

Color Notes
COLOR INDEX

Legend for color coding: PLOT BOUNDARY (dashed line), ABUTTING ROAD (solid line), PROPOSED WORK (COVERAGE AREA) (hatched area), EXISTING (To be retained) (solid line), EXISTING (To be demolished) (dotted line).

AREA STATEMENT (BBMP) VERSION NO.: 1.0.3
VERSION DATE: 23/01/2021

Table with 2 columns: PROJECT DETAIL and AREA CHECK. Includes information like Authority: BBMP, Plot Use: Residential, and various area calculations (Permissible Coverage Area, Proposed Coverage Area, etc.).

Approval Date:

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 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 in 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 of 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.

OWNER / GPA HOLDER'S SIGNATURE

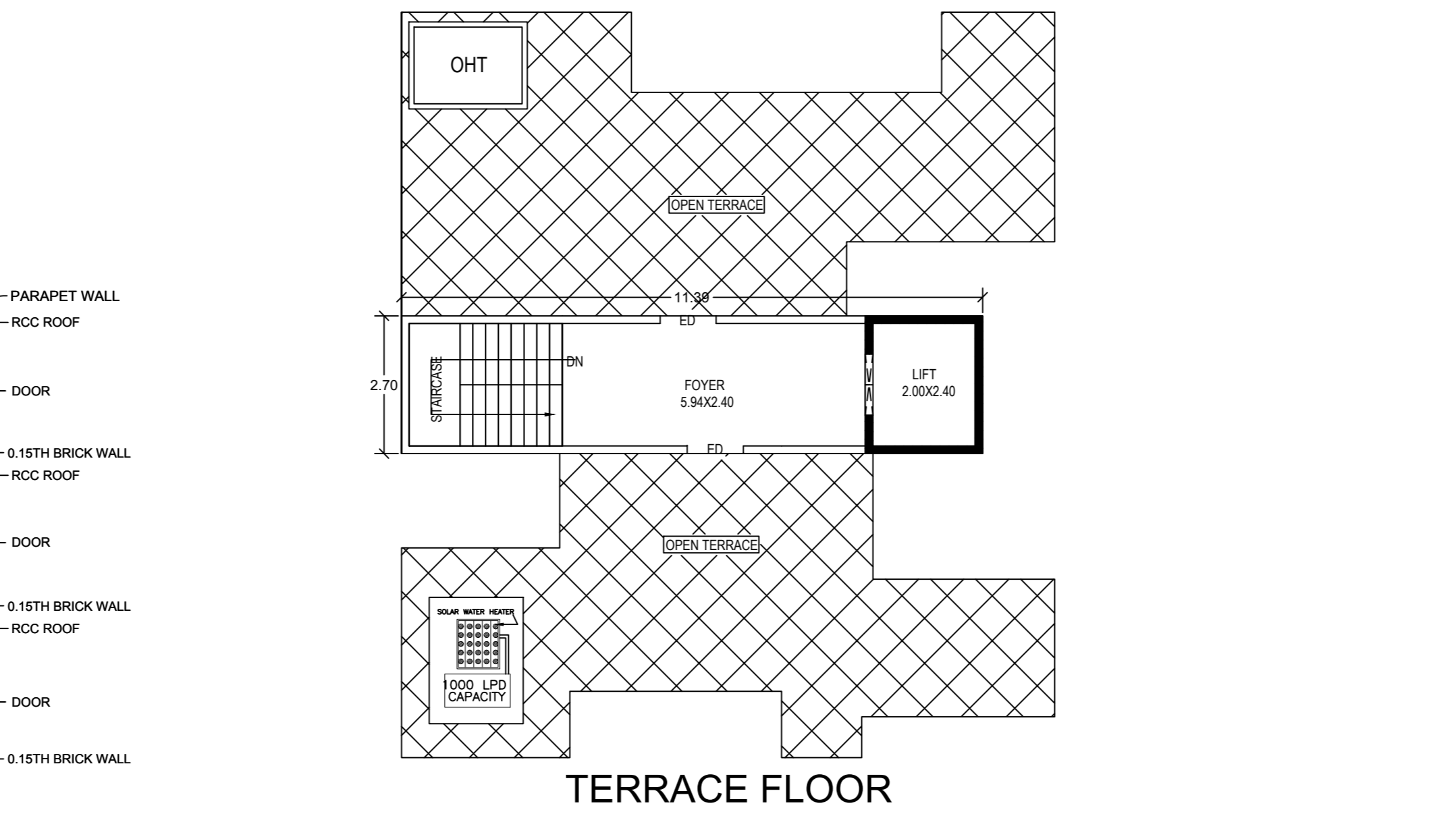
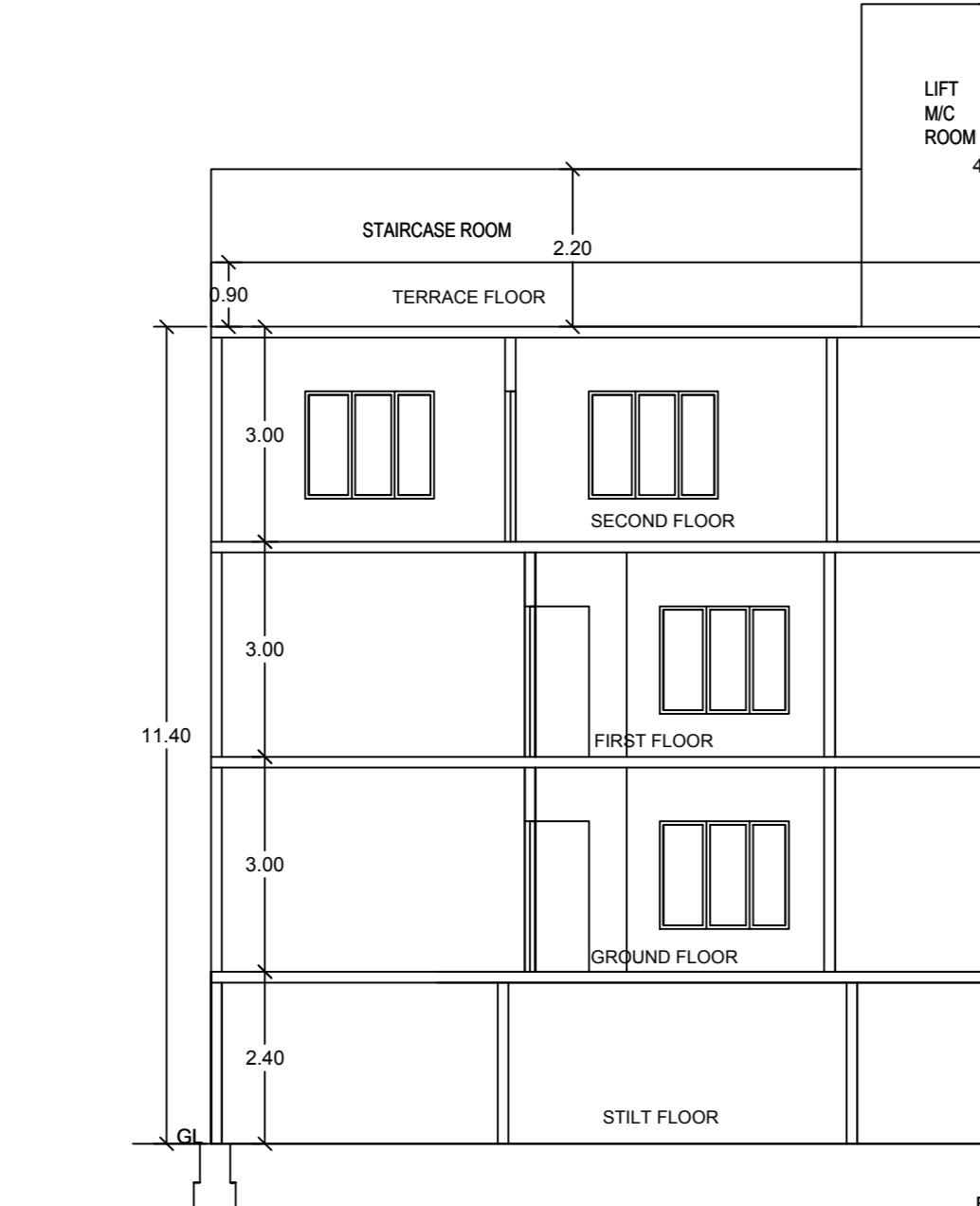
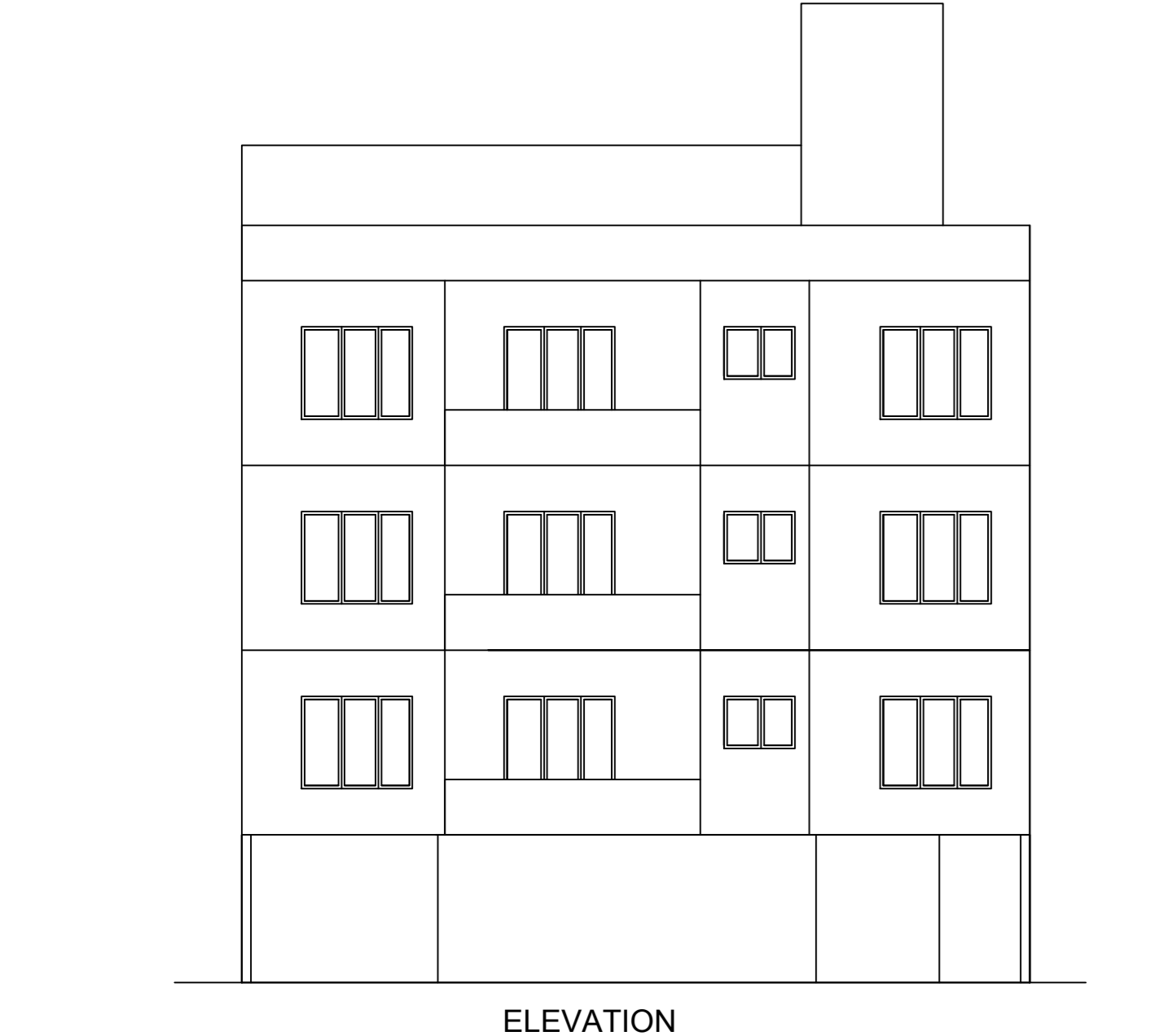
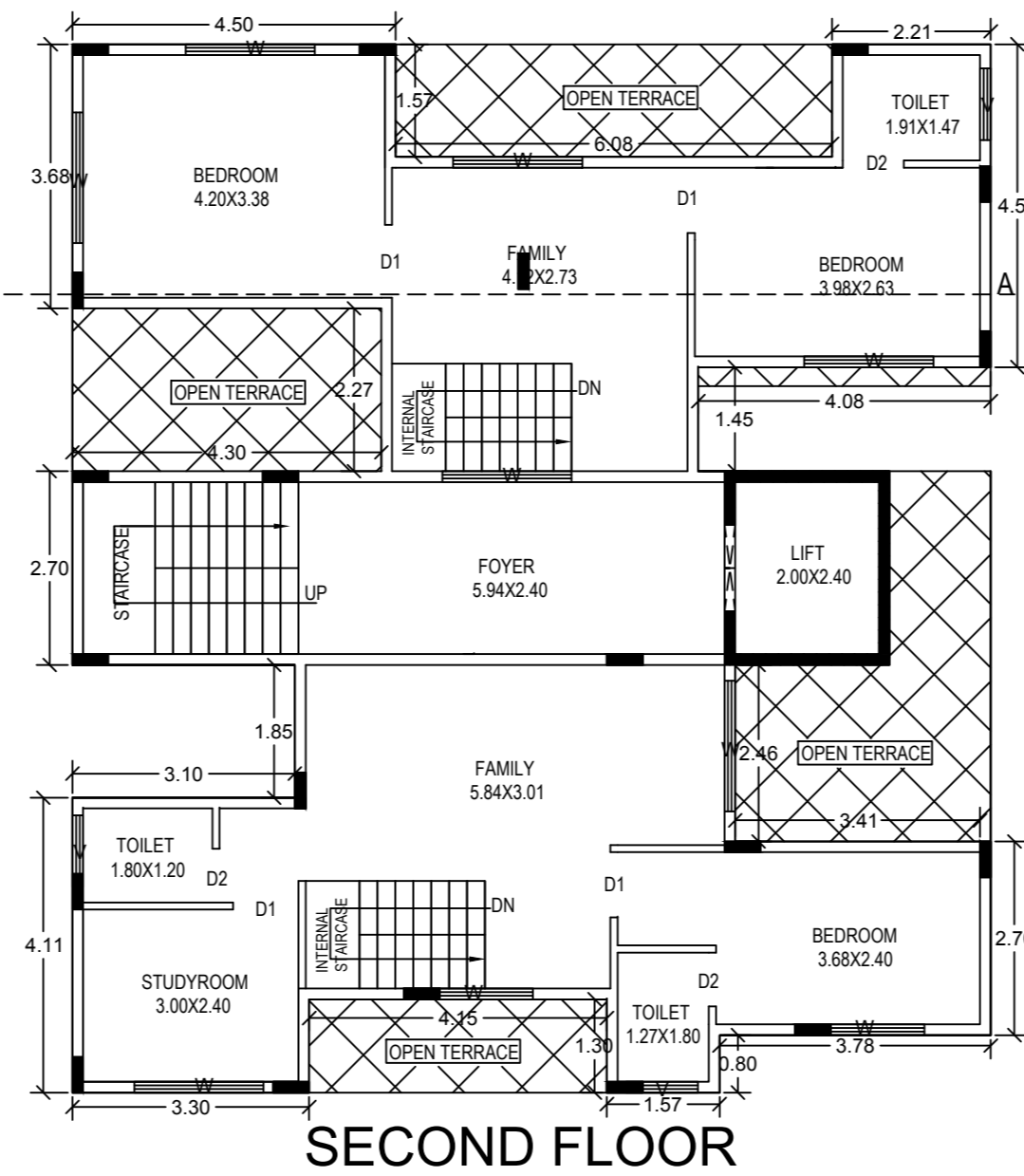
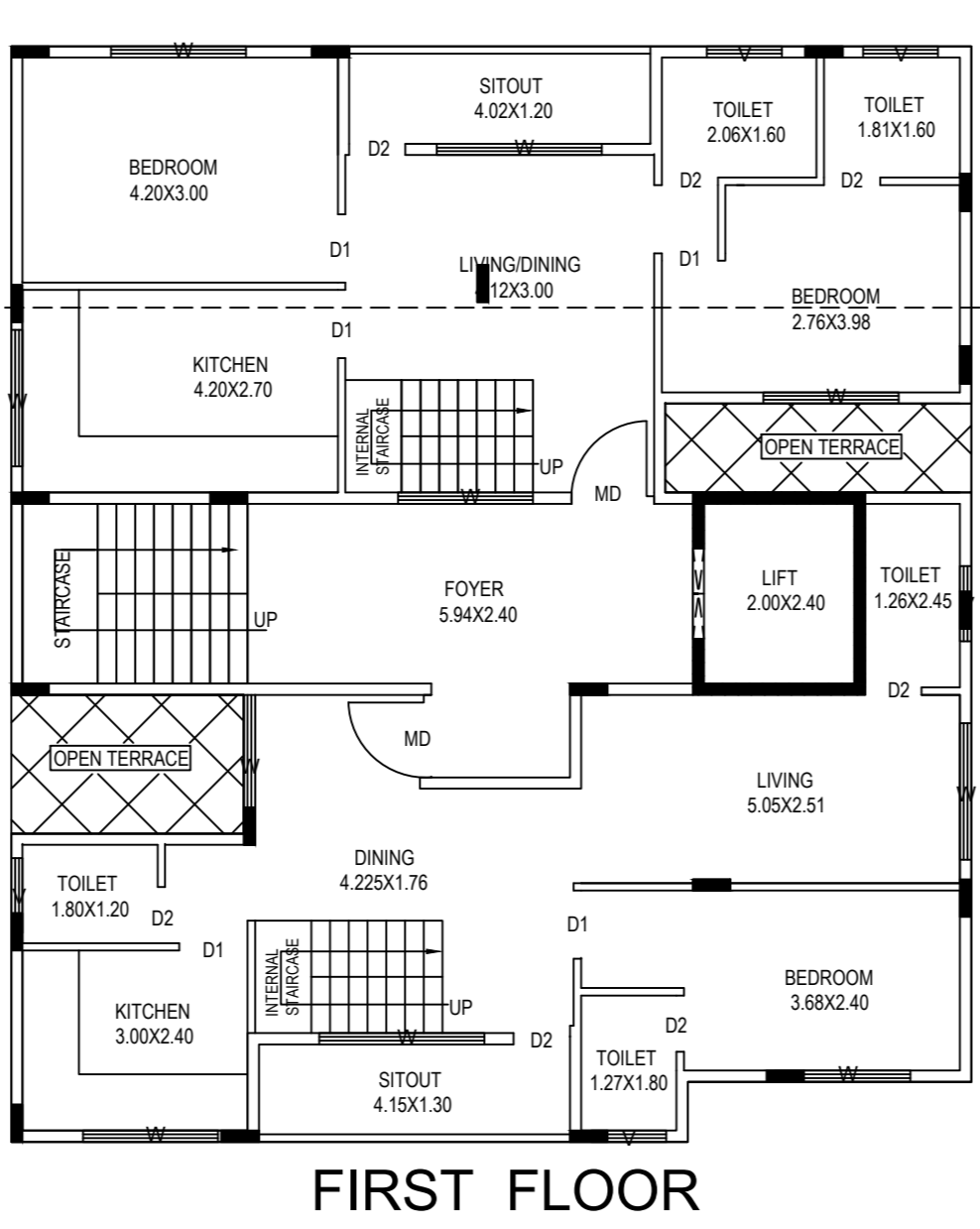
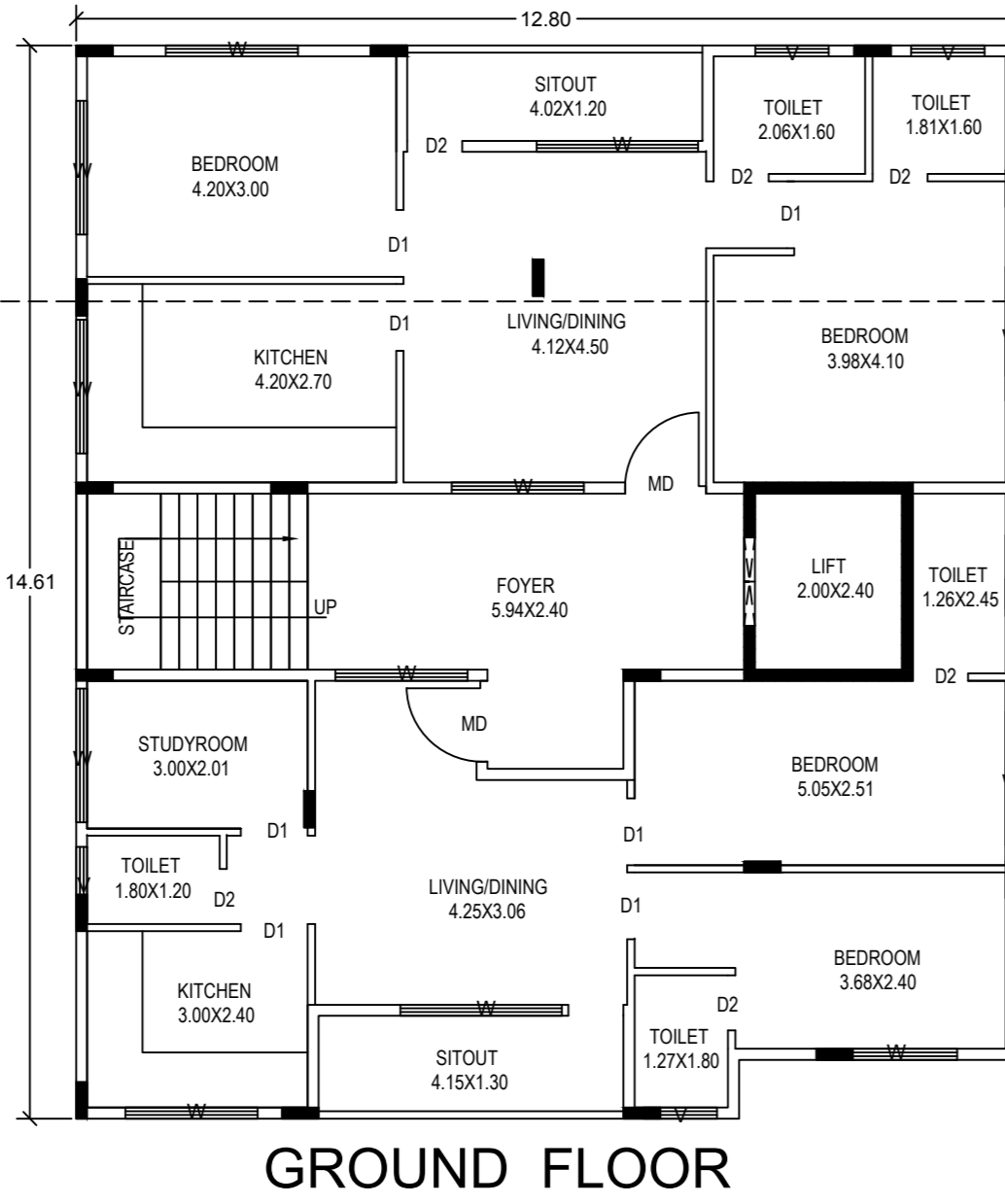
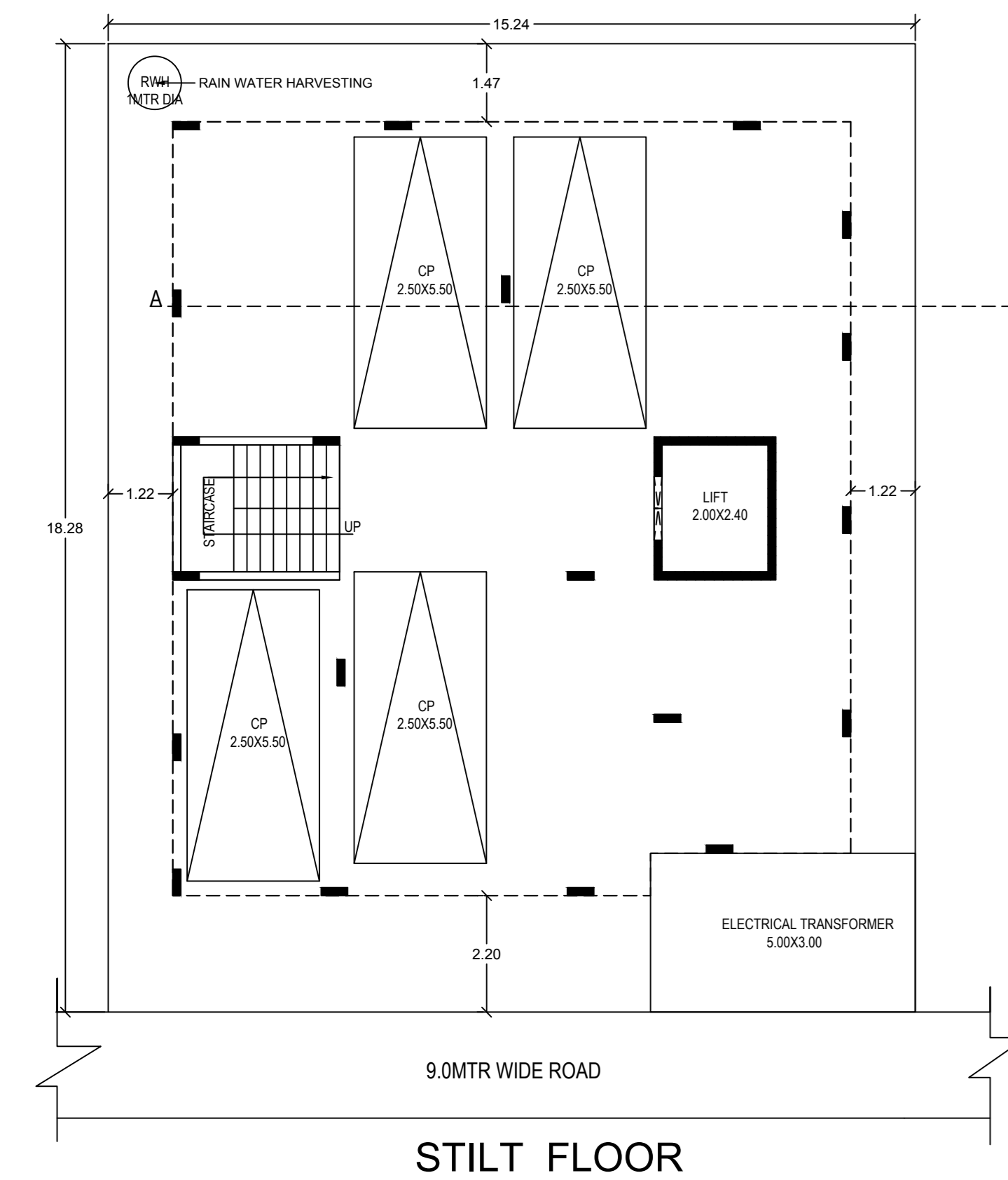
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
1,VELJI PRAGJI CHAMBARIYA 2 POORIBEN VELJI NO.10, ANNAIAH REDDY ROAD, ULSOOR, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
PRABHAKAR K S/o Kuppaswamy, No-G56, 1st Cross, Magadi road, Keshavanagara, Near Post office BCCL/BL-3.6/A-0231/20-21

PROJECT TITLE :
PLAN SHOWING OF PROPOSED RESIDENTIAL BUILDING AT SITE NO. 10, ANNAIAH REDDY ROAD, ULSOOR, BANGALORE.PID NO.81-85-10, WARD 90(81).

DRAWING TITLE :
351738960-08-07-20210414-07-07S_50X60 VELJI PDOR : RESI (AA) with STILT, GF+2UF

SHEET NO : 1



Approval Condition:
1. This Plan Sanction is issued subject to the following conditions:
1.1 The sanction is accorded for a) Comprising of Block - RESI (AA) Wing - RESI-1 (AA) Consisting of STILT, GF+2UF.
1.2 The sanction is accorded for Plotted Residential RESI (AA) only. The use of the building shall be deviate to any other use.
1.3 Car Parking reserved in the plan should not be covered for any other purpose.
1.4 Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
1.5 Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
1.6 The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
1.7 The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
1.8 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 nearby dumping yard.
1.9 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.
1.10 The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E&D) code having 3.0 mt. from the building within the premises.
1.11 The applicant shall provide a separate room preferably 4.50 x 3.65 mt in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 28.
1.12 The applicant shall maintain during construction such barricading as considered necessary to prevent fast, debris & other materials endangering the safety of people / structures etc. in & around the site.
1.13 Permission shall be obtained from forest department for cutting trees before the commencement of the work.
1.4 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.
1.5 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.
1.6 Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3) (under sub-section V-8 (a) to (k)).
1.7 The building shall be constructed under the supervision of a registered structural engineer.
1.8 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.
1.9 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 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 By-law 30a).
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 rule 17 of By-law No. 29 for the building.
25 Facilities for physically handicapped persons prescribed in schedule XI (By-law - 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 / tenants, 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 S.I. 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 - 4 g capacity installed at site for its reuse / disposal (Applicable for Residential areas of 20 and above and 2000 Sqm and above built up area for Commercial buildings).
30 The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and the structure for the safety of the site as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

UnBUA Table for Block- RESI (AA) showing floor details, area, and room counts.

Parking Check (Table 7b) showing vehicle types, required area, and achieved area.

Block RESI (AA) showing floor name, total built up area, and FAR details.

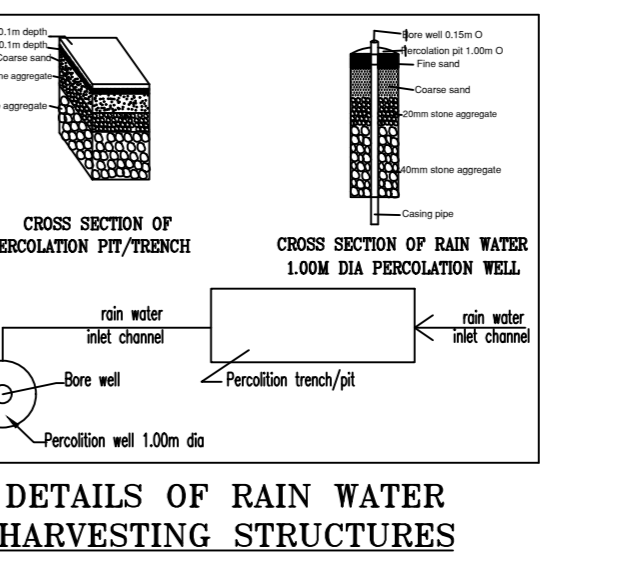
FAR & Tenement Details showing block name, FAR, and tenement count.

Block USE/SUBUSE Details showing block name, use, and structure details.

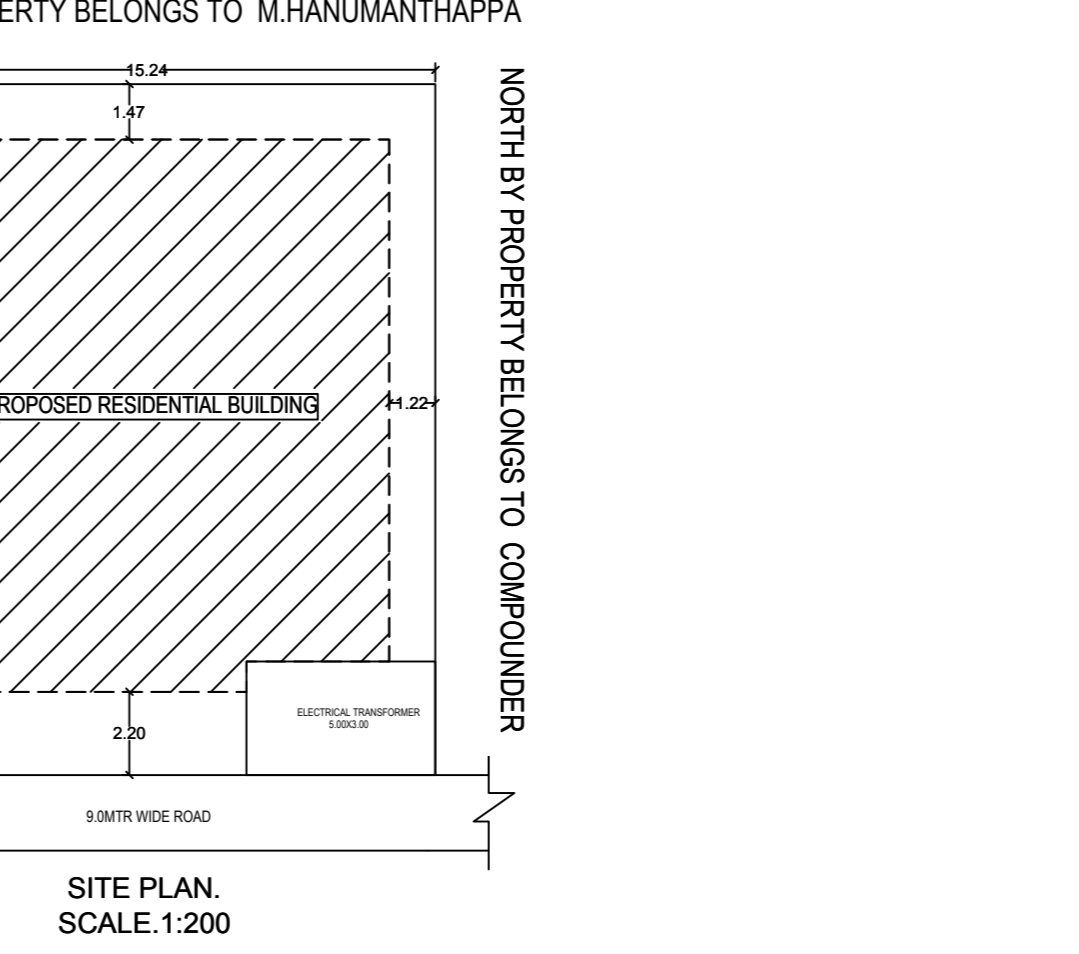
Required Parking (Table 7a) showing block name, sub-use, and parking details.

SCHEDULE OF JOINERY showing block name, name, length, height, and NOS.

SCHEDULE OF JOINERY showing block name, name, length, height, and NOS.



DETAILS OF RAIN WATER HARVESTING STRUCTURES



SITE PLAN SCALE: 1:200

SANCTIONING AUTHORITY :

ASSISTANT / JRBOR ENGINEER / TOWN PLANNER ASSISTANT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

EAST