

FAR &Ten	ement	Deta	ils

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	D	Deductions (Area in Sq.mt.)				Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)	
RESI (A	A) 1	320.38	54.96	9.06	1.81	75.79	178.76	178.76	04
Grand Total:	1	320.38	54.96	9.06	1.81	75.79	178.76	178.76	4.00

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
	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	-	-	-	34.54	
Total		41.25		75.79	

UnitBUA Table for Block :RESI (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	SPLIT gf	FLAT	46.48	39.60	3	
FLOOR PLAN	SPLIT gf	FLAT	0.00	0.00	3	2
	SPLIT gf2	FLAT	91.14	82.84	6	2
	SPLIT gf2	FLAT	0.00	0.00	6	
SECOND FLOOR PLAN	SF	FLAT	38.62	34.10	4	1
FIRST FLOOR PLAN	FF	FLAT	69.34	61.59	8	1
Total:	-	-	245.58	218.13	30	4

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Parking	Resi.	(04.111.)	
Terrace Floor	16.45	14.64	0.00	1.81	0.00	0.00	0.00	00
Second Floor	52.41	10.16	1.81	0.00	0.00	40.44	40.44	01
First Floor	83.36	11.48	1.81	0.00	0.00	70.07	70.07	01
Ground Floor	83.36	11.48	3.63	0.00	0.00	68.25	68.25	02
Stilt Floor	84.80	7.20	1.81	0.00	75.79	0.00	0.00	00
Total:	320.38	54.96	9.06	1.81	75.79	178.76	178.76	04
Total Number of Same Blocks :	1							
Total:	320.38	54.96	9.06	1.81	75.79	178.76	178.76	04

CHOSS SECTION OF SECOLATION PIT/TRENCH

Bore well

rdin water inlet channel

Percolition well 1.00m dia-

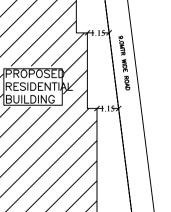
ROSS SECTION OF RAIN WATER LOOM DIA PERCOLATION WELL

Percolition trench/pit

DETAILS OF RAIN WATER HARVESTING STRUCTURES

in uotw

PROPOSED RESIDENTIAL



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2.20	
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9.45 7.0MTR WIDE ROAD SITE PLAN. SCALE.1:200

Approval Condition :

This Plan Sanction is issued subject to the following conditions

1.The sanction is accorded for.

a).Consisting of 'Block - RESI (AA) Wing - RESI-1 (AA) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Plotted Resi development RESI (AA) 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.

1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for 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 & around the site.

13.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 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). 7. 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. 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

building. 22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained

n 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 building.

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.

7. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. 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 norganic 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.

Note

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

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Un	iits		Car		
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
RESI (AA)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-	
	Total :		-	-	-	-	2	3	

SCHEDULE OF	JOINERY:								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS					
RESI (AA)	D2	0.75	2.10	07					
RESI (AA)	D1	0.91	2.10	10					
RESI (AA)	MD	1.10	2.10	04					
SCHEDULE OF	SCHEDULE OF JOINERY:								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS					
RESI (AA)	V	1.00	1.50	05					
RESI (AA)	W	1.80	1.50	16					

SANCTIONING AUTHORITY :					
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR				

							-	
				<u>C</u>	olor Notes			SCALE : 1:100
					COLOR INDEX			
					PLOT BOUNDARY ABUTTING ROAD			
					PROPOSED WORK (CO EXISTING (To be retaine	,		
					EXISTING (To be demoli	shed)		
	g shall be provided as per require			AREA STATEMEN		VERSION NO.: 1.0.3 VERSION DATE: 21/0	1/2021	
structures which shall be got ap	proved from the Competent Authority is building shall obtain clear			PROJECT DETAIL Authority: BBMP	:	Plot Use: Residential		
Fire and Emergency Departmer		ection by the department regarding	working	Inward_No: PRJ/2 Application Type: \$		Plot SubUse: Plotted F Land Use Zone: Resid		
and shall get the renewal of the	permission issued once in Two yo igh-rise building shall get the build	ears.		Proposal Type: Bu Nature of Sanction	ilding Permission	Plot/Sub Plot No.: 60 City Survey No.: 00		
agencies of the Karnataka Fire		nsure that the equipment's installed	d are	Location: RING-II		PID No. (As per Khata	,	
Corporation and Fire Force Dep	partment every year.	rance certificate from the Electrica	1		ified as per Z.R: NA	PULIKESHINAGAR, E	property: NO.60, 2ND CROSS, W 3ANGALORE	HEELER ROAD,
	vith due inspection by the Departm The certificate should be produce	nent regarding working condition o ed to the BBMP and shall get the	f	Zone: East Ward: Ward-078				
	ne high-rise building shall conduct			Planning District: 2 AREA DETAILS:	04-Benson Town			SQ.MT.
fire hazards.	-	and assure complete safety in res	pect of	AREA OF PLOT NET AREA OF P	· · ·	(A) (A-Deductions)		151.81 151.81
materially and structurally devia	ofessional responsible for supervisite the construction from the sanct	tioned plan, without previous		COVERAGE CH	ECK nissible Coverage area (75	.00 %)		113.86
		the risk involved in contravention , Standing Orders and Policy Orde	ers of	Prop	oosed Coverage Area (55.8 ieved Net coverage area (5	6 %)		84.80
38. The construction or reconstru	iction of a building shall be commo	enced within a period of two (2) s, the Owner / Developer shall give	9	Bala	ince coverage area left (19	,		84.80 29.06
intimation to BBMP (Sanctioning	g Authority) of the intention to star				nissible F.A.R. as per zonin			265.66
footing of walls / columns of the 39.In case of Development plan,	foundation. Otherwise the plan sa Parks and Open Spaces area an	anction deemed cancelled. Ind Surface Parking area shall be		Allo	itional F.A.R within Ring I a wable TDR Area (60% of Pe	erm.FAR)	(-)	0.00
earmarked and reserved as per 40.All other conditions and cond	Development Plan issued by the itions mentioned in the work order	Bangalore Development Authority r issued by the Bangalore			nium FAR for Plot within Im I Perm. FAR area(1.75)	pact Zone (-)		0.00 265.66
Development Authority while ap adhered to	proving the Development Plan for	r the project should be strictly		Res	idential FAR (100.00%) posed FAR Area			178.76 178.76
as per solid waste management	t bye-law 2016.	n of solid waste and its segregation	1	Ach	ieved Net FAR Area(1.18) ince FAR Area(0.57))		178.76 178.76 86.90
management as per solid waste				BUILT UP AREA	CHECK			
vehicles.	velopers shall make necessary pro	ites measuring 180 Sqm up to 240			oosed BuiltUp Area ieved BuiltUp Area			320.38 320.38
Sq.m of the FAR area as part th unit/development plan.	or sites measuring with more than hereof in case of Apartment / grou on, misrepresentation of facts, or		10	Approval Date :				
46.Also see, building licence for Special Condition as per Labour	special conditions, if any. Department of Government of Ka . LD/95/LET/2013, dated: 01-04-2							
	ntractor and the construction work ataka Building and Other Construc d to				OWNER /	GPA HOLDER		
	er / Contractor should submit the F			OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :				
same shall also be submitted to	the concerned local Engineer in o	nencement Certificate. A copy of the order to inspect the establishment g at construction site or work place						
	r / Contractor shall also inform the						UMBER : I NO.60,2ND CROSS,W	/HEELER
4.At any point of time No Applica	ant / Builder / Owner / Contractor s not registered with the "Karnataka	shall engage a construction worke Building and Other Construction	r			SHINAGAR, BANGA		
workers Welfare Board".	-	-					1 000	/
Note :							25/	-
f construction workers in the labo	our camps / construction sites.	nparting education to the children	0					
which is mandatory.	Il be furnished by the builder / con				ARCHITECT	/FNGINEER		
4.Obtaining NOC from the Labou	the construction activities strictly p ur Department before commencing for any dispute that may arise in re	g the construction work is a must.				OR 'S SIGNA	TURE	
6.In case if the documents subm	nitted in respect of property in que stands cancelled automatically an	stion is found to be false or				S/o Kuppuswamy, a, Near Post offic	No-G56, 1st Cross, Mag 1/20	-
	· · · · · · · · · · · · · · · · · · ·				Resnavanagara		Prabhekarik	-21
						-	1 yourset f	
					PROJECT TI PLAN SHOWING		RESIDENTIALBUILDIN	G AT SITE NO.60
						HEELER ROAD, PI VARD NO.78(91).	JLAKESHI NAGAR, BA	NGALORE.PID
					DRAWING ⁻	TITI F · 1497	/571417-30-07-202103-{	54-00\$ \$2054
nd Use					DIVAMINO	PDC	R2 :: RESI (AA) with	J -00 ψ_ψ200+
						STIL	.T, GF+2UF	
					SHEET NO	• 1		
Prop.	Γ						I	
- 3	SANCTIONING A	AUTHORITY :	This approval of Build	• ·	•	•		
			date of issue of plan a		ce by the competer	n aunonty.		
	ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR						
						EAST		