

UserDefinedMetric (800.00 x 700.00MM)

A (RESI)

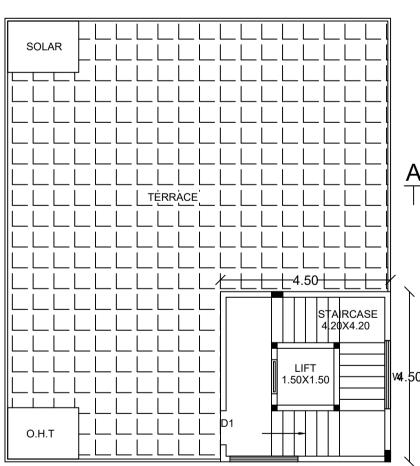
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Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.
	32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise
This Plan Sanction is issued subject to the following conditions :	structures which shall be got approved from the Competent Authority if necessary.
4 The second of fer	33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka
1. The sanction is accorded for.	Fire and Emergency Department every Two years with due inspection by the department regardin
a).Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of STILT, GF+2UF'.	condition of Fire Safety Measures installed. The certificate should be produced to the Corporation
2. The sanction is accorded for Plotted Resi development A (RESI) only. The use of the building	and shall get the renewal of the permission issued once in Two years.
shall not deviate to any other use.	34. The Owner / Association of high-rise building shall get the building inspected by empaneled
3.Car Parking reserved in the plan should not be converted for any other purpose.	agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installe
4. Development charges towards increasing the capacity of water supply, sanitary and power main	in good and workable condition, and an affidavit to that effect shall be submitted to the
has to be paid to BWSSB and BESCOM if any.	Corporation and Fire Force Department every year.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electric
for dumping garbage within the premises shall be provided.	Inspectorate every Two years with due inspection by the Department regarding working condition
6. The applicant shall construct temporary toilets for the use of construction workers and it should be	Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the
demolished after the construction.	renewal of the permission issued that once in Two years.
7. The applicant shall INSURE all workmen involved in the construction work against any accident	36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building
/ untoward incidents arising during the time of construction.	, one before the onset of summer and another during the summer and assure complete safety in re
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	fire hazards.
The debris shall be removed and transported to near by dumping yard.	37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common	materially and structurally deviate the construction from the sanctioned plan, without previous
facility areas, which shall be accessible to all the tenants and occupants.	approval of the authority. They shall explain to the owner s about the risk involved in contravention
10. The applicant shall provide a space for locating the distribution transformers & associated	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Ord
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	the BBMP.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for	38. The construction or reconstruction of a building shall be commenced within a period of two (2)
installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.	years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give
25.	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
12. The applicant shall maintain during construction such barricading as considered necessary to	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
prevent dust, debris & other materials endangering the safety of people / structures etc. in	39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be
& around the site.	earmarked and reserved as per Development Plan issued by the Bangalore Development Authorit
13.Permission shall be obtained from forest department for cutting trees before the commencement	40.All other conditions and conditions mentioned in the work order issued by the Bangalore
of the work.	Development Authority while approving the Development Plan for the project should be strictly
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	adhered to
building license and the copies of sanctioned plans with specifications shall be mounted on	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation
a frame and displayed and they shall be made available during inspections.	as per solid waste management bye-law 2016.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	management as per solid waste management bye-law 2016.
the second instance and cancel the registration if the same is repeated for the third time.	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and	vehicles.
responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 24
17. The building shall be constructed under the supervision of a registered structural engineer.	Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 2
18.On completion of foundation or footings before erection of walls on the foundation and in the case	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	unit/development plan.
19. Construction or reconstruction of the building should be completed before the expiry of five years	45. In case of any false information, misrepresentation of facts, or pending court cases, the plan
from the date of issue of license & within one month after its completion shall apply for permission	sanction is deemed cancelled.
to occupy the building.	46.Also see, building licence for special conditions, if any.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
competent authority.	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
21. Drinking water supplied by BWSSB should not be used for the construction activity of the	47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock
building.	Crystals NO.184 CHIKKAJALLA Bangalore -562157
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	1.Registration of
times having a minimum total capacity mentioned in the Bye-law 32(a).	Applicant / Builder / Owner / Contractor and the construction workers working in the
23. The building shall be designed and constructed adopting the norms prescribed in National	construction site with the "Karnataka Building and Other Construction workers Welfare
Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS	Board"should be strictly adhered to
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	2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and
building.	list of construction workers engaged at the time of issue of Commencement Certificate. A copy of
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building	same shall also be submitted to the concerned local Engineer in order to inspect the establishmer
bye-laws 2003 shall be ensured.	and ensure the registration of establishment and workers working at construction site or work plac
26. The applicant shall provide at least one common toilet in the ground floor for the use of the	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of
visitors / servants / drivers and security men and also entrance shall be approached through a ramp for	workers engaged by him.
the Physically Handicapped persons together with the stepped entry.	4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction work
27 The Occupancy Certificate will be considered only after ensuring that the provisions of conditions	in his site or work place who is not registered with the "Karnataka Building and Other Construction

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 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 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 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.



TERRACE FLOOR PLAN

Block :A (F	RESI)	-					Proposed			
Floor Name	Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)					Total FAR Area	Tnmt (No.)	
	(34.111.)	StairCase	Lift Lift Machine Void Parking Resi. (Sq.mt.)							
Terrace Floor	22.50	20.25	0.00	2.25	0.00	0.00	0.00	0.00	00	
Second Floor	121.90	0.00	2.25	0.00	12.60	0.00	107.05	107.05	00	
First Floor	155.56	0.00	2.25	0.00	25.76	0.00	127.55	127.55	00	
Ground Floor	153.31	0.00	2.25	0.00	11.62	0.00	139.44	139.44	01	
Stilt Floor	153.31	7.92	2.25	0.00	0.00	143.14	0.00	0.00	00	
Total:	606.58	28.17	9.00	2.25	49.98	143.14	374.04	374.04	01	
Total Number of Same Blocks :	1									
Total:	606.58	28.17	9.00	2.25	49.98	143.14	374.04	374.04	01	
CHEDUL BLOCK NAI								<u> </u>		
A (RESI)		NAME		LENGTH	HEI		NOS	5		
A (RESI)		D2		0.76	2.		08		4	
( )	I			0.90	2.	10	09			
BLOCK NAI		NAME		LENGTH	HEI	GHT	NOS	6		
A (RESI)		W3		0.90	1.		09			
A (RESI)		W1		1.21	1.1	20	05			

1.80 1.20 24

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 which is mandatory.

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

in his site or work place who is not registered with the "Karnataka Building and Other Construction

workers Welfare Board".

Note :

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:08/09/2020 vide lp number: <u>BBMP/Ad.Com./RJH/0585/20-21</u> \_ subject 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

I	Block U	SE/SUBUS	SE Details							
	Block Name Block Use		Bloc	Block SubUse		Block Structure		nd Use		
	A (RESI)		Residential		ted Resi elopment	Bldg upto	11.5 mt. Ht.	R		
R	equired	Parking(T	able 7a)							
1 -	Block	Type	SubUse	Area	Ur	nits	Car		r	
	Vame	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
Å	A (RESI)	Residential	Plotted Resi development	225.001 - 375	1	-	2	2	-	
		Total :		-	-	-	-	2	3	

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achi	ieved
	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	-	-	-	101.89
Total		41.25		143.14

## FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area		Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No
	ounio Blag	(Sq.mt.)	StairCase Lift Lift Nachine Void Parking				Resi.	(Sq.mt.)		
A (RESI)	1	606.58	28.17	9.00	2.25	49.98	143.14	374.04	374.04	
Grand Total:	1	606.58	28.17	9.00	2.25	49.98	143.14	374.04	374.04	1.

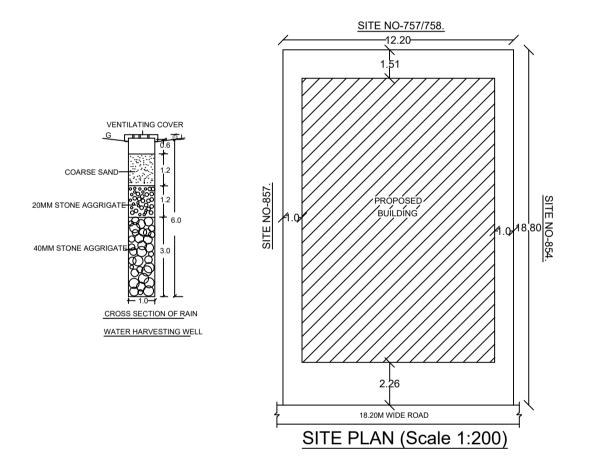
			SCALE : 1:1	100		
	Color Notes		SCALE . I.I			
	COLOR					
	PLOT BOU					
	ABUTTING					
		D WORK (COVERAGE AREA)				
		(To be retained) (To be demolished)				
AREA STATEMENT (BBMP)	LAISTING	, ,				
AREA STATEIVIENT (DDIVIP)		VERSION NO.: 1.0.13				
PROJECT DETAIL:		VERSION DATE: 26/06/2020				
Authority: BBMP		Plot Use: Residential				
Inward_No:						
BBMP/Ad.Com./RJH/0585/20-2	1	Plot SubUse: Plotted Resi developm	ent			
Application Type: Suvarna Parv		Land Use Zone: Residential (Main)				
Proposal Type: Building Permiss	sion	Plot/Sub Plot No.: 1106/S-8855				
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 1106/S-8855				
Location: RING-III		Locality / Street of the property: NO-1106/S-8855, BEL, HEROHALLI, WARD NO-72, BANGALORE.				
Building Line Specified as per Z	.R: NA					
Zone: Rajarajeshwarinagar						
Ward: Ward-072						
Planning District: 302-Herohalli						
AREA DETAILS:			SQ.MT.			
AREA OF PLOT (Minimum)		(A)	229.36			
NET AREA OF PLOT		(A-Deductions)	229.36			
COVERAGE CHECK	(75.00					
Permissible Cove Proposed Covera	- ·		172.02			
Achieved Net cov	•	,	153.31			
Balance coverage	- ,		153.31			
FAR CHECK		/0 )	18.71			
	R, as per zoning r	egulation 2015 ( 1.75 )	401.38			
	• •	II ( for amalgamated plot - )	0.00			
Allowable TDR Area (60% of Perm.FAR )			0.00			
Premium FAR for Plot within Impact Zone ( - )			0.00			
Total Perm. FAR area (1.75)			401.38			
Residential FAR (100.00% )			374.04			
Proposed FAR A	rea		374.04			
Achieved Net FA	R Area ( 1.63 )		374.04			
Balance FAR Are	ea ( 0.12 )		27.34			
BUILT UP AREA CHECK						
Proposed BuiltUp			606.58			
Achieved BuiltUp	Area		606.58			

## Approval Date : 09/08/2020 2:50:56 PM

Payment Details

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Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/10540/CH/20-21	BBMP/10540/CH/20-21	2709	Online	10934745749	08/20/2020 12:17:46 PM	-
	No.		Head		Amount (INR)	Remark	
	1	S	crutiny Fee		2709	-	



OWNER / GPA HOL SIGNATURE	_DER'S
OWNER'S ADDRESS NUMBER & CONTA Smt. NAGARATHNA. NO-1 NO-72, BANGALORE.	
2	ಗಳಕ್ರಿ
	AShbrock
	POSED RESIDENTIAL BUILDING AT SITE OHALLI, WARD NO-72, BANGALORE.
DRAWING TITLE :	1417272988-01-09-2020 12-40-31\$_\$NAGARATHNA (1) :: <del>A (RESI) with STILT, GF+2UF</del>
SHEET NO: 1	
	This is system generated report and does not require any

imt (No.) 01

1.00