

BED ROOM 3.12X2.63 LIVING 4.57X2.55 KITCHEN 2.82X2.45 ✓ OPEN TERRACE ` 1.50X1.50 PROPOSED TERRACE FLOOR PLAN Approval Condition:

This Plan Sanction is issued subject to the following conditions

S KARIYAPPA ROAD, BANGALORE, Bangalore.

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.

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.

shall not be deviated to any other use.

1. Sanction is accorded for the Residential Apartment Building at 36/5,

a). Consist of 1Basement + 1Ground + 3 upper floors+ terrace floor only.

2. Sanction is accorded for Residential Apartment use only. The use of the building

3.277.28 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

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.

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

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.

14. The building shall be constructed under the supervision of a registered structural engineer.

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).

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

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

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

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 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.

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

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

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH

BHRUHAT BENGALURU MAHANAGARA PALIKE

the Joint Commissioner (SOUTH ) on date: 11/06/2020

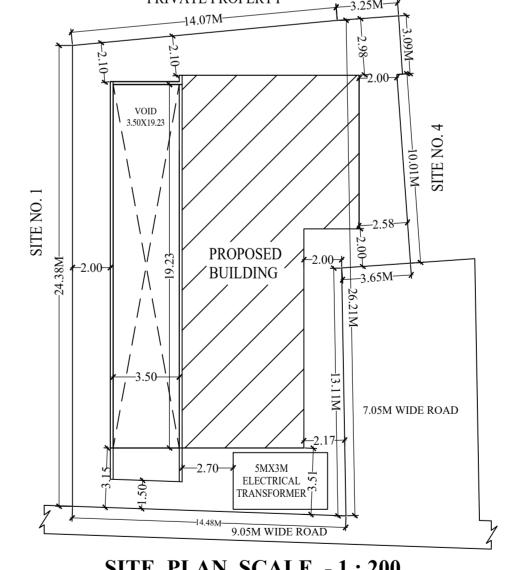
Validity of this approval is two years from the date of issue.

lp number: BBMP/Ad.Com./SUT/0042/20-21

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.

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



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

Block	Туре	SubUse	Area	ea Units		Car			
Name			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (A)	Residential	MultiDwelling Units	0 - 50	2	-	1	5.5	8	
	Total:		-	-	-	-	6	8	

arking C	heck (Tabl	e 7b)

Vehicle Type	Re	qd.	Achieved			
verlicie rype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	6	82.50	8	110.00		
Visitor's Car Parking	1	13.75	0	0.00		
Total Car	7	96.25	8	110.00		
Other Parking	-	-	-	167.28		
Tatal		00.05		077.00		

	VED010N NO. 4 0 44				
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11				
DDO IFOT DETAIL	VERSION DATE: 01/11/2018				
PROJECT DETAIL:	Distillan Davidantal				
Authority: BBMP Inward No:	Plot Use: Residential	Plot Use: Residential			
BBMP/Ad.Com./SUT/0042/20-21	Plot SubUse: MultiDwelling Units	•			
Application Type: General	Land Use Zone: Residential (Mair	1)			
Proposal Type: Building Permission	Plot/Sub Plot No.: 36/5				
Nature of Sanction: New	Khata No. (As per Khata Extract):				
Location: Ring-II	Locality / Street of the property: S	KARIYAPPA ROAD, BANGALORE			
Building Line Specified as per Z.R: NA					
Zone: South					
Ward: Ward-167					
Planning District: 211-Banashankari					
AREA DETAILS:	•	SQ.MT.			
AREA OF PLOT (Minimum)	(A)	404.32			
NET AREA OF PLOT	(A-Deductions)	404.32			
COVERAGE CHECK	•	·			
Permissible Coverage area (6:	5.00 %)	262.8			
Proposed Coverage Area (55.	52 %)	224.46			
Achieved Net coverage area (	55.52 % )	224.46			
Balance coverage area left ( 9	.48 % )	38.35			
FAR CHECK		•			
Permissible F.A.R. as per zoni	ing regulation 2015 ( 1.75 )	707.56			
Additional F.A.R within Ring I	and II ( for amalgamated plot - )	0.00			
Allowable TDR Area (60% of F	Perm.FAR)	0.00			
Premium FAR for Plot within In	mpact Zone ( - )	0.00			
Total Perm. FAR area (1.75)		707.56			
Residential FAR		705.32			
Proposed FAR Area		705.32			
Achieved Net FAR Area ( 1.74	4)	705.32			
Balance FAR Area ( 0.01 )	•	2.24			
· /					

### Approval Date: 06/11/2020 6:06:29 PM

Substructure Area Add in BUA (Layout LvI)

Proposed BuiltUp Area

Achieved BuiltUp Area

BUILT UP AREA CHECK

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

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: 1)BALAJI .G.P 2)VIDYA BALAJI 3)S. KISHORE BABU 4)S.K. PRATHIBHARANI 5)D.A. LAKSHMINATH 6)R. SUMA



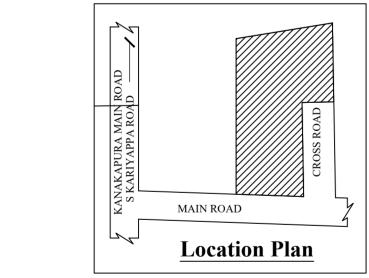
ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE Ranganath. H.C #556,43rd cross, 8th block, jayanagar, BCC/BL-3.6/E-2747/2005-06

PLAN SHOWING THE PROPOSED RESIDENTAIL APARTMENT BUILDING ON PROPERTY NO. 36/5, S KARIYAPPA ROAD, BANGALORE, WARD NO. 167 (OLD NO. 59), PID NO: 59 - 22 - 36/5

DRAWING TITLE: -

PROJECT TITLE:

SHEET NO: 1

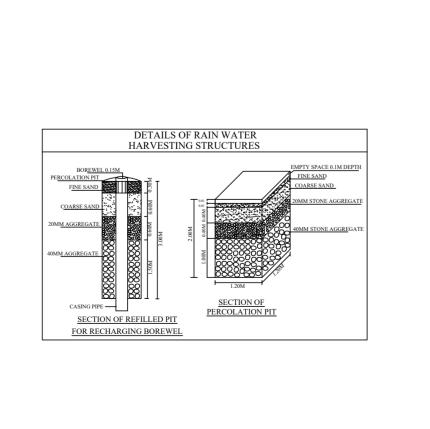


## FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area		Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
		(Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Stair	(Sq.mt.)	
A (A)	1	1218.64	20.25	11.25	2.25	26.52	101.94	73.83	277.28	699.20	6.12	705.32	11
Grand	1	1218.64	20.25	11.25	2.25	26.52	101.94	73.83	277.28	699.20	6.12	705.32	11

# Block :A (A)

Floor Name	Total Built Up Area		Deductions (Area in Sq.mt.)							Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
Name	(Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Stair	(Sq.mt.)	(140.)
Terrace Floor	22.50	20.25	0.00	2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	224.46	0.00	2.25	0.00	8.84	11.55	0.00	0.00	201.82	0.00	201.82	03
Second Floor	224.46	0.00	2.25	0.00	8.84	11.55	0.00	0.00	201.82	0.00	201.82	03
First Floor	224.46	0.00	2.25	0.00	8.84	11.55	0.00	0.00	201.82	0.00	201.82	03
Ground Floor	224.46	0.00	2.25	0.00	0.00	67.29	0.00	61.18	93.74	0.00	93.74	02
Basement Floor	298.30	0.00	2.25	0.00	0.00	0.00	73.83	216.10	0.00	6.12	6.12	00
Total:	1218.64	20.25	11.25	2.25	26.52	101.94	73.83	277.28	699.20	6.12	705.32	11



LENGTH

SCHEDULE OF JOINERY: SCHEDULE OF JOINERY:

HEIGHT

A (A)

FRONT ELEVATION

FOUNDATION TO SUIT AS PER SOIL CONDITION

RCC ROOF SLAB RCC CHEJJA WINDOW RCC ROOF SLAB WITH FLOORING WINDOW RCC ROOF SLAB WITH FLOORING WINDOW RCC ROOF SLAB WITH FLOORING 0.15m WALL -0.15m WALL -

**SECTION ON AA** 

LIFT MACHINE ROOM

1.35X1.78

BED ROOM

3.10X2.67

BED ROOM 3.10X2.67

S / C ROOM -P P WALLSITE PLAN SCALE -1:200 Block USE/SUBUSE Details

Block	Туре	Cubling	Area	Units		Car		
Name	i ype	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	MultiDwelling Units	0 - 50	2	-	1	5.5	8
	Total :		-	-	-	-	6	8

Vehicle Type	ne	qu.	Achieved			
verlicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	6	82.50	8	110.00		
Visitor's Car Parking	1	13.75	0	0.00		
Total Car	7	96.25	8	110.00		