

ELEVATION

Block :A (NASREEN TAJ)

Floor Name

Terrace Floor

Second Floor

First Floor

Stilt Floor

Ground Floor

Total Number o Same Blocks

FLOOR

GROUND

PLAN SECOND

FLOOR PLAN

Total Built Up

12.02

53.05

69.27

76.47

280.08

280.08

SPLIT 01

SPLIT 01

SPLIT 01

Area (Sq.mt.)

Deductions (Area in Sq.mt.)

StairCase

12.02

0.00

0.00

0.00

12.02

12.02

UnitBUA Table for Block :A (NASREEN TAJ)

FLAT

FLAT

Parking

0.00

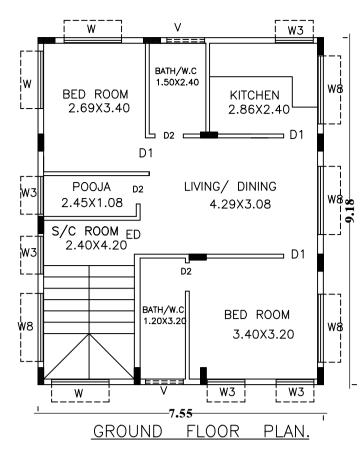
0.00

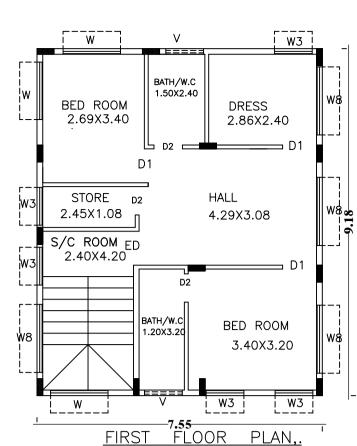
0.00

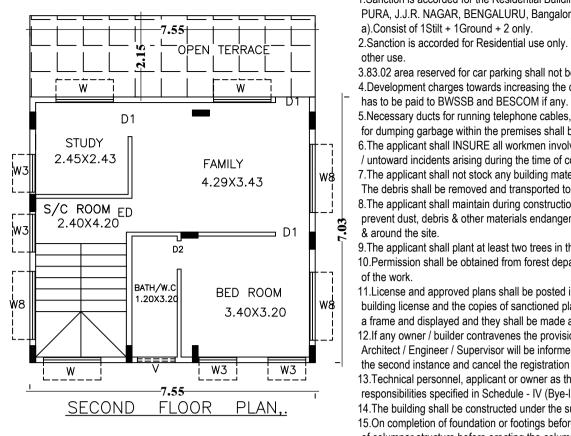
69.27

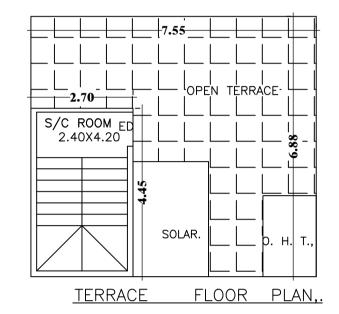
69.27

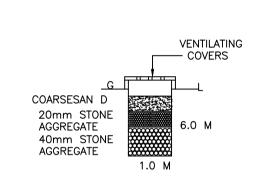
69.27





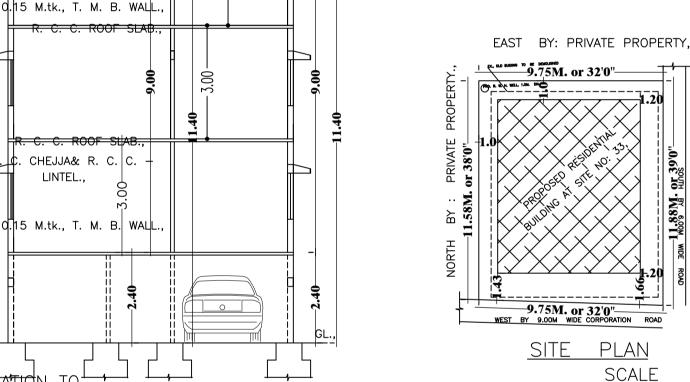






CROSS SECTION OF RAIN WATER HARVESTING WELL. (DRAWING NOT TO SCALE.)

CHEJJA& R. C. C. LINTEL.,



SECTION AT AA

Required Parking(Table 7a)

Residential

Total:

Parking Check (Table 7b)

A (NASREEN

Vehicle Type

Total Car

TwoWheeler

Other Parking

SubUse

Plotted Resi

development

(Sq.mt.)

50 - 225

Area (Sq.mt.)

13.75

13.75

13.75

27.50

Reqd. Prop.

DETAILED

Tnmt (No.)

0

Total FAR Area

0.00

53.05

69.27

69.27

7.20

198.79

198.79

Area (Sq.mt.)

Resi.

0.00

53.05

69.27

69.27

0.00

191.59

191.59

0.00

0.00

20.15

Name UnitBUA Type UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement

0.00

191.16

Reqd./Unit Reqd. Prop.

Area (Sq.mt.)

13.75

13.75

0.00

69.27

83.02

Achieved

No.

1: 200

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 33, 4th CROSS ROAD, PADARAYANA PURA, J.J.R. NAGAR, BENGALURU, 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

3.83.02 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 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

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

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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (WEST) on date:13/03/2020 vide lp number: BBMP/Ad.Com./WST/0889/19-20 to terms and conditions laid down along with this building plan approval.

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

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST

BHRUHAT BENGALURU MAHANAGARA PALIKE

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	
A (NASREEN TAJ)	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.		
A (NASREEN TAJ)	1	280.08	12.02	69.27	191.59	198.79	01
Grand Total:	1	280.08	12.02	69.27	191.59	198.79	1.00

COLOR INDEX PLOT BOUNDARY

EXISTING (To be demolished)

ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)

SCALE: 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11				
AREA STATEMENT (BBMF)	VERSION DATE: 01/11/2018				
PROJECT DETAIL:					
Authority: BBMP	Plot Use: Residential				
Inward_No: BBMP/Ad.Com./WST/0889/19-20	Plot SubUse: Plotted Resi development				
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 33				
Nature of Sanction: New	Khata No. (As per Khata Extract): 33				
Location: Ring-II	Locality / Street of the property: 4th CROSS ROAD, PADARAYANA PURA, J.J.R. NAGAR, BENGALURU				
Building Line Specified as per Z.R: NA	Building Line Specified as per Z.R: NA				
Zone: West					
Ward: Ward-136					
Planning District: 212-Vijayanagar					
AREA DETAILS:		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	114.34			
NET AREA OF PLOT	(A-Deductions)	114.34			
COVERAGE CHECK					
Permissible Coverage area (75.	,	85.75			
Proposed Coverage Area (60.59		69.27			
Achieved Net coverage area (6	0.59 %)	69.27			
Balance coverage area left (14.	,	16.48			
Existing Structure To Be Demoli	sh	96.21			
FAR CHECK					
Permissible F.A.R. as per zoning regulation 2015 (1.75)					
Additional F.A.R within Ring I ar	0.00				
Allowable TDR Area (60% of Pe	0.00				
Premium FAR for Plot within Imp	pact Zone (-)	0.00			
Total Perm. FAR area (1.75)	200.10				
Residential FAR (96.38%)		191.60			
Proposed FAR Area	198.80				
Achieved Net FAR Area (1.74)					
Balance FAR Area (0.01)					
BUILT UP AREA CHECK					
Proposed BuiltUp Area 280.0					
Achieved BuiltUp Area					

Approval Date: 03/13/2020 12:08:21 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/29051/CH/19-20	BBMP/29051/CH/19-20	1337	Online	9421545955	11/29/2019 12:00:11 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1337	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Mrs. NASREEN TAJ. 484/5, 17th CROSS, Devaraj Urs Nagar, Old Guddadahalli

, BENGALURU

ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE

BCC/BL-3.6/E-3135/07-08

K.B.Ranganath #1008, 8B Main Road, 3rd Stage, 3rd Block,

Basaveshwarnagar/n#1008, 8B Main I ad , 3rd Stage, 3rd Block, Basaveshwarna ar

SHEET NO:

PLAN SHOWING THE PROPOSED RESIDETIAL BUILDING AT SITE NO : 33, 4th CROSS ROAD, PADARAYANA PURA, OLD PID NO-43-123-33, BENGALURU IN OLD BBMP WARD NO-043, NEW BBMP WARD NO-136.

1223250277-28-11-2019 DRAWING TITLE:

03-14-54\$_\$W136NASREENTAJ

UserDefinedMetric (750.00 x 594.00MM)_1