

PROPOSED FIRST FLOOR PLAN

7.89x 1.25m

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. The sanction is accorded for a). Consisting of 'Block - A1 (RESI) Wing - A1-1 (RESI) Consisting of BASEMENT, GF+1UF'.

2. The sanction is accorded for Plotted Resi development A1 (RESI) only. The use of the building

shall not deviate to any other use. 3. Car Parking reserved in the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. 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. 9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants. 10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

12. 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

11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

& around the site. 13.Permission shall be obtained from forest department for cutting trees before the commencement 14.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. 15.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. 16.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). 17. The building shall be constructed under the supervision of a registered structural engineer. 18.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. unit/development plan. 19. Construction or reconstruction of the building should be completed before the expiry of five years

from the date of issue of license & within one month after its completion shall apply for permission to occupy the building. 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the

22. 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). 23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry. 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sl. No. 23, 24, 25 & 26 are provided in the building.

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and

inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).

30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

SECTION@AA

31. Sufficient two wheeler parking shall be provided as per requirement. 32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

structures which shall be got approved from the Competent Authority if necessary. 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.

34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.

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

36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of 37.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

38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. 39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. 40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016. 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43. The Applicant / Owners / Developers shall make necessary provision to charge electrical 44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled. 46.Also see, building licence for special conditions, if any.

Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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

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.

Board"should be strictly adhered to

-LIFT MACHINE ROOM

■ PARAPET WALL

———RCC CHEJJA

RCC CHEJJA

∄G.L

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.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

Color Notes **COLOR INDEX** PLOT BOUNDARY ABUTTING ROAD

	PROPOSEI	D WORK (COVERAGE AREA)						
	l	To be retained)						
	1	To be demolished)						
AREA STATEMENT (BBMP)	(VERSION NO.: 1.0.15						
TITEL OTT LIME IN (DDINI)		VERSION NO.: 1.0.15 VERSION DATE: 08/09/2020						
PROJECT DETAIL:		VERSION DATE: 00/03/2020						
Authority: BBMP		Plot Use: Residential	Plot Llee: Pecidential					
Inward No:								
BBMP/Ad.Com./EST/0288/20-2	21	Plot SubUse: Plotted Resi development						
Application Type: General		Land Use Zone: Residential (Main)						
Proposal Type: Building Permis	ssion	Plot/Sub Plot No.: 295						
Nature of Sanction: NEW		PID No. (As per Khata Extract): 100-756-2						
Location: RING-II		Locality / Street of the property: BLOCK NO VILLAS EXTENSION, BANGALORE).II, 2ND STAGE, RAJAMAHAL					
Building Line Specified as per 2	Z.R: NA							
Zone: East								
Ward: Ward-018								
Planning District: 215-Mathiker	е							
AREA DETAILS:			SQ.MT.					
AREA OF PLOT (Minimum)		(A)	397.50					
NET AREA OF PLOT		(A-Deductions)	397.50					
COVERAGE CHECK								
	erage area (65.0		258.38					
	age Area (63.29		251.57					
	overage area (63	•	251.57					
Balance coverage area left (1.71		%)	6.81					
FAR CHECK								
		regulation 2015 (2.25)	894.38					
Additional F.A.R within Ring I and			0.00					
Allowable TDR Area (60% of Per		,	0.00					
Premium FAR for Plot within Impa		act Zone (-)	0.00					
Total Perm. FAR area (2.25)			894.38					
Residential FAR (100.00%)			660.70					
Proposed FAR Area			660.70					
Achieved Net FA	` ,		660.70					
Balance FAR Are	ea (0.59)		233.68					
BUILT UP AREA CHECK								
Proposed BuiltU	p Area		1105.56					

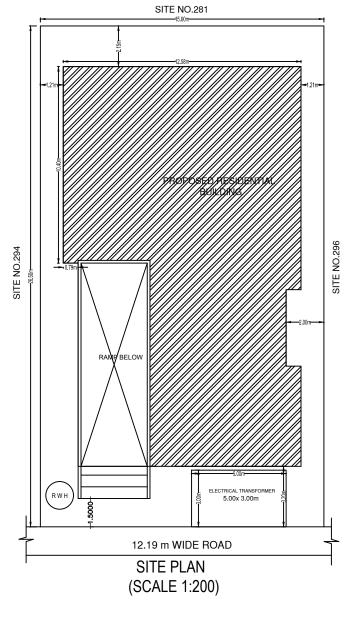
Approval Date: 10/01/2020 5:59:33 PM

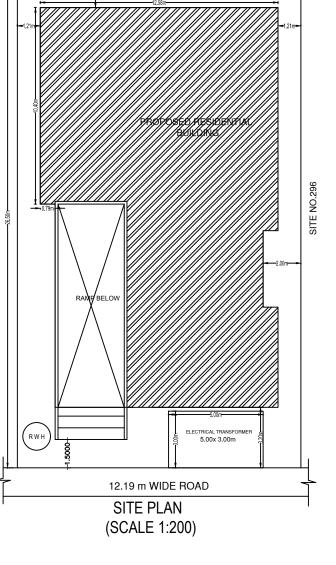
Substructure Area Add in BUA (Layout LvI)

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7337/CH/20-21	BBMP/7337/CH/20-21	11610	Online	109903115661	07/14/2020 6:46:38 PM	-
	No.		Head		Amount (INR)	Remark	
	1	S	crutiny Fee		11610	-	
				•			

15.00





OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Sri.AZMATHULLA BADE SAHEB, Smt.UMMEHANI & POWER OF ATTORNEY by Mr.SUNIL KUMAR K #2/4, POOJARI LAYOUT,

GEDDALAHALLI, §

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNIATURE

vidya NS #4,Next hmi Medical,Nagashettihalli Bus Stop,Nagashettiha alore /A-2817/2017-18

PROJECT TITLE

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ATSITE NO.295,BLOCK NO.II, 2ND STAGE,RAJAMAHAL VILLAS EXTENSION, BANGALORE IN WARD NO. 18, P.ID NO. 100-756-295.

2057103061-21-09-2020 DRAWING TITLE: 05-28-08\$ \$21-09-20 AZMATHULLA BADE SAHEB :: A1 (RESI) with

CROSS SECTION OF CROSS SECTION OF RAIN WATER 1.00M DIA PERCOLATION WELL Percolition well 1.00m dia-DETAILS OF RAIN WATER HARVESTING STRUCTURES

Parking Check (Table 7b) Area (Sq.mt.) Area (Sq.mt.) 68.75 68.75 Total Car 68.75 68.75 TwoWheeler 0.00 13.75 Other Parking 153.04

Name Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	(Sq.mt.)		
Terrace Floor	25.34	22.19	0.00	3.15	0.00	0.00	0.00	0.00	0.00	00
Second Floor	262.87	0.00	3.15	0.00	19.04	0.00	0.00	240.68	240.68	01
First Floor	262.87	0.00	3.15	0.00	19.04	0.00	0.00	240.68	240.68	01
Ground Floor	251.58	0.00	3.15	0.00	69.09	0.00	0.00	179.34	179.34	01
Basement Floor	302.90	9.36	3.15	0.00	0.00	68.60	221.79	0.00	0.00	00
Total:	1105.56	31.55	12.60	3.15	107.17	68.60	221.79	660.70	660.70	03
Total Number of Same Blocks	1									
Total:	1105.56	31.55	12.60	3.15	107.17	68.60	221.79	660.70	660.70	03

PROPOSED SECOND FLOOR PLAN

KITCHEN

4.08x2.36m

LIFT

FAMILY 7.84x3.65m

SIT OUT 7.89x 1.25m

2.10x 1.50m∏v‱

D2 TOILET __ 2.50x 1.20m

LIBRARY & GYM

BEDROOM

4.29x3.53m

2.50x1.50m _{D2}

BEDROOM

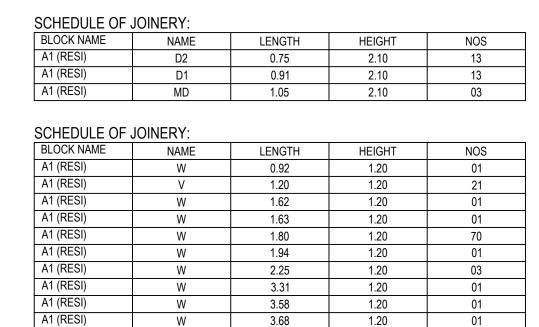
4.29x3.12m

BEDROOM 2.94x4.65m

2.50x1.50m _{D2}

TOILET 2.50x1.20m

SIT OUT 1.20x 2.50m



PROPOSED TERRACE FLOOR PLAN

LIFT

SOLAR WATER HEATER

2.10x 1.50m∏v‱lb

O.H.T

G.L

OPEN TERRACE

UnitBUA Table for Block :A1 (RESI) Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement FAR &Tenement Details GROUND gf-01
FLOOR PLAN gf-01
FIRST FLOOR pl AN ff-01 240.68 227.15 PLAN ff-SECOND sf-FLOOR PLAN Total: sf-01 FLAT 240.68 227.15 658.55 618.63

ELEVATION

Required F	Parking(Tal	ble 7a)						
Block	Type	SubUse	Area	Ur	nits		Car	
Name	i ype	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (RESI)		Plotted Resi	50 - 225	1	-	1	1	-
	Residential	development	225.001 - 375	1	-	2	4	-
	Total :		-	-	-	-	5	5
	Total :		- 373	-	-	-	5	5

Total Built Deductions (Area in Sq.mt.) FAR Area | Total FAR No. of (Sq.mt.) Area (Sq.mt.) Same Bldg (Sq.mt.)
 StairCase
 Lift Machine
 Void Namp
 Ramp
 Parking
 Resi.
 (Sq.IIII.)

 31.55
 12.60
 3.15
 107.17
 68.60
 221.79
 660.70
 660.70
 1105.56 31.55 12.60 3.15 107.17 68.60 221.79 660.70 660.70 3.00

Block USE/SUBL	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (RESI)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

_G.⊾

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

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

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

the Joint Commissioner (EAST) on date: 01/10/2020

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

lp number: BBMP/AD.COM./EST/0288/20-21

BASEMENT, GF+1UF BHRUHAT BENGALURU MAHANAGARA PALIKE SHEET NO:

_ subject to