUp Area

Achieved BuiltUp Area

Proposed FAR Area

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 (60.38 %)

AREA OF PLOT (Minimum)

NET AREA OF PLOT

COVERAGE CHECK

PROJECT DETAIL:

Authority: BBMP

Inward No:

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/3200/CH/20-21	BBMP/3200/CH/20-21	829	Online	10482873507	06/08/2020 5:09:29 PM	-
	No.		Head			Remark	
	1	Scrutiny Fee			829	-	

**VERSION NO.: 1.0.11** 

Plot Use: Residential

(A-Deductions)

VERSION DATE: 01/11/2018

Plot SubUse: Plotted Resi development

Khata No. (As per Khata Extract): KATHA NO- 243/402,

Locality / Street of the property: SITE NO- 402, KATHA NO-

243/402, JAKKUR VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD

96.73

96.73

58.41

58.41

14.14

169.28

0.00

0.00

169.28

142.00

149.68

149.68

19.60

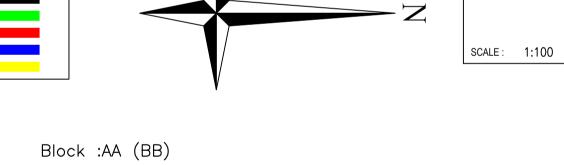
184.33

Land Use Zone: Residential (Main)

Plot/Sub Plot No.: SITE NO- 402,

# UnitBUA Table for Block :AA (BB)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	21.92	21.92	3	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	101.98	101.98	5	1
SECOND FLOOR PLAN	SPLIT 2	FLAT	0.00	0.00	6	0
Total:	-	-	123.90	123.90	14	2



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	9.11	9.11	0.00	0.00	0.00	00	
Second Floor	58.41	0.00	0.00	58.41	58.41	00	
First Floor	58.41	0.00	0.00	58.41	58.41	01	
Ground Floor	58.40	0.00	25.53	25.19	32.87	01	
Total:	184.33	9.11	25.53	142.01	149.69	02	
Total Number of Same Blocks	1						
Total:	184.33	9.11	25.53	142.01	149.69	02	

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (YELAHANKA) on date: 24/06/2020 vide lp number: BBMP/Ad.Com./YLK/0101/20-21 to terms and conditions laid down along with this building plan approval.

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

# OWNER / GPA HOLDER'S

# OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

Sri. VINAYAKA BHAT T. M. Smt. SANDHYA V SITE NO- 402, KATHA NO- 243/402, The

University Of Agriculture Sciences And Employees Hous Building Co- Operative Society Ltd , HEBBAL, JAKKUR VILLAGE,

YELAHANKA HOBLI. BANGALORE NORTH TALUK WARD NO-05.

# ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HMT MAIN ROAD, MATHIKERE.

BCC/BL-3.6/E-4003/2014-15



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# PROJECT TITLE:

THE PLAN OF THE PROPOSED RESIDENTIAL BUILDING AT SITE NO- 402, KATHA NO- 243/402, The University Of Agriculture

Sciences And Employees Hous Building Co- Operative Society Ltd , HEBBAL

JAKKUR VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO-05.

57130825-08-06-2020 **DRAWING TITLE:** 04-56-20\$\_\$VINAYAKA BHAT T SHEET NO:

ASSISTANT DIRECTOR OF TOWN PLANNING (YELAHANKA)

BHRUHAT BENGALURU MAHANAGARA PALIKE