

Color Notes **COLOR INDEX**

PLOT BOUNDARY

ABUTTING ROAD PROPOSED WORK (COV EXISTING (To be retained

347.04

VERAGE AREA)	
ed)	
shed)	
DN NO.: 1.0.13	
ON DATE: 26/06/2020	

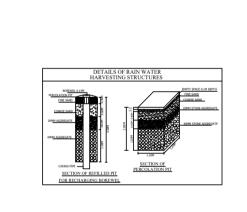
•		10 20 10tain0a)	
	EXISTING (1	Γo be demolished)	
AREA STATEMENT (BBMP)		VERSION NO.: 1.0.13	
		VERSION DATE: 26/06/2020	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Ad.Com./RJH/0541/20-	-21	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Pa		Land Use Zone: Residential (Main)	
Proposal Type: Building Perm	ission	Plot/Sub Plot No.: 2415/2172/685/28	
Nature of Sanction: NEW		City Survey No.: 0	
Location: RING-III		Khata No. (As per Khata Extract): 685/28	
Building Line Specified as per	Z.R: NA	Locality / Street of the property: VALAGE BANGALORE, WARD NO. 130	RAHALLI, ULLALU,
Zone: Rajarajeshwarinagar			
Ward: Ward-130			
Planning District: 301-Kengeri			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)		(A)	139.30
NET AREA OF PLOT		(A-Deductions)	139.30
COVERAGE CHECK			
	verage area (75.0		104.48
	rage Area (62.52	,	87.09
	overage area (62	,	87.09
	ige area left (12.4	8 %)	17.39
FAR CHECK			
		regulation 2015 (1.75)	243.78
		d II (for amalgamated plot -)	0.00
	Area (60% of Per	,	0.00
	or Plot within Imp	act Zone (-)	0.00
Total Perm. FA	, ,		243.78
Residential FAF	'		203.60
Proposed FAR			203.60
	AR Area (1.46)		203.60
Balance FAR A	rea (0.29)		40.18
BUILT UP AREA CHECK			
Proposed Builtl	Jp Area		347.04

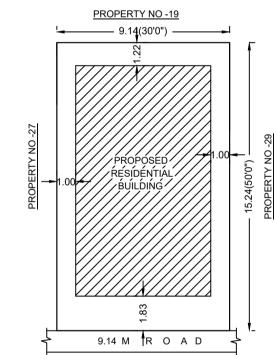
Approval Date: 09/07/2020 4:10:13 PM

Achieved BuiltUp Area

Payment Details

Sr No.	Challan	Receipt Amount (INR) Payment Mode		Payment Mode	Transaction	Payment Date	Remarl
01 140.	Number			- aymon mode	Number	- aymon Bato	rteman
1	BBMP/9266/CH/20-21	DDMD/0066/CH/00 04	1560	Online	10850276011	08/07/2020	
'	BBIVIP/9200/GH/20-21	BBMP/9266/CH/20-21 1562 Online		10000276011	1:13:06 PM	-	
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1562	_	





SITE PLAN (SCALE 1:200)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

ROOPA. C. R. S # 2415/2172/685/28, KHATHA NO. 685/28, VALAGERAHALLI, ULLALU, BANGALORE



ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE SURESH B L NO-604, 50TH CROSS, 3RD BLOCK, RAJAJINAGAR, BANGALORE. BCC/BL-3.6/

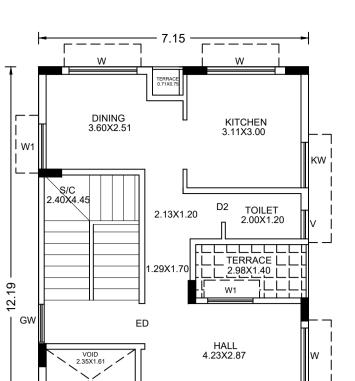
PROJECT TITLE:

PROPOSED STILT, GROUND, FIRST & SECOND FLOOR RESIDENTIAL BUILDING AT SITE NO-2415/2172/685/28 KATHA NO- 685/28, VALAGEREHALLI, ULLALU,

WARD NO -130, BANGALORE.

2040260954-29-08-2020 DRAWING TITLE: 02-38-08\$_\$ROOPA REVISED:

A (RESI) with STILT, GF+2UF SHEET NO: 1



BED ROOM 3.23X2.75 BED ROOM

4.23X2.87

BED ROOM 3.23X2.75

2.98X1.40

GROUND FLOOR PLAN

STUDY ROOM 2.13X1.20

BED ROOM 3.41X2.75

SECOND FLOOR PLAN

29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity

and super structure for the safety of the structure as well as neighboring property, public roads and

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

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka

31. Sufficient two wheeler parking shall be provided as per requirement.

structures which shall be got approved from the Competent Authority if necessary.

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

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

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

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.

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

2000 Sqm and above built up area for Commercial building). footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

RRACE FLOOR RCC ROOF-WINDOW-0.20 M TK CCB WALL -

COMPOUND WALL

Block Land Use

Category

- 9.14(30'0")

9.14 M R O A D

STILT FLOOR PLAN

2.13X1.20

BED ROOM

NORTH ELEVATION

Block SubUse

Block Use

Residential

SubUse

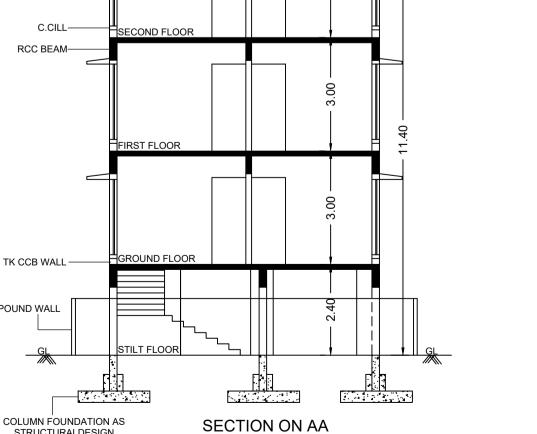
Block USE/SUBUSE Details

Required Parking(Table 7a)

FIRST FLOOR PLAN

4.23X2.87

2 98X1.40



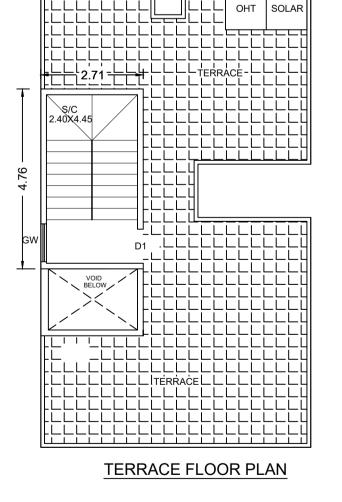
Block: A (RESI)

			` ' '	1					
A (RESI)	Residentia	Apartment	50 - 225	1	-	1	2	-	
	Total	:	-	-	-	-	2	2	
Parking Check (Table 7b)									
Vehicle Type Reqd. Achieved									
		No.	Are	a (Sq.mt.)	١	No.	Area (Sq.mt.)		
Car		2		27.50		2	27.50		
Total Car		2		27.50		2 27.50			
TwoWhee	ler	-		13.75 0 0.00					
Other Parl	king	-		-		- 53.05			
Total		41.25 80.55						80.55	

Block Structure

Reqd. Prop. Reqd./Unit Reqd.

Apartment Bldg upto 11.5 mt. Ht.



Approval Condition:

1. The sanction is accorded for.

demolished after the construction.

to occupy the building.

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 (RESI) Wing - A-1 (RESI) 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 Apartment A (RESI) only. The use of the building shall not deviate to

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

equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

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

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

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

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

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

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

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.

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

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.

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.

Deductions (Area in Sq.mt.) Total Built Up Total FAR

	Area (Sq.mt.)	, , ,		(Sq.mt.)	Area (Sq.mt.)	Inmt (No.)	
		StairCase	Void	Parking	Resi.		
Terrace Floor	12.91	12.91	0.00	0.00	0.00	0.00	00
Second Floor	82.35	11.19	3.82	0.00	67.34	67.34	00
First Floor	82.35	9.62	3.82	0.00	68.91	68.91	01
Ground Floor	82.35	11.19	3.82	0.00	67.34	67.34	01
Stilt Floor	87.08	6.53	0.00	80.55	0.00	0.00	00
Total:	347.04	51.44	11.46	80.55	203.59	203.59	02
Total Number of Same Blocks :	1						
Total:	347.04	51.44	11.46	80.55	203.59	203.59	02

vide lp number: BBMP/Ad.Com./RJH/0541/20-21 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

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.76	2.10	03
A (RESI)	D1	0.90	2.10	12
A (RESI)	ED	1.06	2.10	02
	-		-	-

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W3	0.90	1.20	03
A (RESI)	GW	1.00	2.10	03
A (RESI)	KW	1.20	1.20	03
A (RESI)	W1	1.20	1.20	15
A (RESI)	W	1.80	1.85	12

JnitBUA Table for Block :A (RESI)								
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenemer		
GROUND FLOOR PLAN	TEN 1	FLAT	66.67	56.89	6	1		
FIRST FLOOR PLAN	SPLIT TEN	FLAT	134.86	115.34	6	1		
SECOND FLOOR PLAN	SPLIT TEN	FLAT	0.00	0.00	6	0		
Total:	-	-	201.53	172.23	18	2		

FAR &Tene Block	ment Details No. of Same Bldg	p. of Same		Deductions (Area in Sq.mt.)			Total FAR Area	Tnmt (N
		, , ,	StairCase	Void	Parking	Resi.	(Sq.mt.)	
A (RESI)	1	347.04	51.44	11.46	80.55	203.59	203.59	
Grand Total:	1	347.04	51.44	11.46	80.55	203.59	203.59	2