

73.14

73.14

54.85

48.65

48.65

6.20

127.99

0.00

127.99

70.31

70.31

70.31

57.68

196.75

Remark

Payment Date

6:51:39 AM

Remark

10444707561

Amount (INR)

1052

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 20, JNANA BHARATHI MAIN ROAD , NAGARABHVAI VILLAGE, YESHWANTHAPURA HOBLI, 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

3.39.77 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

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 :

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 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".

Note: Earlier plan sanction vide L.P No.:

06/08/2020 Vide lp number :

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.

is deemed cancelled.

conditions laid down along with this modified building plan approval.

date of issue of plan and building licence by the competent authority.

ASSISTANT DIRECTOR OF TOWN PLANNING (

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 modified plans are approved in accordance with the acceptance for

approval by the Assistant director of town planning (WEST ) on date:

This approval of Building plan/ Modified plan is valid for two years from the

BBMP/AD.COM./WST/0129/20-21 subject to terms and

Name: VEERESH ALADAKATTI

Date: 27-Aug-2020 16: 33:03

BHRUHAT BENGALURU MAHANAGARA PALIKE

nization: BRUHAT BANGALORI

Color Notes

AREA STATEMENT (BBMP

BBMP/Ad.Com./WST/0129/20-21

Application Type: Suvarna Parvangi

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Planning District: 212-Vijayanagar

AREA OF PLOT (Minimum)

Nature of Sanction: NEW

Location: RING-II

Zone: West

Ward: Ward-128

AREA DETAILS:

FAR CHECK

NET AREA OF PLOT

COVERAGE CHECK

PROJECT DETAIL:

Authority: BBMP

Inward\_No:

**COLOR INDEX** 

PLOT BOUNDARY

ABUTTING ROAD

EXISTING (To be retained)

Permissible Coverage area (75.00 %)

Proposed Coverage Area (66.52 %)

Achieved Net coverage area ( 66.52 % )

Allowable TDR Area (60% of Perm.FAR)

BBMP/2020/CH/20-21

Total Perm. FAR area (1.75)

Residential FAR (100.00%)

Balance FAR Area (0.79)

Proposed BuiltUp Area

Achieved BuiltUp Area

Proposed FAR Area

BUILT UP AREA CHECK

Approval Date: 08/06/2020 1:08:08 PM

Number

BBMP/2020/CH/20-21

Payment Details

Sr No.

Premium FAR for Plot within Impact Zone ( - )

Permissible F.A.R. as per zoning regulation 2015 (1.75)

Additional F.A.R within Ring I and II (for amalgamated plot - )

Balance coverage area left (8.48 %)

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.13

Plot Use: Residential

Plot/Sub Plot No.: 20

(A-Deductions)

VERSION DATE: 26/06/2020

Plot SubUse: Plotted Resi development

PID No. (As per Khata Extract): 39-95-20

Locality / Street of the property: JNANA BHARATHI MAIN ROAD.

NAGARABHVAI VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE

Land Use Zone: Residential (Main)

Amount (INR) | Payment Mode

1052

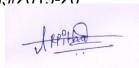
Scrutiny Fee

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: B C BASAVARAJESHWARI #8, 1ST CROSS, GNANABHARATHI MAIN ROAD, NAGARABHVAI, BANGALORE

B. C. Basana Rajeshulavii

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE ARPITHA R BCC/BL-3.6/E-4469/2019-20



# PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO - 20, JNANABHARATHI MAIN ROAD, NAGARABHVAI

VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE. WARD NO - 128.

724776704-27-05-2020 DRAWING TITLE

08-59-09\$\_\$BASAVARAJESHWARI

SHEET NO: 1

Approval Condition:

LIFT LIFT 1.50X1.20 1.50X1.20 1.50X1.20 PASSAGE 1.20M WIDE PASSAGE 1.20M WIDE 8.50 TOILET 2.05X1.50 2.05X1.50 OPEN TERRACE TOILET 2.50X4.15 2.05X1.50 KITCHEN 2.05X2.50 ОНТ LLLLLL LBALCONYL SOLAR SOLAR

SECOND FLOOR PLAN

8.80M WIDE ROAD 8.80M WIDE ROAD GROUND FLOOR PLAN STILT FLOOR PLAN LIFT 2.30 | MACHINE ROOM STAIRCASE PARAPET WALL 2.20 HEAD ROOM 50MM THK IN CM 1:6 0.75 3.00

R.C.C LINTEL

Deductions (Area in Sq.mt.)

1.80

1.80

7.20

Lift Lift Machine Parking

0.00

0.00

0.00

1.80

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

79.20

0.00

119.90

& CHEJJA

11.40

3.00

3.00

**SECTION AT X-X** 

FAR Area

(Sq.mt.)

Resi.

0.00

0.00

0.00

39.77

39.77

1.80 39.77 70.31

79.20

0.00

119.90

0.00

21.97

24.17

24.17

0.00

70.31

Area

(Sq.mt.)

24.17

70.31

0

-6.00

1.00

1.50X1.20

PASSAGE 1.20M WIDE

LL UTILITY 1.23M WIDE - L

1.46

2.5<del>0X4.</del>15

2.05X1.50

KITCHEN

2.05X2.50

<del>-|</del>1.00 <del>|-</del>

12.19

-6.00 –

1.00

1.50X1.20

**PARKING** 

5.00X5.50

1

1.46

<del>-</del>|1.00|<del>-</del>

12.19

FRONT ELEVATION

Block :A (1)

Total Built Up

Area (Sq.mt.)

196.75

196.75

SPLIT FF

SPLIT FF

UnitBUA Table for Block :A (1)

21.00

16.53

16.53

7.08

77.67 7.20

77.67

FLAT

FLAT

Name

Terrace

Second

First Floor

Ground Floor

Stilt Floor

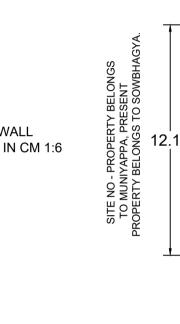
Number of Same Blocks

GROUND FLOOR PLAN FIRST FLOOR

PLAN SECOND

FLOOR PLAN

Total:



R.C.C SLAB 150MM THK OF 1:2:4.

150MM THK BBM

WALL IN CM 1:6.

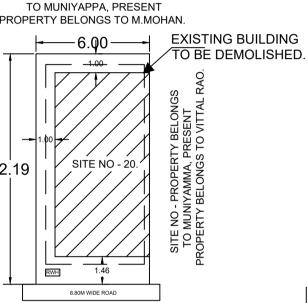
FOUNDATION TO

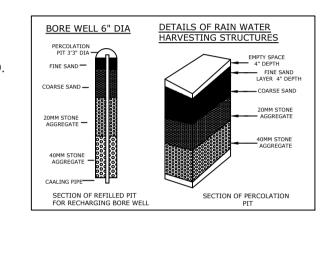
Tnmt (No.)

TRUCTURAL DETAIL

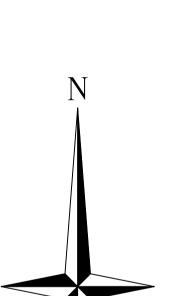
Total:

FIRST FLOOR PLAN



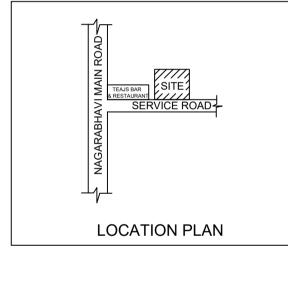


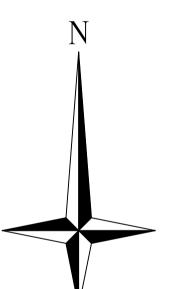
TERRACE FLOOR PLAN

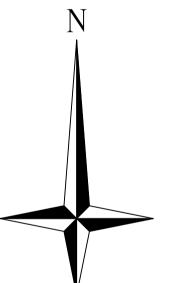


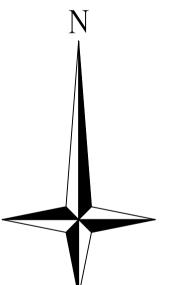
SITE PLAN

SITE NO - PROPERTY BELONGS









# Required Parking(Table 7a) SubUse Name (Sq.mt.) Regd. Prop. Reqd./Unit Reqd. Plotted Resi Residential 50 - 225 development

arking Check (1	able 7b)				
Vehicle Type	R	eqd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	2	27.50	
Total Car	1	13.75	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	12.27	
Total		27.50		39.77	

lock USE/SUBUSE Details Block Name Block Land Use							
	Block Use	Block SubUse	Block Structure	Category	ı		
A (1)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R	1		
AR &Tenement Details							

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.IIII.)	StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)	
A (1)	1	196.75	77.67	7.20	1.80	39.77	70.31	70.31	02
Grand Total:	1	196.75	77.67	7.20	1.80	39.77	70.31	70.31	2.00

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A (1)	D2	0.75	2.10	05				
A (1)	D1	0.90	2.10	03				
A (1)	MD	1.10	2.10	02				
SCHEDULE OF JOINERY:								

SCHEDULE OF JOINERY

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	V	1.00	1.20	03
A (1)	W	2.00	1.20	02
A (1)	\/\	2 50	1 20	03