

Approval Condition :

This Plan Sanction is issued subject to the following conditions

has to be paid to BWSSB and BESCOM if any.

1.Sanction is accorded for the Residential Building at 38/1(OLD NO..637/C), 2ND MAIN ROAD, E BLOCK, SUBRAMANYA NAGAR, 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

3.58.40 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 & 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

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

Employment of child labour in the construction activities strictly prohibited.
 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:23/06/2020 vide lp number:BBMP/Ad.Com./WST/0085/20-21 subject to terms and conditions laid down along with this building plan approval.

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

OWNER / GPA HOLDER'S SIGNATURE

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

AREA STATEMENT (BBMP)

BBMP/Ad.Com./WST/0085/20-21

Application Type: Suvarna Parvangi

Building Line Specified as per Z.R: NA

Permissible Coverage area (75.00 %)

Achieved Net coverage area (53.81 %)

Balance coverage area left (21.19 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.75

Approval Date: 06/23/2020 3:15:06 PM

Residential FAR (96.76%)

Balance FAR Area (0.00)

Proposed BuiltUp Area

Achieved BuiltUp Area

BBMP/2056/CH/20-21

Proposed FAR Area

BUILT UP AREA CHECK

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 -)

Number

BBMP/2056/CH/20-21

Proposed Coverage Area (53.81 %)

Planning District: 213-Rajaji Nagar

AREA OF PLOT (Minimum)

NET AREA OF PLOT

COVERAGE CHECK

Proposal Type: Building Permission

Nature of Sanction: New

Location: Ring-II

Ward: Ward-066

AREA DETAILS:

Zone: West

PROJECT DETAIL:

Authority: BBMP

Inward_No:

EXISTING (To be retained)

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.11

Plot Use: Residential

(A-Deductions)

VERSION DATE: 01/11/2018

Plot SubUse: Plotted Resi development

Plot/Sub Plot No.: 38/1(OLD NO..637/C)

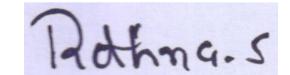
PID No. (As per Khata Extract): 9-65-38/1

SUBRAMANYA NAGAR, BANGALORE.

Locality / Street of the property: 2ND MAIN ROAD, E BLOCK,

Land Use Zone: Residential (Main)

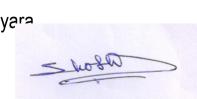
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: RATHNA.S NO.38/1(OLD NO.637/C), 2ND MAIN ROAD, E BLOCK, SUBRAMANYA NAGAR, BANGALORE.



BHRUHAT BENGALURU MAHANAGARA PALIKE

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE

Shobha. N no.06, Geleyara Balaga 1st
Stage, Mahaslakshmipuram./nno.06, Geleyara
Balaga 1st Stage, Mahaslakshmipuram.
BCC/BL-3.2.3/E-2520/2003-04-Cancelled



SCALE: 1:100

SQ.MT.

125.04

125.04

93.78

67.28

67.28

26.50

218.82

0.00

0.00

0.00

218.82

211.69

218.77

218.77

0.05

301.81

301.81

Payment Date

05/28/2020

2:58:19 PM

Remark

Transaction

10417132711

Amount (INR)

1690

Amount (INR) | Payment Mode

Scrutiny Fee

PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING @ SITE NO.38/1(OLD NO.637/C), 2ND MAIN ROAD, E BLOCK, SUBRAMANYA NAGAR, BANGALORE. WARD NO.66. PID NO.9-65-38/1.

DRAWING TITLE:

1147467075-28-05-2020 10-51-11\$_\$RATHNA

SHEET NO: 1

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST

Required Parking(Table 7a)

SECTION@X-X

Block	Туре	SubUse	Area (Sq.mt.)	Units		Car		
Name				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	2	3

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
verlicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	2	27.50	3	41.25	
Total Car	2	27.50	3	41.25	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	17.15	
Total		41.25		58.40	

Block USE/SUBUSE Details

12.19m(40'-0") ^{*}

6.24M WIDE ROAD
SITE PLAN SCALE(1:200)

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	
A (RESIDENTIAL)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R	

FAR &Tenement Details

	Block	No. of Same Bldg	Total Built Up Area	D	eductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No	
			(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.IIII.)	
	A (RESIDENTIAL)	1	301.81	15.65	7.20	1.80	58.40	211.68	218.76	C
	Grand Total:	1	301.81	15.65	7.20	1.80	58.40	211.68	218.76	4.0

UserDefinedMetric (750.00 x 594.00MM)_1

FLAT

FLAT

FLAT

FLAT

Block: A (RESIDENTIAL)

Name

Terrace

Second

First Floor

Total:

Number of

Same Blocks

FLOOR PLAN GF2

FIRST FLOOR

FLOOR PLAN

Ground Floor Stilt Floor Total Built Up

Area (Sq.mt.)

17.45

69.53

78.02

67.28

301.81

UnitBUA Table for Block :A (RESIDENTIAL)

FRONT ELEVATION

Deductions (Area in Sq.mt.)

StairCase Lift Lift Machine Parking

1.80

1.80

7.20

15.65 7.20

0.00

15.65

FAR Area

Resi.

211.68

19

1.80 58.40 211.68 218.76

(Sq.mt.)

0.00

218.76

(Sq.mt.)

0.00

58.40

27.64

44.83

44.83

139.89

1.80 58.40

0.00

0.00

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

31.46

50.41

50.41

158.44

Tnmt (No.)