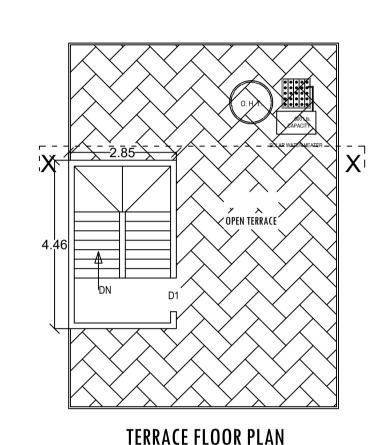
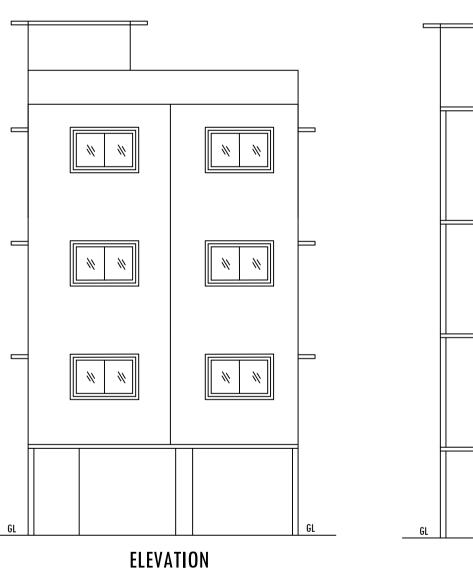
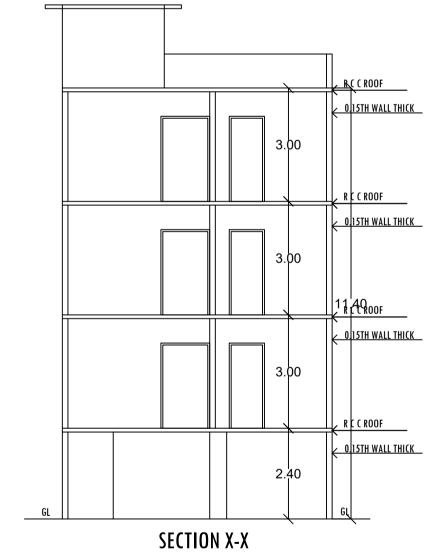


TYPICAL 1st & 2nd FLOOR PLAN

STILT FLOOR PLAN







This Plan Sanction is issued subject to the following conditions:

1. The sanction is accorded for.

a). Consisting of 'Block - AA (BB) Wing - AA-1 (BB) Consisting of GF, STILT+2UF'. 2. The sanction is accorded for Plotted Resi development AA (BB) only. The use of the building shall

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.

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

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.

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

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.

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.

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

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

26. The applicant shall provide at least one common toilet in the ground floor for the use of the isitors / servants / drivers and security men and also entrance shall be approached through a ramp for

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

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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.

DETAILS OF RAIN WATER HARVESTING STRUCTURES

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

not deviate to any other use.

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

demolished after the construction.

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.

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

13. Permission shall be obtained from forest department for cutting trees before the commencement

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).

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

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

the Physically Handicapped persons together with the stepped entry. 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

construction and that the construction activities shall stop before 10.00 PM and shall not resume the

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

> 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: 21/09/2020 vide lp number: BBMP/Ad.Com./RJH/0678/20-21 to terms and conditions laid down along with this building plan approval.

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

and shall get the renewal of the permission issued once in Two years.

Corporation and Fire Force Department every year.

as per solid waste management bye-law 2016.

unit/development plan.

sanction is deemed cancelled.

Board"should be strictly adhered to

management as per solid waste management bye-law 2016.

46. Also see, building licence for special conditions, if any.

Crystals NO.184 CHIKKAJALLA Bangalore -562157

(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

f construction workers in the labour camps / construction sites.

3. Employment of child labour in the construction activities strictly prohibited.

renewal of the permission issued that once in Two years.

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

condition of Fire Safety Measures installed. The certificate should be produced to the Corporation

34. The Owner / Association of high-rise building shall get the building inspected by empaneled

in good and workable condition, and an affidavit to that effect shall be submitted to the

Fire and Emergency Department every Two years with due inspection by the department regarding working

agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are

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

36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building

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

38. The construction or reconstruction of a building shall be commenced within a period of two (2)

footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

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

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste

43. The Applicant / Owners / Developers shall make necessary provision to charge electrical

Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare

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

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.

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

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

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

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation

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

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.

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

, one before the onset of summer and another during the summer and assure complete safety in respect of

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

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

# Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
AA (BB)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

# Dequired Darking/Table 7a)

Required Parking(Table 7a)									
	Block	Туре	SubUse	Area (Sq.mt.)	Units		Car		
	Name				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
Γ		Total:		-	-	-	-	0	2

# Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	-	-	2	27.50	
Total Car	-	-	2	27.50	
Other Parking	-	-	-	36.20	
Total		0.00		63.70	

# **FAR &Tenement Details**

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions Sq.mt.)	s (Area in	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Parking	Resi.		
AA (BB)	1	288.89	31.86	257.03	18.04	63.70	175.29	175.29	03
Grand Total:	1	288.89	31.86	257.03	18.04	63.70	175.29	175.29	3.00

# Block AA (BB)

BIOCK :AA (BB)								
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Sq.mt.)		Tnmt (No.)
		Cutout		StairCase	Parking	Resi.		
Terrace Floor	12.70	0.00	12.70	12.70	0.00	0.00	0.00	00
Second Floor	69.05	10.62	58.43	0.00	0.00	58.43	58.43	01
First Floor	69.05	10.62	58.43	0.00	0.00	58.43	58.43	01
Ground Floor	69.05	10.62	58.43	0.00	0.00	58.43	58.43	01
Stilt Floor	69.04	0.00	69.04	5.34	63.70	0.00	0.00	00
Total:	288.89	31.86	257.03	18.04	63.70	175.29	175.29	03
Total Number of Same Blocks :	1							
Total:	288.89	31.86	257.03	18.04	63.70	175.29	175.29	03

# SCHEDULE OF JOINERY:

AA (DD)	
AA (BB) D2 0.66 2.10 03	
AA (BB) D2 0.76 2.10 03	
AA (BB) D1 0.90 2.10 12	
AA (BB) ED 1.06 2.10 03	

SCHEDULE OF JOINERY

CONTENDED OF CONTENTS								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
AA (BB)	V	1.00	2.50	06				
AA (BB)	W	1.65	2.50	03				
AA (BB)	W	1.80	2.50	12				
AA (BB)	W	1.90	2.50	06				

UnitBUA Table for Block :AA (BB)									
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement			
GROUND FLOOR PLAN	SPLIT 1	FLAT	49.78	49.78	7	1			
TYPICAL - 1& 2 FLOOR PLAN	SPLIT 2,3	FLAT	49.78	49.78	7	2			
Total:	_	_	149.33	149.33	21	3			



Color Notes

**COLOR INDEX** PLOT BOUNDARY

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

EXISTING (To be demolished)

SCALE: 1:100

257.03

257.03

	LAIOTINO	(10 be definediation)	_	
AREA STATEMENT (BBMP)		VERSION NO.: 1.0.15		
		VERSION DATE: 08/09/2020		
PROJECT DETAIL:				
Authority: BBMP		Plot Use: Residential		
Inward_No:		Plot SubUse: Plotted Resi development		
BBMP/Ad.Com./RJH/0678/20-21		·		
Application Type: Suvarna Parva	-	Land Use Zone: Residential (Main)		
Proposal Type: Building Permiss	on	Plot/Sub Plot No.: 21		
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 83/21		
Location: RING-III		Locality / Street of the property: TALGHA		
Duilding Line Consider as non 71	D. NA	UTTARAHALLI HOBLI,BANGALORE S	OUTH TALUK	
Building Line Specified as per Z.I	K: NA			
Zone: Rajarajeshwarinagar Ward: Ward-198				
Planning District: 321-Anjanapura	1			
AREA DETAILS:			SQ.MT.	
AREA OF PLOT (Minimum)		(A)	111.42	
NET AREA OF PLOT		(A-Deductions)	111.42	
COVERAGE CHECK	<del></del>			
Permissible Cover	•	,	83.56	
Proposed Coveraç	,	•	69.04	
Achieved Net cove	,	,	69.04	
Balance coverage	area left ( 13.03	5%)	14.52	
FAR CHECK				
		egulation 2015 ( 1.75 )	194.98	
	•	II ( for amalgamated plot - )	0.00	
Allowable TDR Are			0.00	
Premium FAR for	•	ct Zone ( - )	0.00	
Total Perm. FAR a	rea ( 1.75 )		194.98	
Residential FAR (	00.00%)		175.28	
Proposed FAR Are	a		175.28	
Achieved Net FAR	Area ( 1.57 )		175.28	
Balance FAR Area	(0.18)		19.70	
BUILT UP AREA CHECK			•	

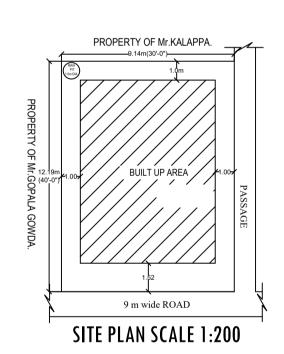
#### Approval Date: 09/21/2020 4:16:27 PM

Proposed BuiltUp Area

Achieved BuiltUp Area

#### Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/11215/CH/20-21	BBMP/11215/CH/20-21	1300	Online	11034824919	09/04/2020 10:04:55 AM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1300	-	



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Sri.K.RAVI. NO-21,TALGHATTAPURA VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

KRavi

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HM BCC/BL-3.6/E-4003/2014-15



THE PLAN OF THE PROPOSED RESIDENTIAL BUILDING ATSITE NO-21,KATHA NO-83/21,TALGHATTAPURA VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, WARD NO-198.

DRAWING TITLE:

PROJECT TITLE:

864967465-26-08-2020 01-27-42\$\_\$K RAVI 30X40 STG2 3 K :: AA (BB) with GF, STILT+2UF

SHEET NO: