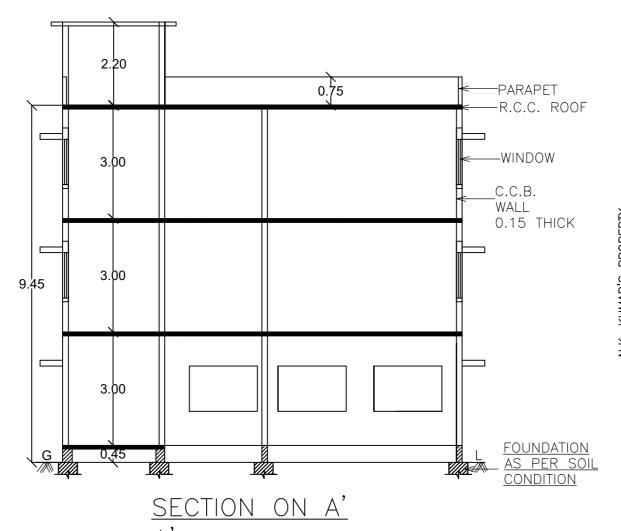
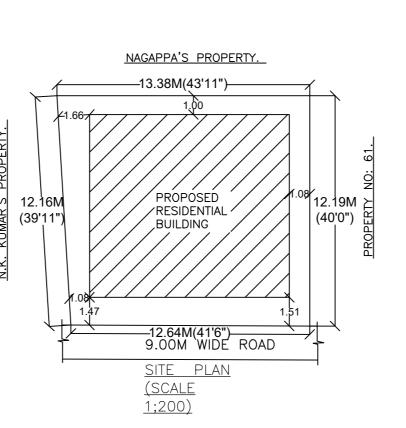
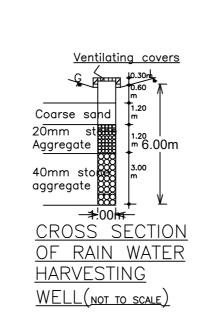


GROUND FLOOR PLAN







# Block :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
		StairCase	Parking	Resi.	(Sq.mt.)	, ,
Terrace Floor	15.26	15.26	0.00	0.00	0.00	00
Second Floor	102.20	0.00	0.00	102.20	102.20	01
First Floor	102.20	0.00	0.00	102.20	102.20	01
Ground Floor	102.20	0.00	43.27	58.93	58.93	01
Total:	321.86	15.26	43.27	263.33	263.33	03
Total Number of Same Blocks	1					
Total:	321.86	15.26	43.27	263.33	263.33	03

## UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	58.93	39.75	4	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	102.20	82.20	8	1
SECOND FLOOR PLAN	SPLIT 3	FLAT	102.20	82.20	8	1
Total:	-	-	263.33	204.15	20	3

### Required Parking(Table 7a)

Block	Туре	SubUse	Area	Units		Car		
Name			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Plotted Resi development	50 - 225	1	-	1	3	-
	Total :		-	-	-	-	3	3

## Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
verlicie Type	No. Area (Sq.mt.)		No.	Area (Sq.mt.)	
Car	3	41.25	3	41.25	
Total Car	3	41.25	3	41.25	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	2.02	
Total		55.00	43.27		

### Block USE/SUBUSE Details

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

## 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 (Sq.mt.)	Tnmt (No
			StairCase	Parking	Resi.	1	
A (RESIDENTIAL)	1	321.86	15.26	43.27	263.33	263.33	(
Grand Total:	1	321.86	15.26	43.27	263.33	263.33	3.0

#### Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at No: 61, , 10th Cross Road, Geleyara Balaga Layout, J.C. Nagar, Bangalore., Bangalore. a).Consist of 1Ground + 2 only.

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

 $3.43.27\ \text{area}$  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. 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 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 & around the site.

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

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 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 / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same

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/LET/2013, dated: 01-04-2013 :

#### Registration of

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

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.

vide lp number: BBMP/Ad.Com./WST/1356/19-20

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

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.

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

the Assistant Director of town planning (WEST ) on date:20/05/2020

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

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

**COLOR INDEX** 

PLOT BOUNDARY

ABUTTING ROAD

AREA STATEMENT (BBMP)

BBMP/Ad.Com./WST/1356/19-20

Application Type: Suvarna Parvangi

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Permissible Coverage area (75.00 %)

Achieved Net coverage area (64.59 %)

Balance coverage area left ( 10.41 % )

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.66

Balance FAR Area (0.09)

Proposed BuiltUp Area

Achieved BuiltUp Area

Approval Date: 05/20/2020 1:57:16 PM

Residential FAR (100.00%)

Proposed FAR Area

BUILT UP AREA CHECK

Payment Details

Premium FAR for Plot within Impact Zone ( - )

BBMP/46801/CH/19-20 | BBMP/46801/CH/19-20

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 (64.59 %)

Planning District: 213-Rajaji Nagar

AREA OF PLOT (Minimum)

NET AREA OF PLOT

**COVERAGE CHECK** 

Nature of Sanction: New

Location: Ring-II

Ward: Ward-068

AREA DETAILS:

Zone: West

PROJECT DETAIL:

Authority: BBMP

Inward No:

EXISTING (To be retained)

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.11

Plot Use: Residential

Plot/Sub Plot No.: No: 61,

J.C. Nagar, Bangalore.

(A-Deductions)

VERSION DATE: 01/11/2018

Plot SubUse: Plotted Resi development

PID No. (As per Khata Extract): 13-70-61

Locality / Street of the property: 10th Cross Road, Geleyara Balaga Layout,

Land Use Zone: Residential (Main)

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: N K SURESH BABU No: 61, 10th Cross Road, Geleyara Balaga Layout, J.C.

Nagar, Bangalore.

SCALE: 1:100

158.24

158.24

118.68

102.20

102.20

16.48

276.92

0.00

0.00

0.00

276.92

263.34

263.34

13.58

321.86

321.86

Payment Date Remark

03/16/2020

10:32:21 AM

Transaction

10034507045

1448

Amount (INR) Remark

Amount (INR) | Payment Mode

Scrutiny Fee

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS, GAYATHRINAGAR

BCC/BL-3.6/E-4350/18-19

PROJECT TITLE: PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING SITE NO-61, J.C.NAGAR, GELEYARABALAGA LAYOUT, 10TH CROSS ROAD, BANGALORE. WARD NO: 68. PID NO: 13-70-61.

385208823-13-03-2020 **DRAWING TITLE:** 

02-06-27\$\_\$N K SURESH BABU

SHEET NO: 1

UserDefinedMetric (700.00 x 600.00MM)