

Color Notes

Table with 2 columns: COLOR INDEX, and a legend showing line styles for Plot Boundary, Abutting Road, Proposed Work, Existing, and Existing to be demolished.

AREA STATEMENT (BSPM) VERSION NO.: 1.1.1

VERSION DATE: 16/09/2020

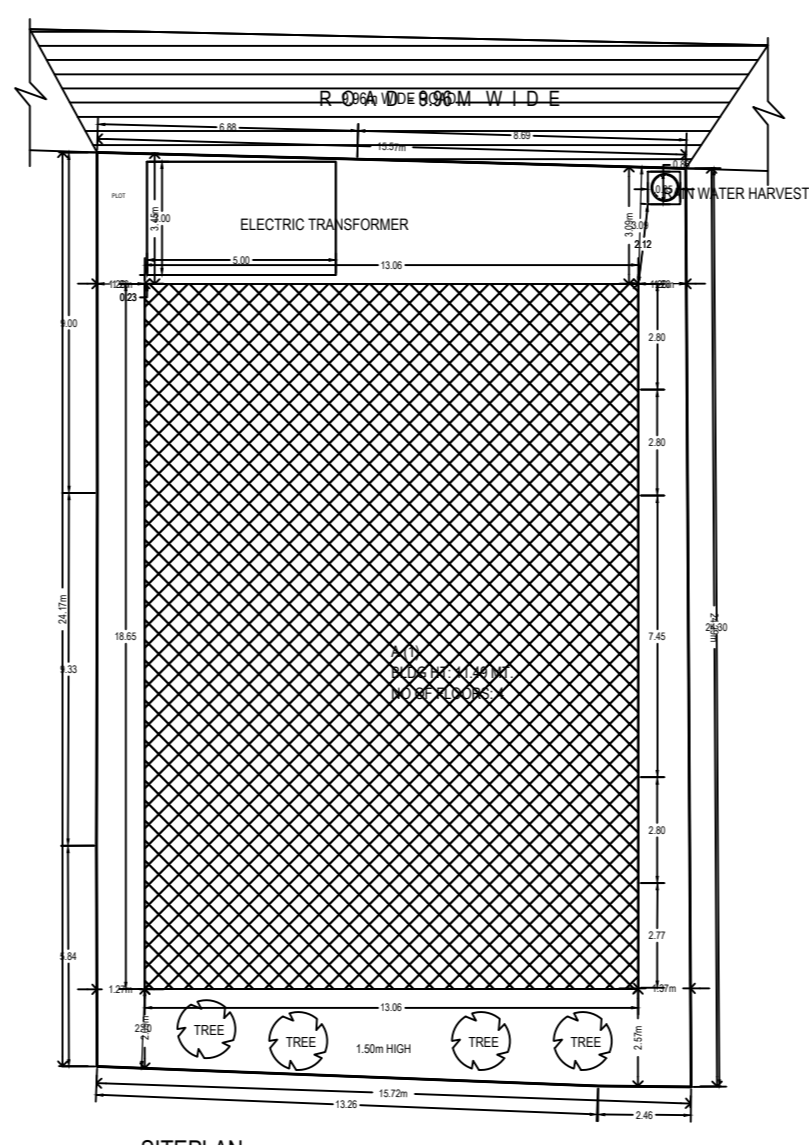
Table with 2 columns: PROJECT DETAIL, AREA DETAILS, and FAR CHECK. Includes project name, location, and various area and FAR metrics.

Approval Date:

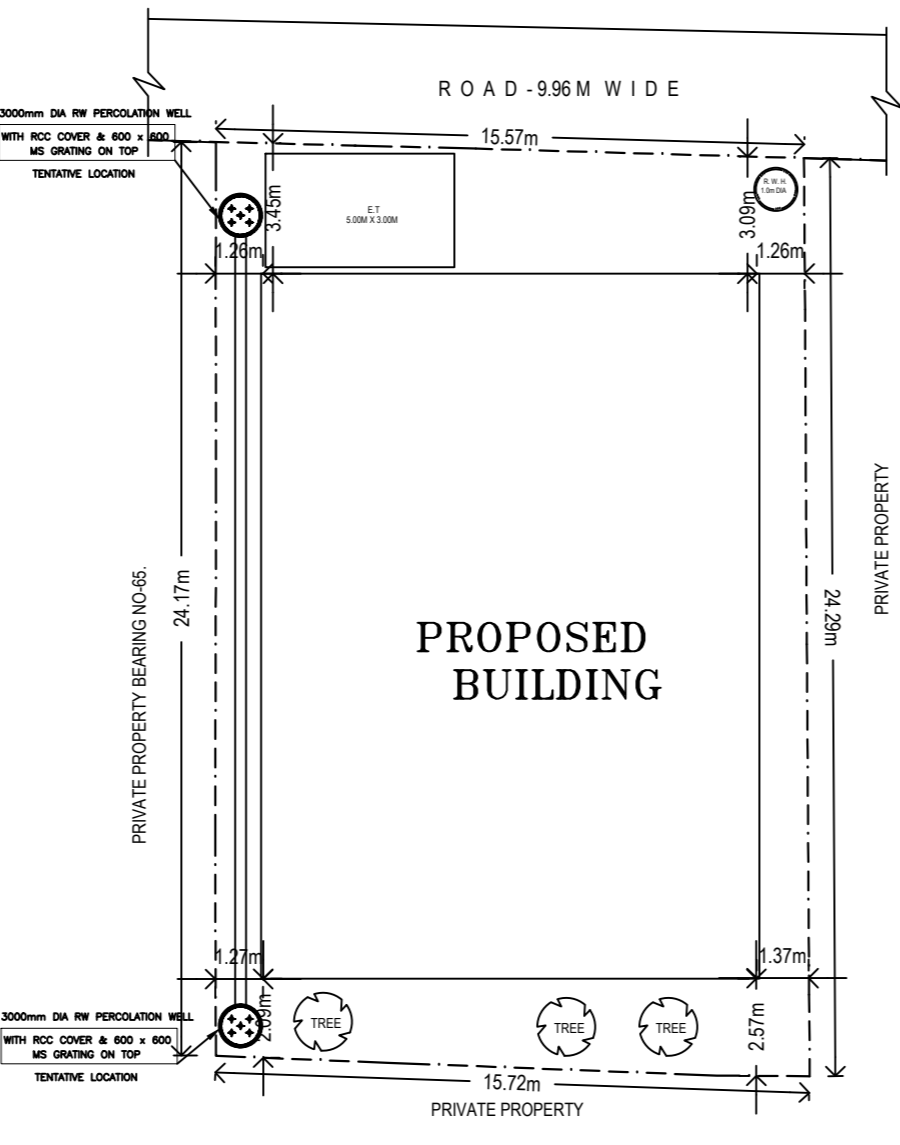
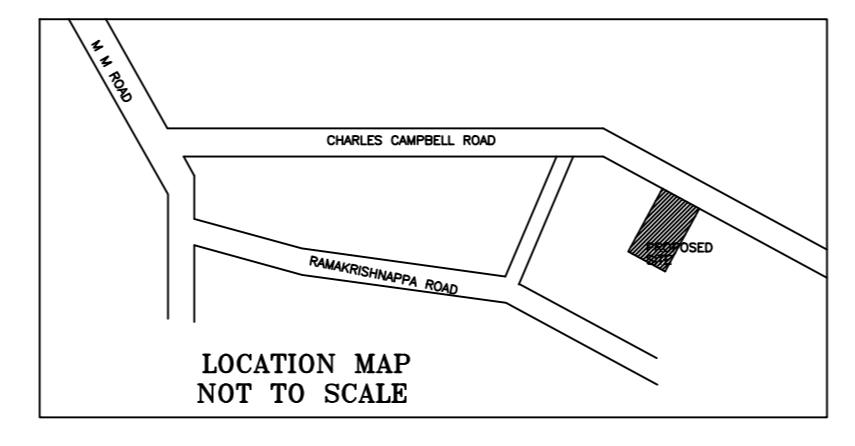
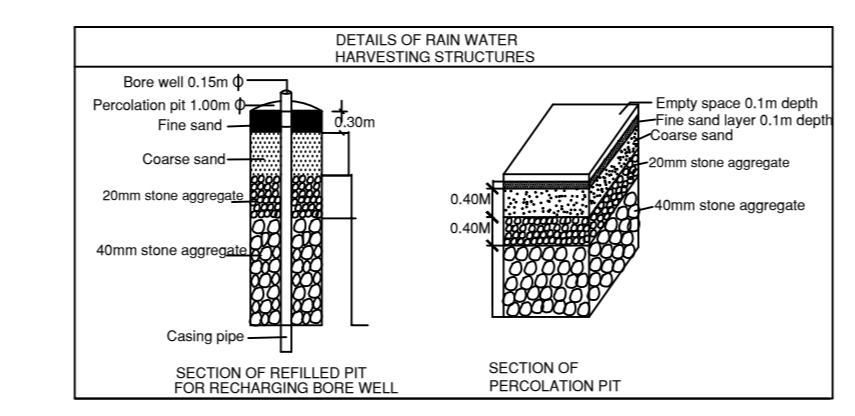
Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- 1. The sanction is accorded for... 2. The sanction is accorded for... 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, cables 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... 9. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (ES&D) code leaving 3.00 m from the building within the premises... 10. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and make provisions for telecom services as per Bye-law No. 29... 11. The applicant shall maintain during construction such barricading as considered necessary to prevent foot, debris & other materials endangering the safety of people / structures etc. in & around the site... 12. Permission shall be obtained from forest department for cutting trees before the commencement of the work... 13. License and approved plans shall be posted in a conspicuous place of the licensed premises... 14. The applicant shall provide a separate room for the use of the visitors / separate drivers and security men and also entrance shall be approached through a ramp from the site of issue of license & within one month after its completion shall apply for permission to occupy the building... 15. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. Nos. 23, 24, 25 & 26 are provided in the building... 16. 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... 17. The applicant shall ensure that the Rain Water Harvesting Structure as 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 30A... 18. 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... 19. The applicant should provide solar water heaters as per table 17 of Bye-law No. 25 for the building... 20. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 25 for the building... 21. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 25 for the building... 22. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 25 for the building... 23. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 25 for the building... 24. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 25 for the building... 25. 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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 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 Inspector every two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BSPM and shall get the renewal of the permission issued that once in two years... 36. The Owner / Association of high-rise building shall conduct two risk - Haha in the building one before the onset of summer and another during the summer and assure complete safety in respect of the hazards... 37. The Builder / Contractor / Professional responsible for supervision of work shall not stall materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about the risk undertaken in continuation of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BSPM... 38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BSPM (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 the columns of the foundation. Otherwise the plan sanction deemed cancelled... 39. In case of Development plan, Parks and Open Space 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 adhered to... 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 vehicles... 44. The Applicant / Owner / Developer shall plant one tree for a) site measuring 100 Sqm up to 240 Sqm (b) minimum of one tree for sites measuring more than 240 Sqm. One tree for every 240 Sqm 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, no building license for special conditions, if any Special Condition per Labour Department of Government of Karnataka vide ADDENUM (Hosangadi Hoode) Letter No. LD/56/LT/2013, dated: 01/04/2013.



FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



SITE PLAN SCALE 1:200

Required Parking (Table 7a) table with columns: Block Name, Type, Sub Use, Area (Sq.m), Regpt, Units, Regpt./Unit, Car, Prop.

SCHEDULE OF JOINERY table with columns: BLOCK NAME, NAME, LENGTH, HEIGHT, NOS.

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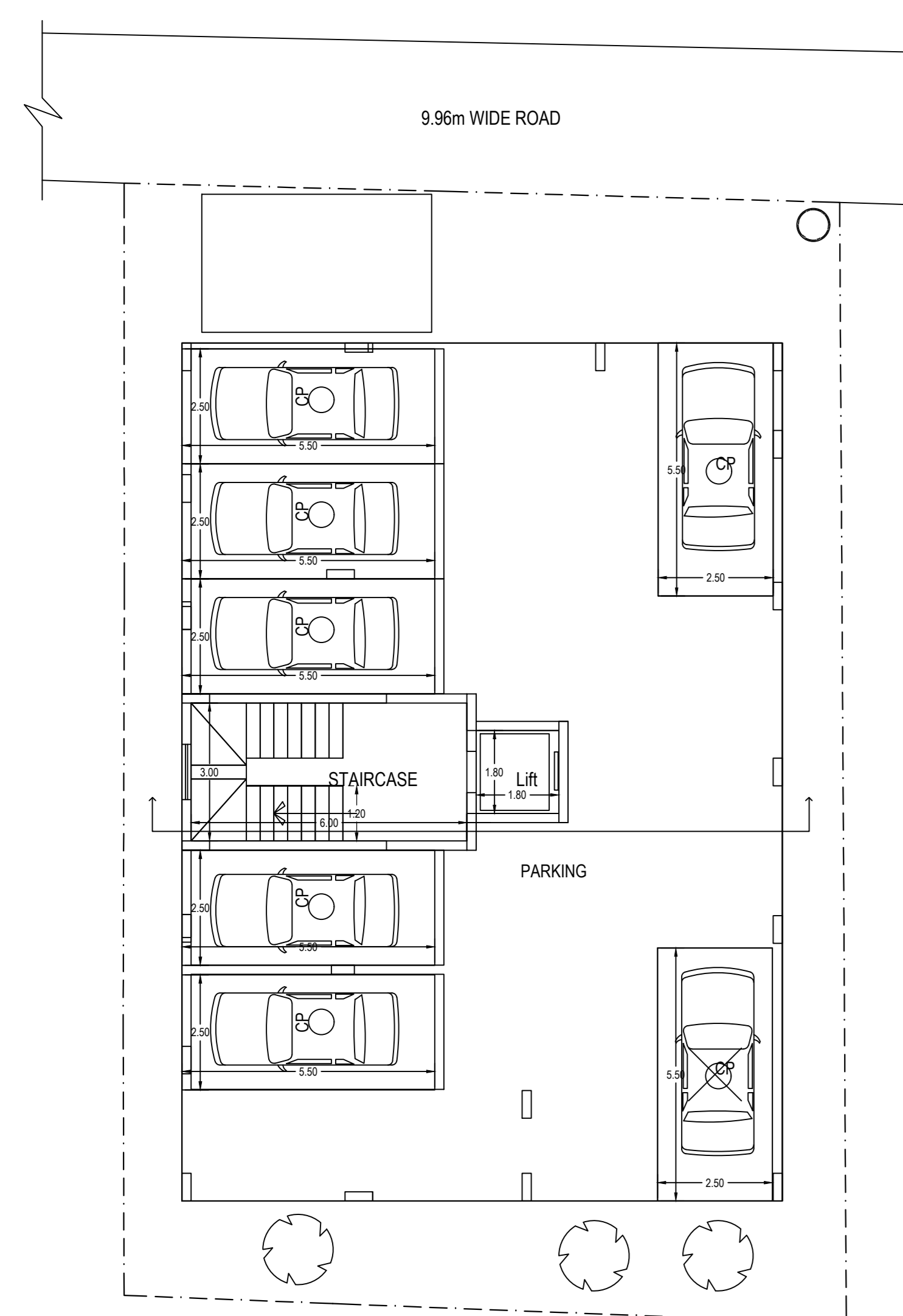
Block A (1) table with columns: Floor Name, Gross Built Up Area (Sq.m), Deductions From Gross BUA Area (Sq.m), Total Built Up Area (Sq.m), Deductions (Area in Sq.m), Proposed FAR Area (Sq.m), Total FAR Area (Sq.m), Trrt (No.).

Parking Check (Table 7b) table with columns: Vehicle Type, Regpt, Area (Sq.m), No., Achieved, Area (Sq.m).

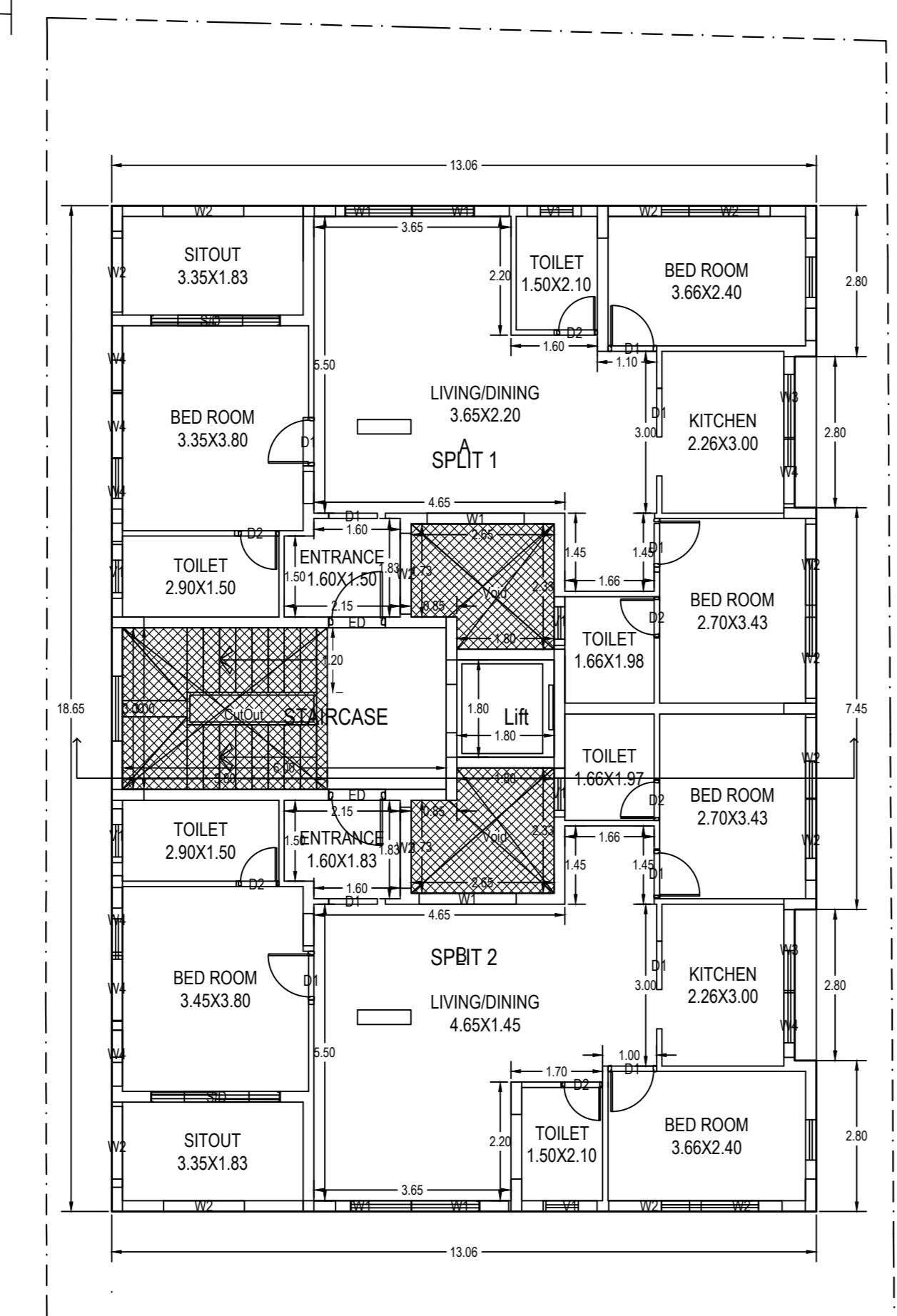
Block USE/SUBUSE Details table with columns: Block Name, Block Use, Block Sub Use, Block Structure, Block Land Use Category.

UniBUA Table for Block A (1) table with columns: Floor, Name, UniBUA Type, UniBUA Area, Carpet Area, No. of Rooms, No. of Tenement.

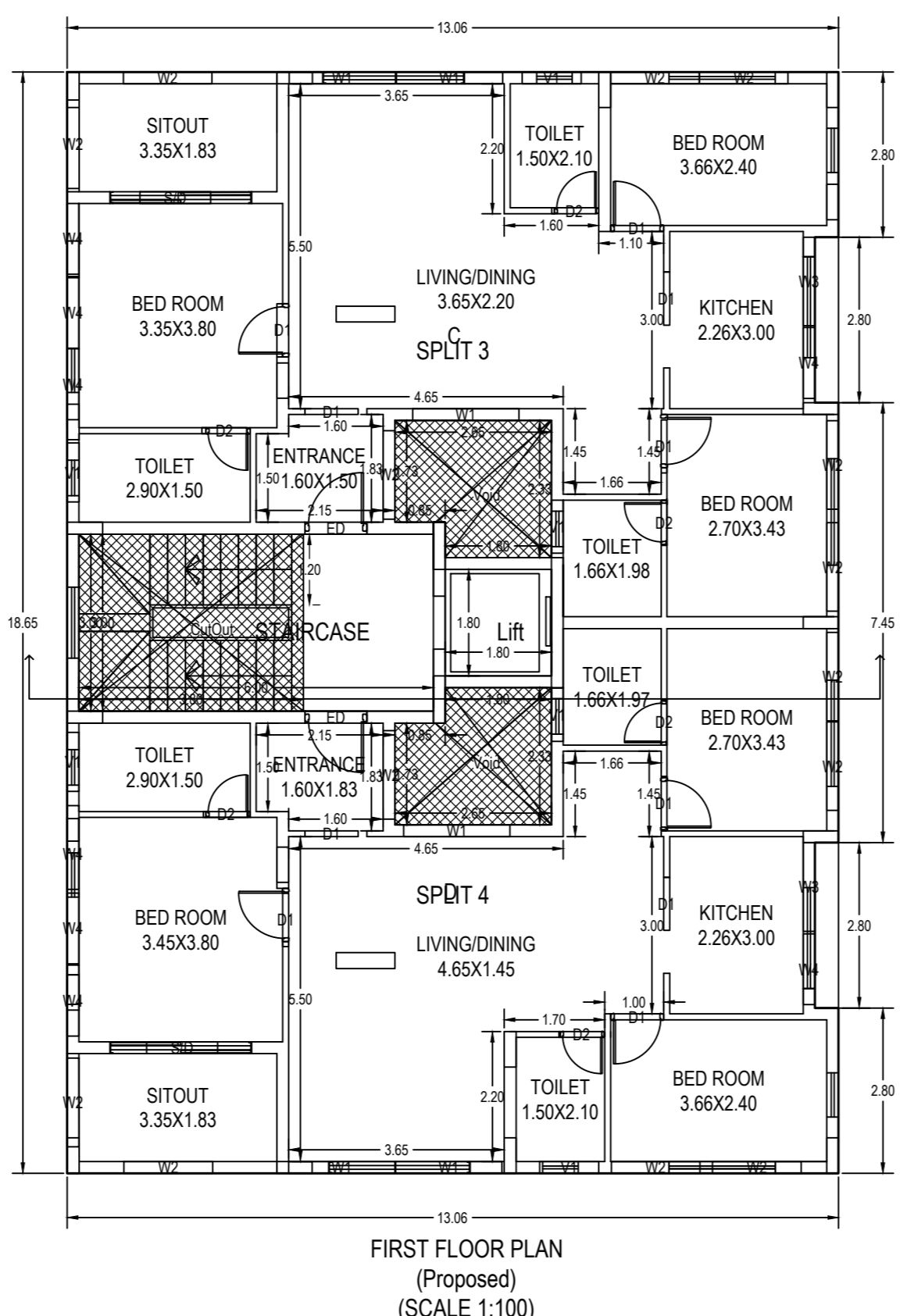
FAR & Tenement Details table with columns: Block, No. of Same Bldg, Gross Built Up Area (Sq.m), Deductions From Gross BUA Area (Sq.m), Total Built Up Area (Sq.m), Deductions (Area in Sq.m), Proposed FAR Area (Sq.m), Total FAR Area (Sq.m), Trrt (No.).



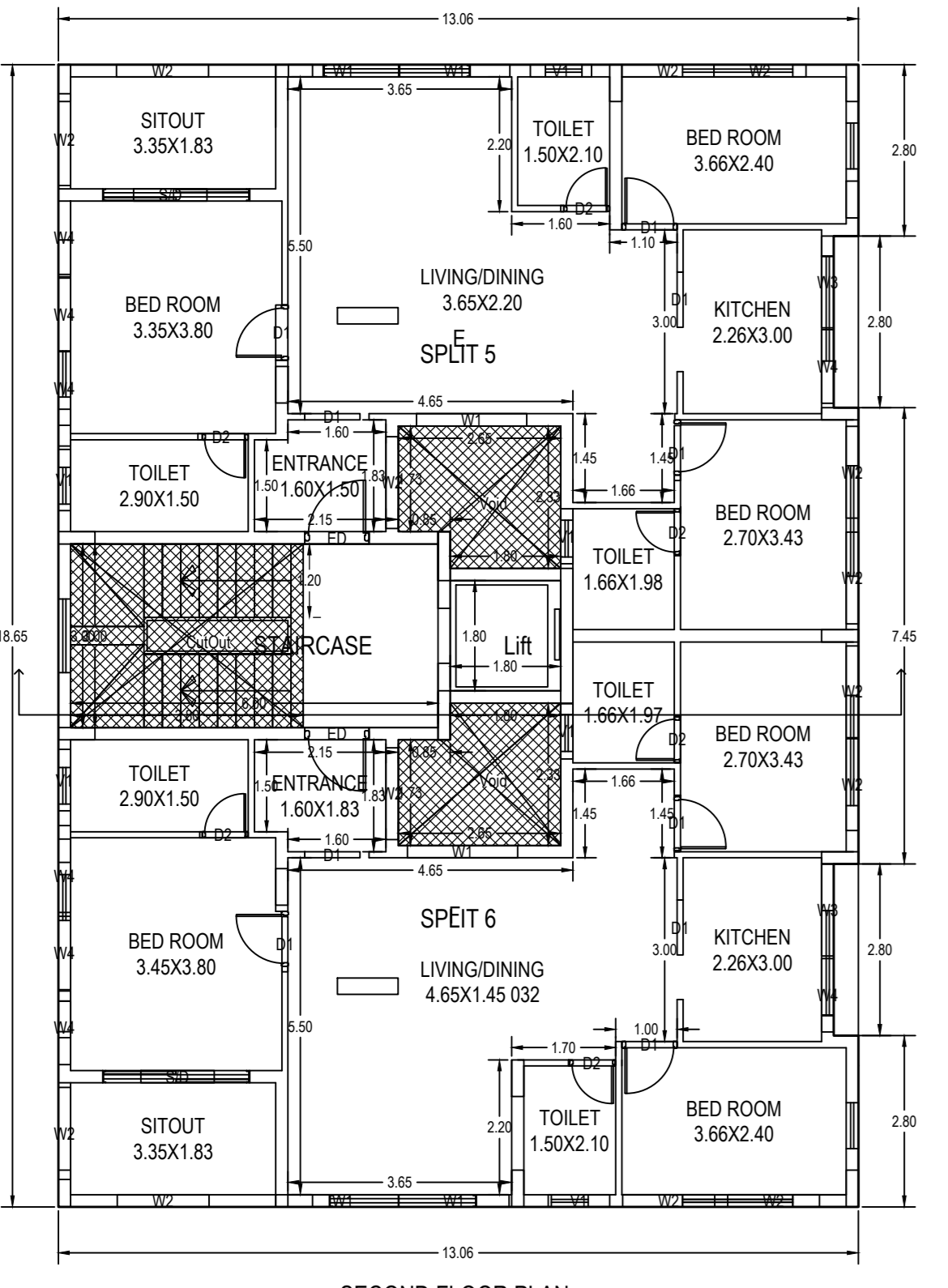
STILT FLOOR PLAN (Proposed) (SCALE 1:100)



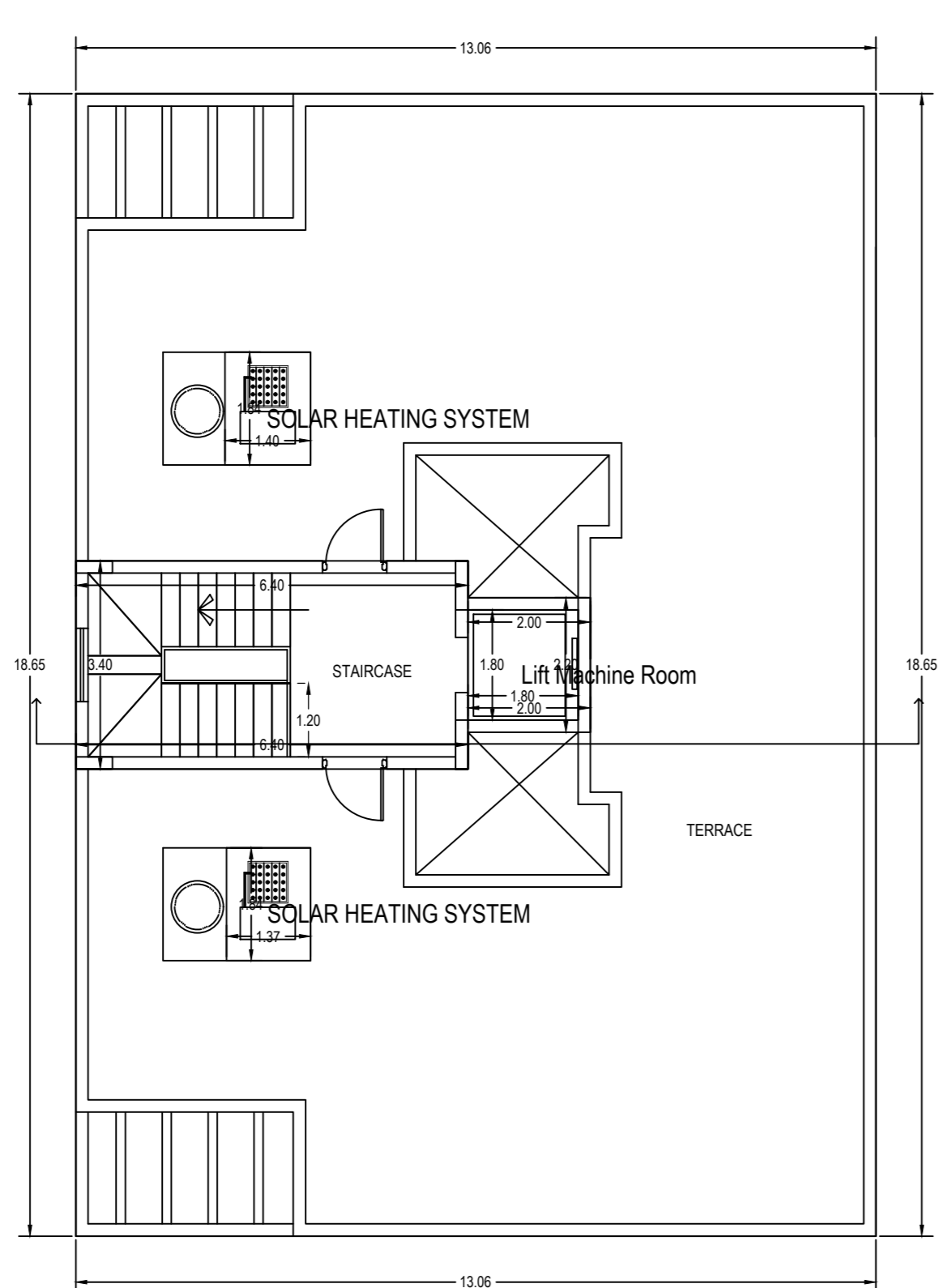
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



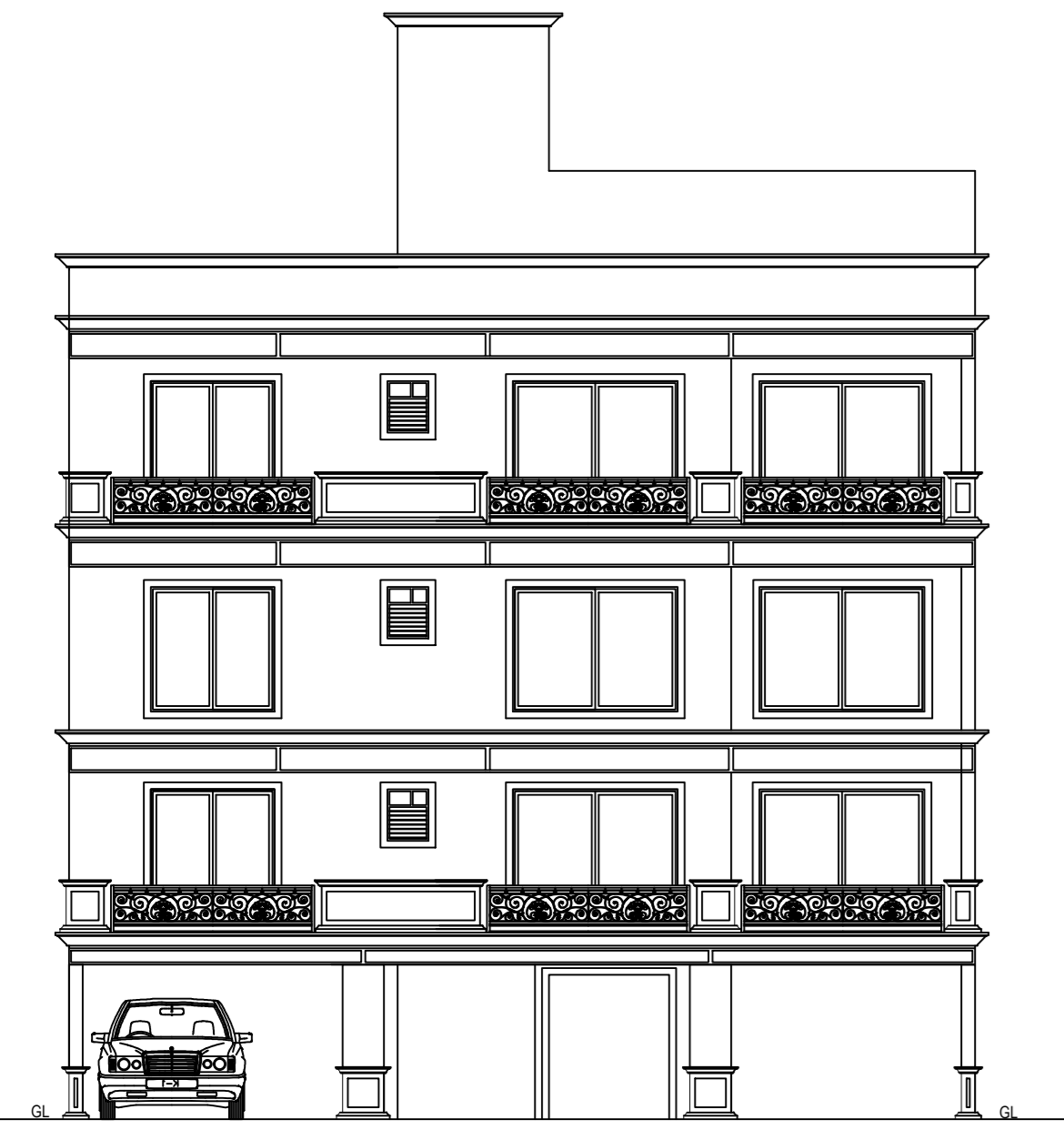
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



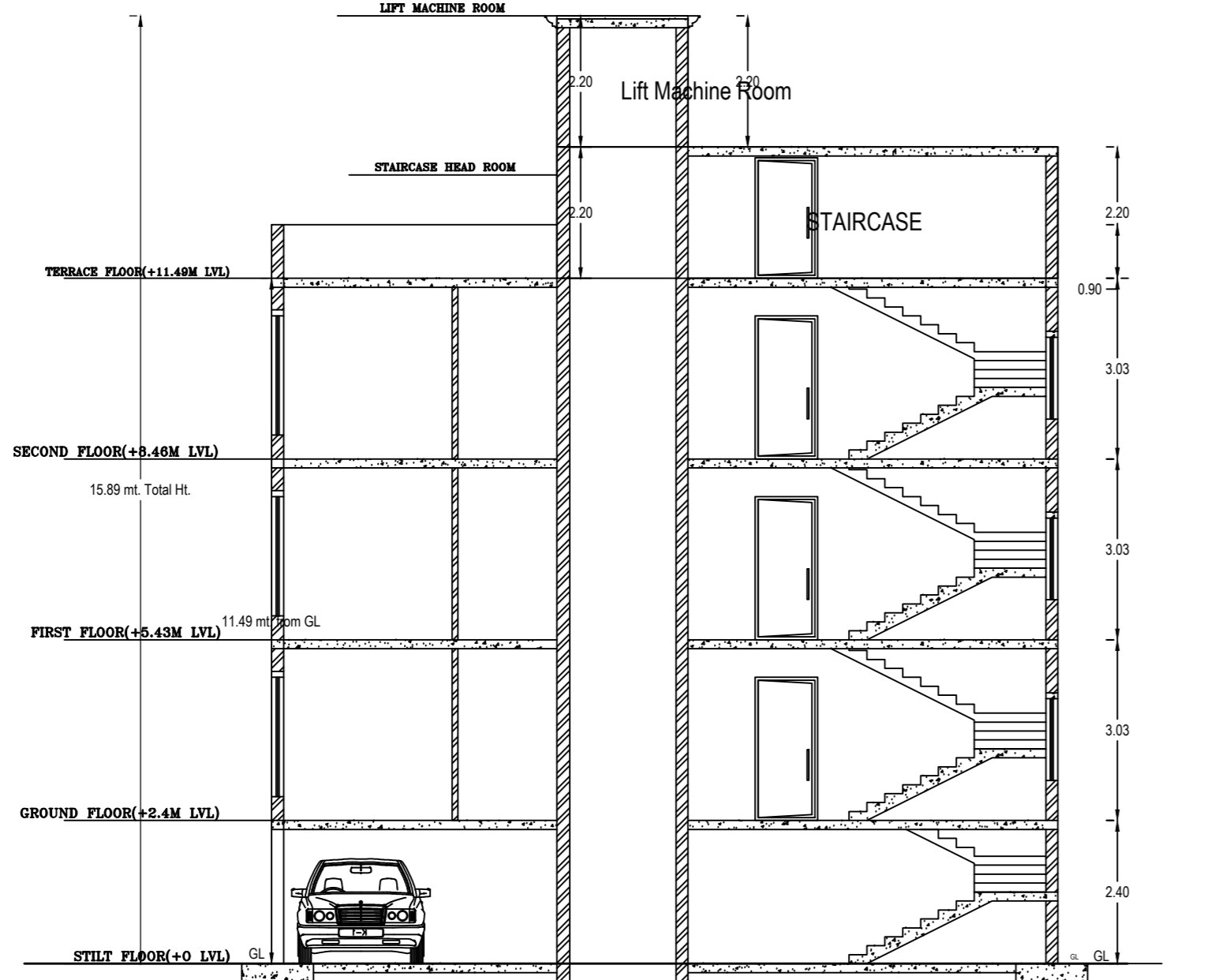
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (Proposed) (SCALE 1:100)



FRONT ELEVATION - ROAD SIDE



SECTION AA

OWNER / GFA HOLDER'S SIGNATURE and ADDRESS: 14541957-27-10-202010-52-245, SUBER - A (1) WITH STILT, GP-DUP

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE and CONTACT NUMBER: 9845678910

PROJECT TITLE: PLAN SHOWING THE PROPOSED RE 64 (OLD NO 64), CHARLES CABBELL BANGALORE, WARD NO-19 (B), P-11

DRAWING TITLE: 14541957-27-10-202010-52-245, SUBER - A (1) WITH STILT, GP-DUP

SHEET NO.: 1

EAST