**COLOR INDEX** 

ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)



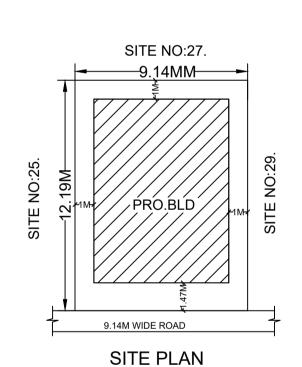
SCALE: 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13	
	VERSION DATE: 26/06/2020	
PROJECT DETAIL:	•	
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Ad.Com./RJH/0453/20-21	Plot SubUse: Plotted Resi developmen	nt
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 28,	
Nature of Sanction: NEW	City Survey No.: 81/2,	
Location: RING-III	Khata No. (As per Khata Extract): 1043	3
Building Line Specified as per Z.R: NA	Locality / Street of the property: SRIGA	NDADAKAVAL,BANGALORE,
Zone: Rajarajeshwarinagar		
Ward: Ward-073		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	111.42
NET AREA OF PLOT	(A-Deductions)	111.42
COVERAGE CHECK		
Permissible Coverage area (75	5.00 %)	83.56
Proposed Coverage Area (62.2	29 %)	69.40
Achieved Net coverage area (	62.29 % )	69.40
Balance coverage area left ( 12	2.71 % )	14.16
FAR CHECK		-
Permissible F.A.R. as per zoni	ng regulation 2015 ( 1.75 )	194.98
	and II ( for amalgamated plot - )	0.00
Allowable TDR Area (60% of F	Perm.FAR )	0.00
Premium FAR for Plot within In	npact Zone ( - )	0.00
Total Perm. FAR area (1.75)		194.98
Residential FAR (100.00%)		154.49
Proposed FAR Area		154.49
Achieved Net FAR Area (1.39		154.49
Balance FAR Area ( 0.36 )		40.49
BUILT UP AREA CHECK		
Proposed BuiltUp Area		273.36
Achieved BuiltUp Area		273.36
· · · · · · · · · · · · · · · · · · ·		

## Approval Date: 09/07/2020 3:15:27 PM

## Payment Details

ſ	Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
	1	BBMP/7217/CH/20-21	BBMP/7217/CH/20-21	1320	Online	10695370989	07/13/2020 8:31:15 PM	-
Ī		No.	Head			Amount (INR)	Remark	
I		1	S	1320	-			



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER:

SMT:RADHA HAKALAPPA NAIK #29,2ND FLOOR,8TH MAIN ,SHIVANAGAR,

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE CHANDRASHEKAR D BCC/BL-3-2-3/E-561/1988-89



PROJECT TITLE: RADHA HAKALAPPA NAIK

PROPOSED RESIDENTIAL **BUILDING ON SITE NO:28,** KATHA NO:1043,SY NO:81/2, SRIGANDADAKAVAL. BANGALORE,

WARD NO:73.

1019960005-25-08-2020 **DRAWING TITLE:** 03-18-20\$\_\$30X40 :: A (RADHA) with STILT, GF+2UF

SHEET NO: 1

Color Notes PLOT BOUNDARY EXISTING (To be demolished)

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

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 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: 47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock

Crystals NO.184 CHIKKAJALLA Bangalore -562157 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

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

.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

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

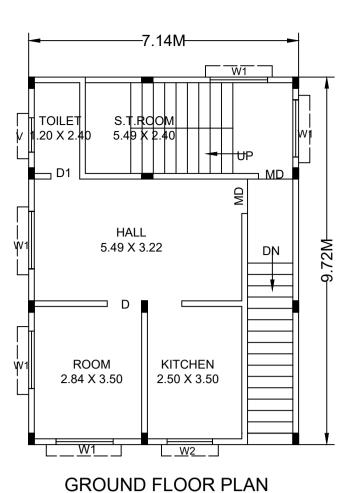
fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

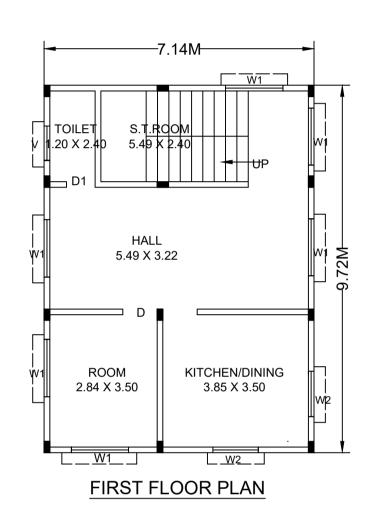
The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date:07/09/2020 vide lp number: BBMP/Ad.Com./RJH/0453/20-21

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

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE





<del>-</del>9.14M−

PARKING AREA

7.14 X 9.72

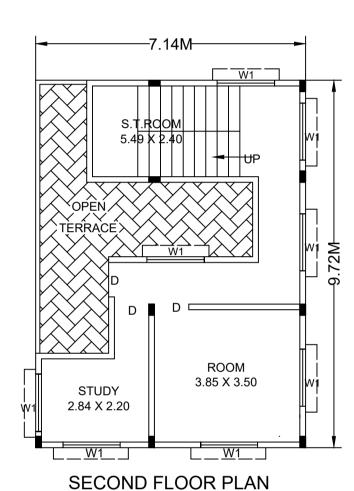
PERCULATION PIT

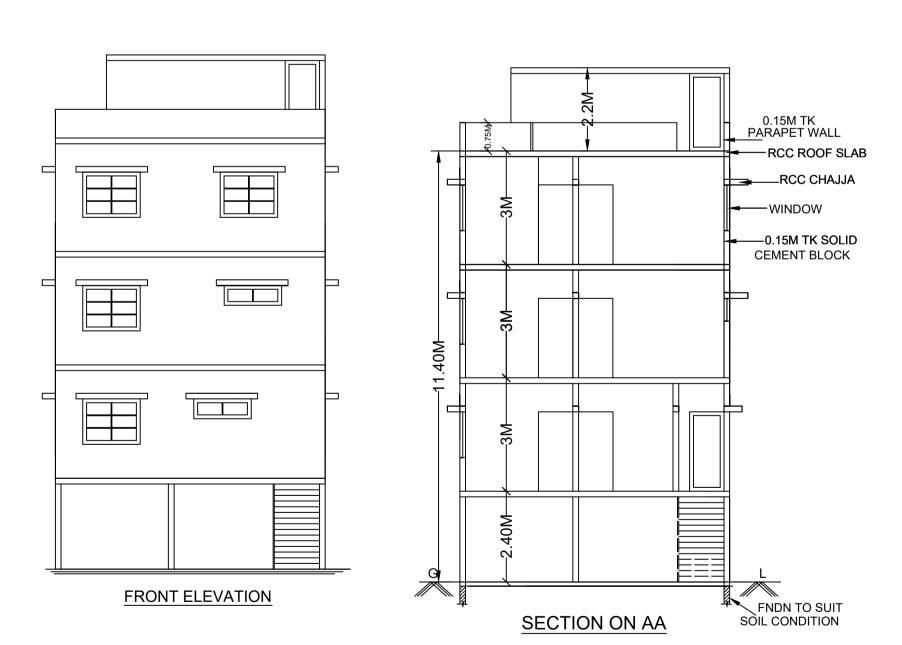
9.14 M WIDE ROAD

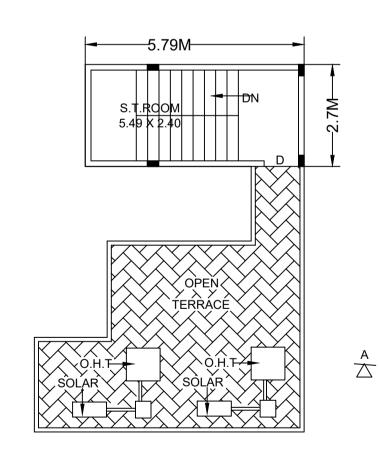
STILT PLAN (PARKING)

<del>)RE</del>CHARGE PIT .

 $\Delta$ 







Approval Condition:

1. The sanction is accorded for.

shall not deviate to any other use.

demolished after the construction.

& around the site.

to occupy the building.

competent authority.

bye-laws 2003 shall be ensured.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

The debris shall be removed and transported to near by dumping yard.

facility areas, which shall be accessible to all the tenants and occupants.

a frame and displayed and they shall be made available during inspections.

This Plan Sanction is issued subject to the following conditions:

a). Consisting of 'Block - A (RADHA) Wing - A-1 (RADHA) Consisting of STILT, GF+2UF'.

3.Car Parking reserved in the plan should not be converted for any other purpose.

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

4.Development charges towards increasing the capacity of water supply, sanitary and power main

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

6. The applicant shall construct temporary toilets for the use of construction workers and it should be

7. The applicant shall INSURE all workmen involved in the construction work against any accident

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common

10. The applicant shall provide a space for locating the distribution transformers & associated

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

equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

12. The applicant shall maintain during construction such barricading as considered necessary to

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

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.

the second instance and cancel the registration if the same is repeated for the third time.

Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in

16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

18.On completion of foundation or footings before erection of walls on the foundation and in the case

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

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from 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

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.

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

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

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.

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.

**FAR &Tenement Details** 

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

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

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).

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

prevent dust, debris & other materials endangering the safety of people / structures etc. in

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

TERRACE FLOOR PLAN

## Block USE/SUBUSE Details Block SubUse Block Structure A (RADHA) Plotted Resi Bldg upto 11.5 mt. Ht Residential

Required Parking(Table 7a)										
Block	Type	SubUse Area		Units		Car				
Name	Туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (RADHA)	Residential	Plotted Resi development	50 - 225	1	-	1	2	ı		
	Total :		-	-	-	-	2	2		

Parking Check (1	「able 7b)				
Vehicle Type	F	Reqd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	2	27.50	2	27.50	
Total Car	2	27.50	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	36.14	
Total		41.25		63.64	

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	Parking	Resi.	(Sq.mi.)	ĺ
Terrace Floor	15.63	15.63	0.00	0.00	0.00	00
Second Floor	49.53	9.36	0.00	40.17	40.17	00
First Floor	69.40	9.36	0.00	60.04	60.04	01
Ground Floor	69.40	15.12	0.00	54.28	54.28	01
Stilt Floor	69.40	5.76	63.64	0.00	0.00	00
Total:	273.36	55.23	63.64	154.49	154.49	02
Total Number of Same Blocks :	1					
Total:	273.36	55.23	63.64	154.49	154.49	02

Total:	273.36	55.23	63.64	154.49	154.49	02
·						
SCHEDULE OF	JOINERY:					
BLOCK NAME	NAME	L	.ENGTH	HEIGHT	NOS	
A (RADHA)	D1		0.76	2.10	02	
A (RADHA)	D		0.91	2.10	08	
	•		•			

Block	No. of Same	, , , , , , , , , , , , , , , , , , , ,		Deductions (Area in Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	
	5	( . 4)	StairCase	Parking	· · · /		( - 4)	
A (RADHA)	1	273.36	55.23	63.64	15	4.49	154.49	02
Grand Total:	1	273.36	55.23	63.64	15	4.49	154.49	2.00
	E OF JOINE							
BLOCK NAM	ИE	NAME	LENGTH	HEI	HEIGHT		NOS	
A (RADHA)		V	1.10	1.10 1.00			02	
A (RADHA) W1		W1	1.80 1.		.20		19	
A (RADHA) W2		2.00 1.00		.00		02		
,								

UnitBUA Table for Block :A (RADHA)										
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenemer				
GROUND FLOOR PLAN	1	FLAT	69.40	69.40	4	1				
FIRST FLOOR PLAN	SPLIT 2	FLAT	118.93	118.93	4	1				
SECOND FLOOR PLAN	SPLIT 2	FLAT	0.00	0.00	3	0				
Total:	-	-	188.33	188.33	11	2				
·					·					

PRO.BLD

6TH CROSS ROAD

**KEY PLAN**