Number

11432971167

4820.34

Amount (INR) Remark

Approval Date: 11/17/2020 2:36:06 PM

Color Notes

AREA STATEMENT (BBMP)

BBMP/Ad.Com./EST/0661/20-2

Nature of Sanction: NEW

Location: RING-II

Application Type: Suvarna Parvangi

Building Line Specified as per Z.R: NA

Planning District: 215-Mathikere

AREA OF PLOT (Minimum)

Permissible Coverage area (75.00 %)

Proposed Coverage Area (67.09 %)

Achieved Net coverage area (67.09 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.38

Balance FAR Area (0.37

Proposed BuiltUp Area

Achieved BuiltUp Area

Residential FAR (100.00%)

Proposed FAR Area

BUILT UP AREA CHECK

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 -)

Balance coverage area left (7.91 %)

NET AREA OF PLOT

COVERAGE CHECK

Proposal Type: Building Permission

PROJECT DETAIL:

Authority: BBMP

Inward No:

Zone: East

Ward: Ward-018

AREA DETAILS:

FAR CHECK

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

EXISTING (To be retained)

EXISTING (To be demolished)

VERSION NO.: 1.0.15

Plot Use: Residential

Plot/Sub Plot No.: 127

(A-Deductions

FAR &Tenement Details FAR Area Total FAR **Total Built** Deductions (Area in Sq.mt.) (Sq.mt.) Area Up Area Tnmt (No.) Same Bldg (Sq.mt.) (Sq.mt.) Void Parking Resi. 51.83 | 13.40 | 3.35 | 68.94 | 191.42 | 416.73 | 416.73 |

51.83 | 13.40 | 3.35 | 68.94 | 191.42 |

Amount (INR) | Payment Mode |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

SRI. M KARTHIKEYAN, & SMT. K. MAHESHWARI. NO-127, R M V 2ND STAGE, H I G HOUSE, SANJAYNAGAR, WARD NO-18, BANGALORE NO-127, R M V 2ND STAGE, H I G HOUSE , SANJAYNAGAR, WARD NO-18, BANGALORE

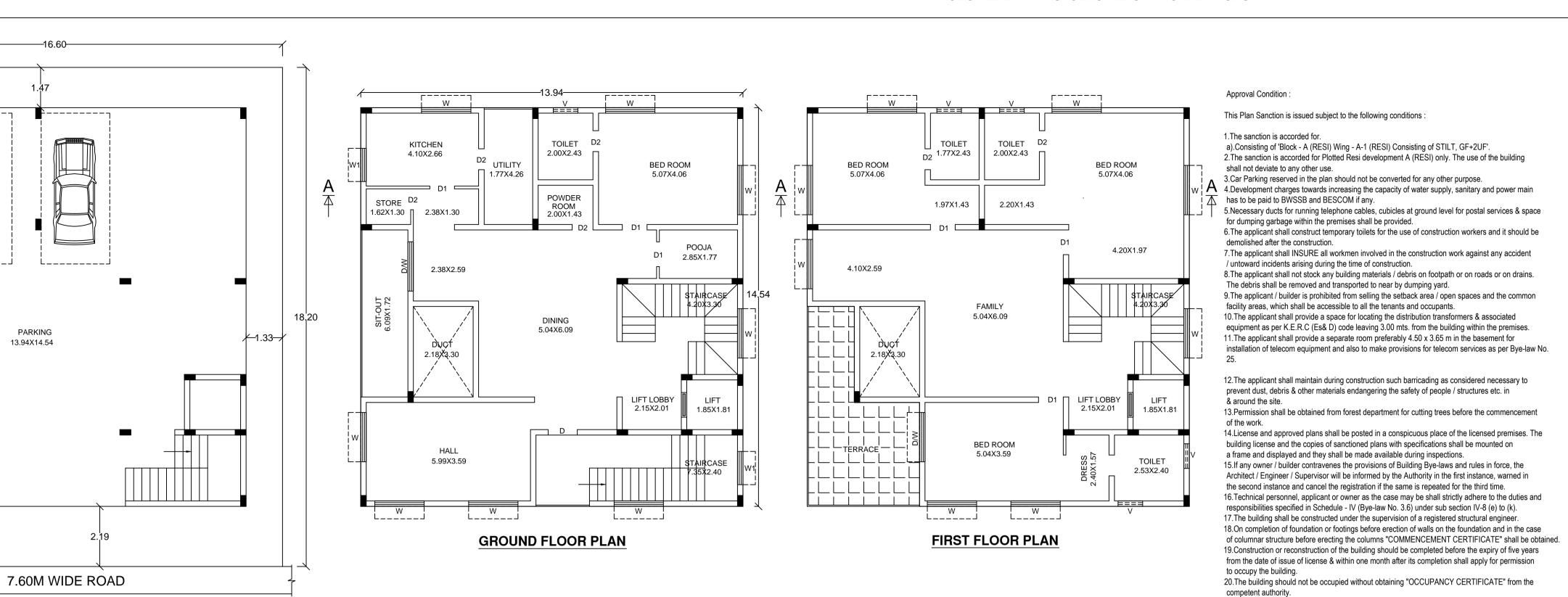
ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3.2.3/E-1260/93-94

A Subraku

NO-127, R.M.V. 2ND STAGE, H.I.G.HOUSE, SANJAYANAGAR, WARD NO-18, BANGALORE, PID NO-100-767-127.

> 11-05-44\$_\$KARTHIKEYAN :: A (RESI) with STILT, GF+2UF



1.85X1.81

TERRACE FLOOR PLAN

SECTION ON AA

TOILET HOME THEATRE 7.27X4.06 1.97X1.43 _ _ _ _ _ _ _ _ SIT-OUT 4.40X1.77 5.04X6.09

PARAPET WALL

R.C.C.ROOF

CHEJJA —

WINDOW-

FOUNDATION AS PER

SOIL CONDITION

0.15 C.C.B. WALL-

13.94X14.54

STILT FLOOR PLAN

SECOND FLOOR PLAN

ELEVATION

2.15X2.01

1.85X1.81

BED ROOM

5.07X4.06

TERRACE

2.18X3.30

7.60M WIDE ROAD

SITE NO - 133.

SITE PLAN (Scale 1:200)

Block :A (RESI)

Number of

Blocks

Total Built Total FAR Deductions (Area in Sq.mt.) FAR Area Up Area (Sq.mt.) (Sq.mt.) tairCase Lift Lift Machine Void Parking Resi. Terrace 29.62 3.35 0.00 0.00 0.00 129.54 0.00 | 18.18 | 0.00 | 108.01 | 108.01 0.00 25.38 202.69 17.64 3.35 0.00 156.32 745.67 51.83 13.40 3.35 68.94 191.42 416.73

UnitBUA Table for Block :A (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	434.38	380.96	6	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	7	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	4	0
Total:	-	-	434.38	380.96	17	1

Total: 745.67 51.83 13.40 3.35 68.94 191.42 416.73 416.73

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.76	2.10	07
A (RESI)	D1	0.90	2.10	08
A (RESI)	D	1.06	2.10	01

SCHEDULE OF JOINERY: LENGTH 0.90

40MM STONE AGGRIG CROSS SECTION OF RAIN WATER HARVESTING WEL

COARSE SAND

20MM STONE AGGRIGATE

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (EAST) on date: 17/11/2020 vide lp number: BBMP/AD.COM./EST/0661/20-21

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

BHRUHAT BENGALURU MAHANAGARA PALIKE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Payment Date Remark

111.97

10/22/2020

6:50:03 PM

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 This Plan Sanction is issued subject to the following conditions 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

1. The sanction is accorded for. a). Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of STILT, GF+2UF'. condition of Fire Safety Measures installed. The certificate should be produced to the Corporation 2. The sanction is accorded for Plotted Resi development A (RESI) only. The use of the building and shall get the renewal of the permission issued once in Two years. shall not deviate to any other use. 34. The Owner / Association of high-rise building shall get the building inspected by empaneled 3.Car Parking reserved in the plan should not be converted for any other purpose. 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 4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any. Corporation and Fire Force Department every year. 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical for dumping garbage within the premises shall be provided. Inspectorate every Two years with due inspection by the Department regarding working condition of 6. The applicant shall construct temporary toilets for the use of construction workers and it should be Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the

demolished after the construction. renewal of the permission issued that once in Two years. 7. The applicant shall INSURE all workmen involved in the construction work against any accident 36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building / untoward incidents arising during the time of construction. , one before the onset of summer and another during the summer and assure complete safety in respect of

The debris shall be removed and transported to near by dumping yard. 37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not 9. The applicant / builder is prohibited from selling the setback area / open spaces and the common materially and structurally deviate the construction from the sanctioned plan, without previous facility areas, which shall be accessible to all the tenants and occupants. approval of the authority. They shall explain to the owner s about the risk involved in contravention 10. The applicant shall provide a space for locating the distribution transformers & associated of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for 38. The construction or reconstruction of a building shall be commenced within a period of two (2) installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 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 12. The applicant shall maintain during construction such barricading as considered necessary to footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. prevent dust, debris & other materials endangering the safety of people / structures etc. in 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. 13. Permission shall be obtained from forest department for cutting trees before the commencement 40.All other conditions and conditions mentioned in the work order issued by the Bangalore

> 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

Development Authority while approving the Development Plan for the project should be strictly

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

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.

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

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.

Parking Check (Table 7b) Area (Sq.mt.) Area (Sq.mt.) 41.25 41.25 Total Car 41.25 41.25 TwoWheeler 13.75 0.00

Peguired Parking (Table 7a)

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

times having a minimum total capacity mentioned in the Bye-law 32(a).

the Physically Handicapped persons together with the stepped entry.

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

2000 Sqm and above built up area for Commercial building)

bye-laws 2003 shall be ensured.

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

23. The building shall be designed and constructed adopting the norms prescribed in National

24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

26. The applicant shall provide at least one common toilet in the ground floor for the use of the

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

construction and that the construction activities shall stop before 10.00 PM and shall not resume the

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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.

visitors / servants / drivers and security men and also entrance shall be approached through a ramp for

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.

Required Parking(Table 7a)								
Block	I Typo	SubUse	Area	Units		Car		
Name	туре		(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESI)	Residential	Plotted Resi development	375.001 - 525	1	-	3	3	1
	Total :		_	-	-	-	3	3

Block USE/SUBUSE Details

Block Use Block SubUse Block Structure Category Plotted Resi Bldg upto 11.5 mt. Ht. Residential

> to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

PROJECT TITLE:

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE

1567648415-21-10-2020 DRAWING TITLE:

SHEET NO: 1