

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Building at 197, 72ND CROSS, KUMARASWAMY LAYOUT,

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

3.18.82 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.

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

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.

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

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

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

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 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

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 where a board to be an solved an terratical ward service and the service of the servi 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: 17/10/2020 vide lp number: <u>BBMP/AD.COM./SUT/0552/20-21</u> subject

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

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

ANT DIRECTOR OF TOWN PLANNING	(SOUTH

BHRUHAT BENGALURU MAHANAGARA PALIKE

			SCALE : ^N 1:100
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15		1
	VERSION DATE: 08/09/2020		
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Inward_No:	Plot SubUse: Residential	Plot Sublise: Residential	
BBMP/Ad.Com./SUT/0552/20-21			
Application Type: Suvarna Parvangi		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 197	
Nature of Sanction: NEW	, , , , , , , , , , , , , , , , , , , ,	PID No. (As per Khata Extract): 55-846-197	
Location: RING-II		Locality / Street of the property: 72nd CROSS, KUMARASWAMY LAYOUT, 1st STAGE, RCC HOUSES, BANGALORE.	
Building Line Specified as per Z.R: NA			
Zone: South			
Ward: Ward-181			
Planning District: 211-Banashankari			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		44.59
NET AREA OF PLOT	(A-Deductions)		44.59
COVERAGE CHECK	·		
Permissible Coverage area (75.00 %)			33.44
Proposed Coverage Area (60.19 %)			26.84
Achieved Net coverage area	Achieved Net coverage area (60.19 %)		26.84
Balance coverage area left (14.81 %)		6.60	
FAR CHECK			
	Permissible F.A.R. as per zoning regulation 2015 (1.75)		78.03
	and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of	Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within	Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75	Total Perm. FAR area (1.75)		78.03
Residential FAR			32.39
Proposed FAR Area			32.39
Achieved Net FAR Area (0.73)			32.39
Balance FAR Area (1.02)		45.64	
BUILT UP AREA CHECK			
Proposed BuiltUp Area			95.67
Achieved BuiltUp Area			95.67

Approval Date : 10/17/2020 5:34:16 PM

Color Notes	
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 : SMT. N.S. GIRIJA #.197, 72ND CROSS, KUMARASWAMY LAYOUT, 1ST STAGE, BANGALORE. 560078

N. S. Gierita

ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE VENU K 96/B, 1st A MAIN, N.R. LAYOUT, KONENAAGRAHARA, H.A.L., BANGALORE-560017 BCC/BL-3.6/E-4179/2016-17

PROJECT TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING ON PROPERTY NO. 197, 72ND CROSS, KUMARASWAMY LAYOUT, 1ST STAGE, RCC HOUSES, BANGALORE. WARD NO.181(OLD NO: 55), PID NO. 55- 846-197. AFTER DISMANTLING THE EXISTING BUILDING.

DRAWING TITLE :

SHEET NO: 1