

# Block :A1 (RESIDENTIAL BUILDING)

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	14.58	14.58	0.00	0.00	0.00	00
Second Floor	74.58	0.00	0.00	74.58	74.58	01
First Floor	74.58	0.00	0.00	74.58	74.58	01
Ground Floor	74.58	0.00	0.00	74.58	74.58	01
Stilt Floor	65.82	0.00	57.90	0.00	7.92	00
Total:	304.14	14.58	57.90	223.74	231.66	03
Total Number of Same Blocks :	1					
Total:	304.14	14.58	57.90	223.74	231.66	03

## UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING)

[	FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	ground Floor plan	SPLIT 1	FLAT	74.58	54.83	7	1
	TYPICAL - 1& 2 FLOOR PLAN	SPLIT 2	FLAT	74.58	54.83	7	2
	Total:	-	-	223.74	164.50	21	3

### Required Parking(Table 7a)

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)		Units		
	Didg	/	9			Parkin	g	Resi.
A1 (RESIDENTIAL BUILDING)	1	304.14		14.58		57.90		223.74
	1		14		.58	57.90		223.74
Parking Check	(Table 7b)							
Vehicle Type	(	/ Reqd.				Achieved		
venicie rype	No.		Area (Sq.mt.) No.				Area (Sq.	
Car	3			41.25	3			41.25
Total Car	3		41.25		3		41.25	
TwoWheeler -				0.00 0				0.00
Other Parking	-			-	-		16.65	
Total				41.25				57.90



This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Residential Building at NO - 3 ( OLD NO - 236 ) , 6TH CROSS , GOKULA , 1ST STAGE , 4TH PHASE , 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 other use.

3.57.90 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 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 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.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".

#### Note :

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. 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 approthe Assistant Director of town planning (WEST ) on date:05/05/24 vide lp number: BBMP/Ad.Com./WST/1342/19-20 to terms and conditions laid down along with this building plan appro

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
A1 (RESIDENTIAL BUILDING)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

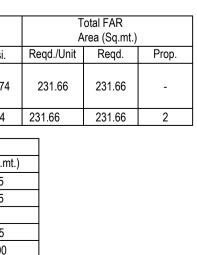
FAR &Tenement Details

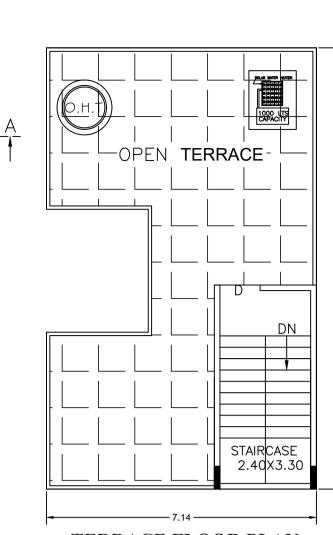
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking	Resi.		
A1 (RESIDENTIAL BUILDING)	1	304.14	14.58	57.90	223.74	231.66	03
Grand Total:	1	304.14	14.58	57.90	223.74	231.66	3.00

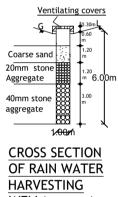
	COLOR	INDEX
	PLOT BOI	JNDARY
	ABUTTING	G ROAD
	PROPOSE	ED WORK (C
		(To be retai
		(To be dem
AREA STATEMENT (BBMP)		VERSION
PROJECT DETAIL:		VERSION
Authority: BBMP		Plot Use:
nward_No:		Plot SubL
3BMP/Ad.Com./WST/1342/19-20		
Application Type: Suvarna Parva		Land Use
Proposal Type: Building Permissi	on	Plot/Sub I
Nature of Sanction: New		PID No. (/
ocation: Ring-II		Locality / 4TH PHA
Building Line Specified as per Z.F	r: NA	
Zone: West		
Nard: Ward-045		
Planning District: 215-Mathikere		
AREA DETAILS:		
AREA OF PLOT (Minimum)		(A)
NET AREA OF PLOT		(A-Deduc
COVERAGE CHECK		
Permissible Covera	age area (70.00	) %)
Proposed Coverag	e Area (49.22 %	%)
Achieved Net cove	erage area ( 49.	22 % )
Balance coverage	area left ( 20.78	3%)
FAR CHECK		
Permissible F.A.R.	as per zoning	regulation 20
Additional F.A.R w	ithin Ring I and	II ( for amal
Allowable TDR Are		,
Premium FAR for F	Plot within Impa	ct Zone ( - )
Total Perm. FAR a	irea ( 1.75 )	
Residential FAR (9	96.58% )	
Proposed FAR Are	a	
Achieved Net FAR	Area ( 1.73 )	
Balance FAR Area	(0.02)	
BUILT UP AREA CHECK		
Proposed BuiltUp	Area	
Achieved BuiltUp A	Area	

							SCALE :	1:100
		COLOR	INDEX					
		PLOT BO ABUTTIN						
		PROPOSI	ED WORK (COV G (To be retained)					
			G (To be demolish	ned)				
AREA STA	TEMENT (BBMP)		VERSION NO VERSION DA	D.: 1.0.11 TE: 01/11/2018				
PROJECT Authority: E			Plot Use: Res	idential				
Inward_No		0	Plot SubUse:					
Application	Type: Suvarna Parva	angi		ne: Residential (M No.: NO - 3 ( OLD	,			
	Sanction: New		PID No. (As p	er Khata Extract)	4-152-3			
Location: R	-			et of the property: , BANGALORE	6TH CROSS , GO	JKULA , 151 517	AGE ,	
Zone: Wes		K. NA						
Ward: War Planning D	d-045 istrict: 215-Mathikere							
AREA DET AREA OI	AILS: PLOT (Minimum)		(A)				SQ.MT. 133.72	
	A OF PLOT		(A-Deductions	5)			133.72	
	Permissible Cover	- ·	,				93.60	
	Proposed Coverage Achieved Net coverage	erage area (49.	.22 % )				65.82 65.82	
FAR CHE	Balance coverage	area left ( 20.7	8 % )				27.78	
	Permissible F.A.R. Additional F.A.R w						234.01 0.00	
	Allowable TDR Are Premium FAR for I	ea (60% of Perr	m.FAR)	,			0.00	
	Total Perm. FAR a Residential FAR (9	area(1.75)	<b>-</b> \				234.01	
	Proposed FAR Are	ea					231.66	
	Achieved Net FAR Balance FAR Area	. ,					231.66 2.35	
BUILT U	P AREA CHECK Proposed BuiltUp	Area					304.14	
	Achieved BuiltUp	Area					304.14	
Approval Payment [ Sr No. 1	Date : 05/05/2020 Details Challan Number BBMP/38562/CH/19 No.	1	Receipt Number 8562/CH/19-20	Amount (INR) 1399 Head	Payment Mode Online	Transaction Number 9755430367 Amount (INR)	Payment Date 01/29/2020 10:34:42 AM Remark	Remark
	1		S	crutiny Fee		1399	-	
oval by 020 ubject val.								
	OWNER SIGNAT OWNER'	ÚRE			D			
	NUMBEI N . KESHA - 236 ) 6TH , 4TH PHA	AVAN RE H CROS	DDY NO 5 , goku	- 3 ( OLD LA , 1ST \$	NO STAGE			
)				/	har	the		
	- ARCHIT /SUPEF Rakesh Go B-Block, 2 , Bangalor BCC/BL-3	RVISOF owda R 4 2nd Stag re-56002	R 'S SI 1009/C, 1s e, Subran 1, Mob:63	IGNATU st A Main I nanya Nag 61862394	Road, Iar	Rig	Rum.	$\checkmark$
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		DWING LD NO -	ГНЕ, PRC 236),6TH		Gokula ´		•	HASE,
	DRAWIN	DWING <sup>-</sup> LD NO - )-45, BAN	THE, PRC 236),6TH NGALORE	CROSS, E. PID NO 1296284	Gokula ´	IST STAG 1-2020	•	HASE,
	, Bangalor BCC/BL-3 PROJECT PLAN SHC NO - 3 ( O	e-560022 .6/E:3854	1, Mob:63 4/2013-14	61862394			٠	SI

					SCALE :	1:100
	LOR INDEX					
AE	OT BOUNDARY BUTTING ROAD					
Ε>	ROPOSED WORK (COVE (ISTING (To be retained)					
EMENT (BBMP)	KISTING (To be demolishe VERSION NO.	,				
DETAIL:	VERSION DAT					
BMP om./WST/1342/19-20	Plot Use: Resid	dential Plotted Resi devel	opment			
Type: Suvarna Parvangi pe: Building Permission		e: Residential (Mi lo.: NO - 3 ( OLD	,			
anction: New	PID No. (As pe	er Khata Extract):	,	OKULA , 1ST STA	AGE ,	
ng-II e Specified as per Z.R: NA		BANGALORE				
-045						
strict: 215-Mathikere AILS:					SQ.MT.	
PLOT (Minimum) A OF PLOT	(A) (A-Deductions)	)			133.72 133.72	
GE CHECK Permissible Coverage are	, ,				93.60	
Proposed Coverage Area Achieved Net coverage ar	rea ( 49.22 % )				65.82 65.82	
Balance coverage area lef CK Permissible F.A.R. as per		1 75 \			27.78	
Additional F.A.R within Rin Allowable TDR Area (60%	ng I and II ( for amalgama				234.01	
Premium FAR for Plot with Total Perm. FAR area (1.	nin Impact Zone ( - )				0.00 0.00 234.01	
Residential FAR (96.58% Proposed FAR Area	,				234.01 223.74 231.66	
Achieved Net FAR Area ( Balance FAR Area ( 0.02)	,				231.66	
AREA CHECK Proposed BuiltUp Area					304.14	
Achieved BuiltUp Area					304.14	
Date : 05/05/2020 11:5	4:24 AM					
etails						
Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark
Number BBMP/38562/CH/19-20 E	Number 3BMP/38562/CH/19-20	1399	Online	Number 9755430367	01/29/2020 10:34:42 AM	-
No.	Sc	Head rutiny Fee		Amount (INR) 1399	Remark	
OWNER / SIGNATURE		DER'S				
OWNER'S NUMBER & N.KESHAVAN	CONTAC	CT NUM - 3 ( old	IBER: No			
- 236 ) 6TH CF , 4TH PHASE ,	•	•	TAGE			
, · · ,			Di ant	the		
		C	rat			
	SOR 'S SI <b>a R 4009/C, 1s</b> Stage, Subram	GNATU t <b>AMainF</b> anyaNag	Road, ar		-7	1
, Bangalore-56 BCC/BL-3.6/E:	3854/2013-14	51862394.		J.g		$\square$
PROJECT TIT PLAN SHOWIN NO - 3 ( OLD N WARD NO-45,	NG THE, PRO IO - 236),6TH	CROSS, (	GOKULA 1		•	
DRAWING T	TTLE :		636-28-01 4\$_\$KESH			
SHEET NO :						







HEBBAGODI YELLAPPA'S PROPERTY