

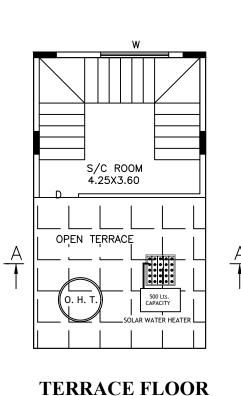
— PARAPET WALL

-RCC ROOF

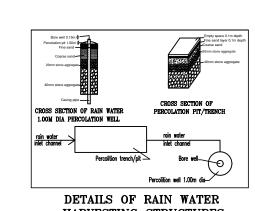
- VENTILATER

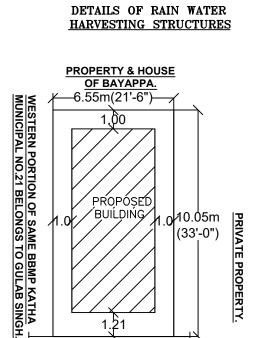
FOUNDATION AS PER SOIL CONDITION

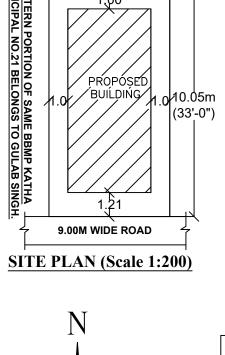
■ 0.15M TK CCB WALL

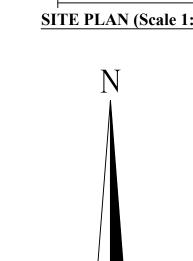


PLAN









Block :A1 (RESIDENCIAL BUILDING)

FRONT ELEVATION

Floor Name	Total Built Up	Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
	Area (Sq.mt.)	StairCase	Parking	Resi.	(Sq.mt.)		
Terrace Floor	17.52	17.52	0.00	0.00	0.00	00	
Second Floor	35.67	0.00	0.00	35.67	35.67	01	
First Floor	35.67	0.00	0.00	35.67	35.67	01	
Ground Floor	35.67	0.00	27.33	0.00	8.34	00	
Total:	124.53		27.33	71.34	79.68	02	
Total Number of Same Blocks	1						
Total:	124.53	17.52	27.33	71.34	79.68	02	

2.20

TERRA

GROUND

SECTION ON A-A

0.75

UnitBUA Table for Block :A1 (RESIDENCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	SPLIT 1	FLAT	35.67	16.32	3	2
Total:	-	-	71.34	32.64	6	2

Required Parking(Table 7a)

Block	Type SubUse		Area	Units		Car		
Name	Type Subos	Subuse (Sq.r	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
	Total:		-	-	-	-	1	1

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved		
verlicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	1	13.75	
Total Car	1	13.75	1	13.75	
Other Parking	-	-	-	13.58	
Total		13.75		27.33	

Approval Condition

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 21, 5TH CROSS, GOKULA 1ST STAGE, 2ND PHASE, BANGALORE, WARD NO-45,, 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

3.27.33 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

12.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

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.

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:

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 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".

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:19/05/2020 vide lp number: BBMP/Ad.Com./WST/1332/19-20 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

FAR &Tenement Details

Block	No. of Same Total Built Up Bldg Area (Sq.mt.)		Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
			StairCase	Parking	Resi.			
A1 (RESIDENCIAL BUILDING)	1	124.53	17.52	27.33	71.34	79.68	02	
Grand Total:	1	124.53	17.52	27.33	71.34	79.68	2.00	

Block USE/SUBUSE Details

	Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ſ	A1 (RESIDENCIAL BUILDING)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained) EXISTING (To be demolished)



SCALE: 1:100

AREA STATEMENT (BBMP)	VEDOLON DATE 04/44/0040				
PROJECT DETAIL:	VERSION DATE: 01/11/2018				
Authority: BBMP	Diet Heer Decidential				
Inward No:	Plot Use: Residential				
BBMP/Ad.Com./WST/1332/19-20	Plot SubUse: Plotted Resi development				
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)				
Proposal Type: Building Permission					
Nature of Sanction: New	PID No. (As per Khata Extract): 4-127-21				
Location: Ring-II	Locality / Street of the property: 5TH CROS PHASE, BANGALORE, WARD NO-45,	SS, GOKULA 1ST STAGE, 2ND			
Building Line Specified as per Z.R: NA					
Zone: West					
Ward: Ward-045					
Planning District: 213-Rajaji Nagar					
AREA DETAILS:		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	65.83			
NET AREA OF PLOT	(A-Deductions)	65.83			
COVERAGE CHECK					
Permissible Coverage area (75.0	0 %)	49.37			
Proposed Coverage Area (54.19	,	35.67			
Achieved Net coverage area (54	,	35.67			
Balance coverage area left (20.8	11 %)	13.70			
FAR CHECK					
Permissible F.A.R. as per zoning		115.20			
Additional F.A.R within Ring I and	d II (for amalgamated plot -)	0.00			
Allowable TDR Area (60% of Per		0.00			
Premium FAR for Plot within Impa	act Zone (-)	0.00			
Total Perm. FAR area (1.75)		115.20			
Residential FAR (89.53%)		71.34			
Proposed FAR Area		79.68			
Achieved Net FAR Area (1.21)	79.68				
Balance FAR Area (0.54)					
BUILT UP AREA CHECK					
Proposed BuiltUp Area 12					
Achieved BuiltUp Area		124.53			

Approval Date: 05/19/2020 1:31:23 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/44215/CH/19-20	BBMP/44215/CH/19-20	573	Online	9957827181	03/02/2020 10:26:24 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			573	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: 1. S.DIVAKAR BABU. 2. D.ARCHANA. 21, 5TH CROSS, GOKULA 1ST STAGE, 2ND PHASE, BANGALORE, WARD NO-45, PID NO:4-127-21.

S. Dier Reh

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Rakesh Gowda R 4009/C, 1st A Main Road, B-Block, 2nd Stage, Subramanya Nagar , Bangalore-560021, Mob:6361862394. BCC/BL-3.6/E:3854/2013-14

PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-21, 5TH CROSS, GOKULA 1ST STAGE, 2ND PHASE, BANGALORE, WARD NO-45, PID NO:4-127-21.

1958495520-19-05-2020 **DRAWING TITLE:**

12-09-31\$_\$12 (1)

SHEET NO: 1