

MAIN ROAD **Location Plan**

Parking Check (Table 7b)

W

BED ROOM

5.00X3.85

TOILET

D2 2.70X1.50

BED ROOM

3.70X3.71

1.50X2.10

└─ D2 ┌

BED ROOM

3.56X4.50

6.51X3.71

PROPOSED TYPICAL FIRST & SECOND

PRIVATE PROPERTY

TREE TREE RWH

PROPOSED

(23'-0") 7.01M 5.00M WIDE ROAD

SITE PLAN SCALE = 1:200

PROPERTY BELONGS TO SATISH KUMAR .B.V

S/C

2.70X4.50

FOYER

03 04

DINING /

2.70X7.50

3.00

2.11X1.50

D2 TOILET

BED ROOM

3.41X3.60

W1

─3.71

FLOOR PLAN

EXISTING COLUMNS

TO BE DEMOLISHED

2.70X2.36

RWH (

-10.46-

(40'-0") 12.19M

LIFT

----3.00----

3.71

¥1.Q0+

PROPOSED STILT FLOOR PLAN

5.00M WIDE ROAD

FRONT ELEVATION

W

DINING / KITCHEN

1.50X2.10

 \sqsubseteq D2 =

1.50X2.30

LIVING

6.51X3.71

BED ROOM

3.56X4.50

S/C

2.70X4.50

FOYER

2.70X2.36

LIVING /

2.70X7.50

02)

3.00

2.11X1.50

D2 TOILET

BED ROOM

3.41X3.60

W1

∤ 3.71 **∤**

LIFT MACHINE ROOM-

S / C ROOM -

P P WALL-

RCC ROOF SLAB

WINDOW-

WINDOW-

WINDOW-

RCC CHEJJA

RCC ROOF SLAB WITH FLOORING RCC CHEJJA

RCC ROOF SLAB

WITH FLOORING RCC CHEJJA

RCC ROOF SLAB_

WITH FLOORING

FOUNDATION TO SUIT AS PER SOIL CONDITION

0.15m WALL -

PROPOSED GROUND FLOOR PLAN

SECTION ON AA

LIFT

5.00X3.85

TOILET

D2 2.70X1.50

BED ROOM

3.70X3.71

Vehicle Type	Re	qd.	Achieved		
verlicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	4	55.00	4	55.00	
Total Car	4	55.00	4	55.00	
Other Parking	-	-	-	99.05	
Total		55.00		154.05	

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
		(Sq.III.)	StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)	
A (A)	1	675.44	16.41	5.76	1.44	154.05	497.78	497.78	04
Grand Total:	1	675.44	16.41	5.76	1.44	154.05	497.78	497.78	04

Block :A (A)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.	
		StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)		
Terrace Floor	17.85	16.41	0.00	1.44	0.00	0.00	0.00	00	
Second Floor	164.40	0.00	1.44	0.00	0.00	162.96	162.96	0	
First Floor	164.40	0.00	1.44	0.00	0.00	162.96	162.96	0	
Ground Floor	164.40	0.00	1.44	0.00	0.00	162.96	162.96	02	
Stilt Floor	164.39	0.00	1.44	0.00	154.05	8.90	8.90	00	
Total:	675.44	16.41	5.76	1.44	154.05	497.78	497.78	04	

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 42/1, MAIN ROAD, BALAJI NAGAR , BANGALORE, Bangalore. a).Consist of 1Stilt + 1Ground + 2 only.

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

3.154.05 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.

/ 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.

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

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

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

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

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. 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

is repeated for the third time. 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 of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

20.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/LE1/2013, dated: 01-04-2013

1.Registration of 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.

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".

Board"should be strictly adhered to

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.

7. THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ FOUNDATION/STILT AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE, SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS. OWNER/BUILDER WILL BE HELD RESPONSIBLE FOR ANY LAPSES IN THIS REGARD.

The plans are approved in accordance with the acceptance for approval by

the Assistant Director of town planning (SOUTH) on date:19/09/2019

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

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH

BHRUHAT BENGALURU MAHANAGARA PALIKE

vide lp number: BBMP/Ad.Com./SUT/0604/19-20

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.10	•				
AREA STATEMENT (BBIMF)	VERSION DATE: 01/11/2018	VERSION DATE: 01/11/2018				
PROJECT DETAIL:	•					
Authority: BBMP	Plot Use: Residential	Plot Use: Residential				
Inward_No: BBMP/Ad.Com./SUT/0604/19-20	Plot SubUse: Residential					
Application Type: Suvarna Parvangi	Land Use Zone: Residential (M	ain)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 42/1					
Nature of Sanction: New	Khata No. (As per Khata Extrac					
Location: Ring-II	Locality / Street of the property: BANGALORE	: MAIN ROAD, BALAJI NAGAR,				
Building Line Specified as per Z.R: NA						
Zone: South						
Ward: Ward-152						
Planning District: 209-Shanthi Nagar						
AREA DETAILS:	•	SQ.MT				
AREA OF PLOT (Minimum)	(A)	333.8				
NET AREA OF PLOT	(A-Deductions)	333.8				
COVERAGE CHECK	•	·				
Permissible Coverage area (75.	00 %)	250.3				
Proposed Coverage Area (49.24	4 %)	164.3				
Achieved Net coverage area (4	9.24 %)	164.3				
Balance coverage area left (25	.76 %)	85.9				
FAR CHECK						
Permissible F.A.R. as per zonin	g regulation 2015 (1.75)	584.2				
Additional F.A.R within Ring I a	nd II (for amalgamated plot -)	0.0				
Allowable TDR Area (60% of Pe	,	0.0				
Premium FAR for Plot within Im	pact Zone (-)	0.0				
Total Perm. FAR area (1.75)		584.2				
Residential FAR		497.7				
Proposed FAR Area		497.7				
Achieved Net FAR Area (1.49)		497.7				
Balance FAR Area (0.26)		86.4				
BUILT UP AREA CHECK						
Proposed BuiltUp Area		675.4				
Achieved BuiltUp Area		675.4				

Approval Date: 09/19/2019 10:25:30 PM

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

Block USE/SUBUSE Details

		/ 				
A (A)		Residential	Residential	Bldg upto 11.5 mt. Ht.	R	
Block Name		Block Use	Block SubUse	Block Structure	Category	

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Ur	iits		Car	
Name	Турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Residential	50 - 225	1	,	1	4	4
	Total :		-	-	-	-	4	4

SCHEDULE OF JOINERY:

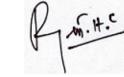
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A (A)	D2	0.75	2.10	09				
A (A)	D1	0.90	2.10	15				
A (A)	D	1.06	2.10	06				
SCHEDULE OF JOINERY:								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A (A)	W2	1.20	1.20	15				

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

DEVESH KUMAR B.V ALIAS SATHISH KUMAR B.V NO. 42, 1ST MAIN, BALAJINAGAR, **BANGALORE**



Ranganath. H.C #556,43rd cross, 8th block, jayanagar/n#556,43rd cross, 8th block , jayanagar BCC/BL-3.6/E-2747/2005-06



PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING ON PROPERTY NO. 42/1, MAIN ROAD, BALAJI NAGAR, BANGALORE, WARD NO. 152 (OLD NO. 63)PID NO: 63 - 114 - 42/1

DRAWING TITLE: -

SHEET NO: 1