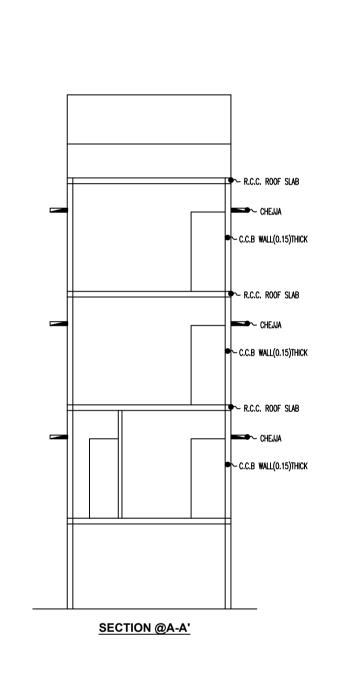
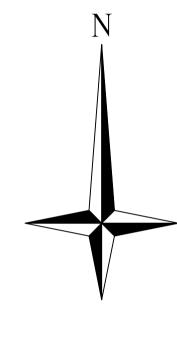
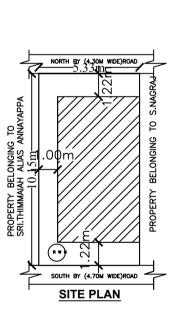
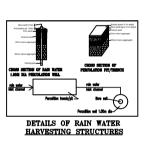


FRONT ELEVTION









OPEN

<u>TERRACE</u>

TERRACE FLOOR PLAN

Block :A (B)

| Floor Name                    | Total Built Up<br>Area (Sq.mt.) | Deductions (Area in Sq.mt.) |      |         | Proposed FAR<br>Area<br>(Sq.mt.) | Total FAR<br>Area (Sq.mt.) | Tnmt (No.) |
|-------------------------------|---------------------------------|-----------------------------|------|---------|----------------------------------|----------------------------|------------|
|                               |                                 | StairCase                   | Duct | Parking |                                  |                            |            |
| Terrace Floor                 | 18.01                           |                             | 0.00 | 0.00    | 0.00                             | 0.00                       | 00         |
| Second Floor                  | 27.33                           | 0.00                        | 2.66 |         | 24.67                            | 24.67                      | 00         |
| First Floor                   |                                 | 0.00                        |      |         | 30.73                            | 30.73                      | 00         |
| Ground Floor                  | 33.39                           | 0.00                        | 2.66 | 0.00    | 30.73                            | 30.73                      | 01         |
| Stilt Floor                   | 33.39                           | 0.00                        | 0.00 | 24.95   | 0.00                             | 8.44                       | 00         |
| Total:                        | 145.51                          | 18.01                       | 7.98 | 24.95   | 86.13                            | 94.57                      | 01         |
| Total Number of Same Blocks : | 1                               |                             |      |         |                                  |                            |            |
| Total:                        | 145.51                          | 18.01                       | 7.98 | 24.95   | 86.13                            | 94.57                      | 01         |

# UnitBUA Table for Block :A (B)

| FLOOR                | Name    | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|----------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| GROUND<br>FLOOR PLAN | SPLIT a | FLAT         | 86.12        | 86.12       | 3            | 1               |
| FIRST FLOOR<br>PLAN  | SPLIT a | FLAT         | 0.00         | 0.00        | 3            | 0               |
| SECOND<br>FLOOR PLAN | SPLIT a | FLAT         | 0.00         | 0.00        | 1            | 0               |
| Total:               | -       | -            | 86.12        | 86.12       | 7            | 1               |

Required Parking(Table 7a)

| Block Type | Type        | SubUse                      | Area     | Units |       | Car        |       |       |
|------------|-------------|-----------------------------|----------|-------|-------|------------|-------|-------|
| Name       | Type        |                             | (Sq.mt.) | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| A (B)      | Residential | Plotted Resi<br>development | 50 - 225 | 1     | -     | 1          | 1     | -     |
|            | Total :     |                             | -        | -     | -     | -          | 1     | 1     |

## Parking Check (Table 7b)

| Vehicle Type   | Re  | qd.           | Achieved |               |  |
|----------------|-----|---------------|----------|---------------|--|
| verlicie i ype | No. | Area (Sq.mt.) | No.      | Area (Sq.mt.) |  |
| Car            | 1   | 13.75         | 1        | 13.75         |  |
| Total Car      | 1   | 13.75         | 1        | 13.75         |  |
| TwoWheeler     | -   | 13.75         | 0        | 0.00          |  |
| Other Parking  | -   |               |          | 11.20         |  |
|                |     | 27.50         | 24.95    |               |  |

Block USE/SUBUSE Details

| ,          |             |                             |                        |                            |
|------------|-------------|-----------------------------|------------------------|----------------------------|
| Block Name | Block Use   | Block SubUse                | Block Structure        | Block Land Use<br>Category |
|            | Residential | Plotted Resi<br>development | Bldg upto 11.5 mt. Ht. | R                          |

## FAR &Tenement Details

| Block        | No. of Same<br>Bldg | Total Built Up<br>Area (Sq.mt.) | Deductions (Area in Sq.mt.) |      | tions (Area in Sq.mt.) FAR Area Area (Sq.mt.) | Total FAR<br>Area<br>(Sg.mt.) | Tnmt (No.) |      |
|--------------|---------------------|---------------------------------|-----------------------------|------|---|-------------------------------|------------|------|
|              |                     |                                 | StairCase                   | Duct | Parking                                       | Resi.                         | (oq.mi.)   |      |
| A (B)        | 1                   |                                 | 18.01                       | 7.98 | 24.95   | 86.13                         | 94.57      | 01   |
| Grand Total: | 1                   | 145 51                          | 18.01                       | 7 98 | 24 95   | 86 13                         | 94 57      | 1 00 |

### Approval Condition :

#### This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 26, NO-26,SHANKARA DEVARA LANE,COTTONPET, 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

3.24.95 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.

10. Permission shall be obtained from forest department for cutting trees before the commencement of the work.

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

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

Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in

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.

good repair for storage of water for non potable purposes or recharge of ground water at all times

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

of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders o the BBMP.

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 Pegistration 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 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

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

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

the Assistant Director of town planning (WEST ) on date:20/03/2020

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

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST

BHRUHAT BENGALURU MAHANAGARA PALIKE

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.

vide lp number: BBMP/Ad.Com./WST/1287/19-20

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

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.

OWNER / GPA HOLDER'S SIGNATURE

**COLOR INDEX** 

PLOT BOUNDARY

ABUTTING ROAD

AREA STATEMENT (BBMP)

BBMP/Ad.Com./WST/1287/19-20

Application Type: Suvarna Parvangi

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Planning District: 207-Unclassified

AREA OF PLOT (Minimum)

Permissible Coverage area (75.00 %)

Achieved Net coverage area (61.71 %)

Balance coverage area left (13.29 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.75)

Residential FAR (91.08%)

Balance FAR Area (0.00)

Proposed BuiltUp Area

Achieved BuiltUp Area

Approval Date: 03/20/2020 1:31:17 PM

Proposed FAR Area

Premium FAR for Plot within Impact Zone ( - )

BBMP/41557/CH/19-20 BBMP/41557/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 (61.71 %)

NET AREA OF PLOT

COVERAGE CHECK

BUILT UP AREA CHECK

**Payment Details** 

Sr No.

Nature of Sanction: New

PROJECT DETAIL:

Authority: BBMP

Location: Ring-II

Ward: Ward-120

AREA DETAILS:

FAR CHECK

Zone: West

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.: 26

LANE, COTTONPET

(A-Deductions)

VERSION DATE: 01/11/2018

Plot SubUse: Plotted Resi development

Land Use Zone: Residential (Main)

Khata No. (As per Khata Extract): 26

Locality / Street of the property: NO-26,SHANKARA DEVARA

Amount (INR) | Payment Mode

Scrutiny Fee

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
ANKIT AGARWAL NO-26,SHANKARA DEVARA LANE,COTTONPET NO-26,SHANKARA DEVARA LANE,COTTONPET BANGALORE.

- Anich

SCALE: 1:100

SQ.MT.

54.10

54.10

40.57

33.38

33.38

7.19

94.67

0.00

0.00

0.00

94.67

86.12

94.56

94.56

145.51

145.51

Payment Date

02/14/2020

3:33:59 PM

Remark

Transaction

9853507809

Amount (INR)

150

0.11

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
SOMA SHEKAR B 32, 23RD MAIN, GIRINAGAR
T BLOCK BCC/BL-3.2.3/E-2433/20

PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-26,SHANKARA DEVARA LANE,COTTONPET BANGALORE. WARD NO-120.

DRAWING TITLE : 1885976008-14-02-2020

03-25-39\$\_\$ANKIT

AHARWAL

SHEET NO: 1