

Color Notes COLOR INDEX

> PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)

144.35

144.35

18.52

380.04

0.00

0.00

0.00

380.04

346.48

346.48

346.48

33.56

572.64

572.64

EXISTING (To be retained) EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.15 VERSION DATE: 08/09/2020 Plot Use: Residential Plot SubUse: Plotted Resi development BBMP/Ad.Com./RJH/0742/20-21 Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 468 Khata No. (As per Khata Extract): 1722\468\1681\1560 Nature of Sanction: NEW Locality / Street of the property: IDEAL HOMES HBCS LAYOUT, R R NAGAR, BENGALURU Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-160 Planning District: 301-Kengeri AREA DETAILS: 217.17 (A-Deductions) 217.17 162.87

AREA OF PLOT (Minimum) NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (75.00 %) Proposed Coverage Area (66.47 %) Achieved Net coverage area (66.47 %) Balance coverage area left (8.53 %) FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) Additional F.A.R within Ring I and II (for amalgamated plot -)

Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone (-) Total Perm. FAR area (1.75) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (1.60) Balance FAR Area (0.15) BUILT UP AREA CHECK

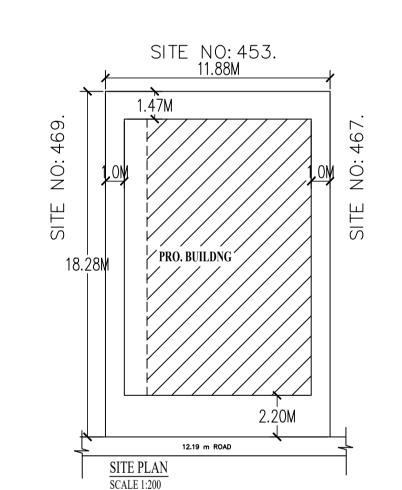
Approval Date: 09/19/2020 4:44:53 PM

Proposed BuiltUp Area

Achieved BuiltUp Area

Payment Details

ſ	Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Rem
	SI INO.	Number	Number	Amount (INK)	r ayment wode	Number	i ayment bate	Rem
ſ	1	BBMP/11709/CH/20-21	DDMD/44700/CLU/00 04	2024.2	Online	11035797937	09/04/2020	
l	1		BBMP/11709/CH/20-21 2921.3		Online	11035797937	1:50:01 PM	-
		No.	Head			Amount (INR)	Remark	
		1	Scrutiny Fee			2921.3	-	



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

L.VENUGOPAL NO.641, 1ST MAIN, 2ND CROSS, 3RD STAGE, BEML R R NAGARA



ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE

SUSHMITHA S #307, 2nd stage,6th block, nagarabhavi BCC/BL-3.6/4335/2018-19

PROJECT TITLE : PROPOSED RESIDENTIAL BUILDING FOR L.VENUGOPAL, ON SITE NO:468.KHATHA NO:1722\468\1681\1560, IDEAL HOMES HBCS LAYOUT, R R NAGAR, BENGALURU WARD NO:160.

DRAWING TITLE:

643117652-19-09-2020 12-38-05\$_\$40X60 SG2 W160 VENUGOPAL 1K :: A (A) with STILT, GF+2UF

SHEET NO:

TOILET TOILET 2.60X1.20 2.63X1.20 ROOM 3.85X4.09 **ROOM** 5.34X2.98 S T ROOM 3.90X4.20 KITCHEN 2.55X2.20 1.50X1.24 **HALL\DINNING** 2.00X2.97 TOILET | | 1.20X2.69||| \ ROOM ROOM TOILET 3.85X3.00 4.03X3.00 11.20X2.70

3.90X4.20

PROPOSED TERRACE FLOOR PLAN

___1.50X1.24

→ HEAD ROOM 2.20M0.15M TK RCC SLAB 3.00MRCC CHAJJA **■** WINDOW 3.00M _0.23MM BBM WALL 2.40M

SECTION ON X-X

Block :A (A) FAR Area Total FAR **Total Built** Deductions (Area in Sq.mt.) Up Area airCase Lift Lift Machine Void Parking 21.25 3.33 0.00 0.00 0.00 24.58 0.00 0.00 0.00 129.62 0.00 12.87 1.86 3.33 51.66 129.62 346.47 Number of 3.33 51.66 129.62 346.47 346.47

CHEDULE OF JOINERY:								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A (A)	D1	0.76	2.10	12				
A (A)	D	0.91	2.10	15				
A (A)	D1	0.96	2.10	03				

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.00	1.20	24
A (A)	W1	1.21	2.00	05
A (A)	W1	1.32	2.00	06
A (A)	W1	1.52	2.00	25
A (A)	W1	1.72	2.00	06

UnitBUA Table for Block :A (A)									
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenemer			
GROUND FLOOR PLAN	SPLIT 1	FLAT	340.90	300.41	10	1			
TYPICAL - FIRST& SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	10	0			
Total:	-	-	340.90	300.41	30	1			

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.

The plans are approved in accordance with the acceptance for approval by

the Assistant Director of town planning (RR NAGAR) on date: 19/09/2020

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

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

Block USE/SUBUSE Details Block Use Block SubUse Block Structure

Required	Parking(Ta	ible 7a)

Block	Type	SubUse	Area	Un	nits		Car	
Name	турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Plotted Resi development	225.001 - 375	1	-	2	2	-
	Total :		-	1	•	-	2	3

Parking Check (Table 7b)

3 ()									
Vehicle Type	Re	eqd.	Achieved						
	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	-	-	-	88.37					
Total		41.25		129.62					

FAR &T	enement D	eta
D		

FAR &1	Tenement D	Details								
Block	No. of Same Bldg	Total Built Up Area	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (
	Odinic blug	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)	
A (A)	1	572.64	34.12	7.44	3.33	51.66	129.62	346.47	346.47	
Grand Total:	1	572.64	34.12	7.44	3.33	51.66	129.62	346.47	346.47	

This Plan Sanction is issued subject to the following conditions: The sanction is accorded for. a). Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of STILT, GF+2UF'. 3.90X4,20 The sanction is accorded for Plotted Resi development A (A) only. The use of the building shall not deviate to any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose. PARKING AREA ____1.50X1.24 Development charges towards increasing the capacity of water supply, sanitary and power main 10.19X14.61 has to be paid to BWSSB and BESCOM if any. 18.28M i. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided. 14.61M 6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction. 7. The applicant shall INSURE all workmen involved in the construction work against any accident untoward incidents arising during the time of construction. 3. 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 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. 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. 1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for 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

> PROPOSED GROUND FLOOR PLAN 12.19 m ROAD PROPOSED STILT FLOOR PLAN **TOILET** TOILET 2.60X1.20 2.63X1.20

3.85X4.09 5.34X2.98 ST ROOM 3.90X4.20 STUDY 2.55X2.20 LIFT ___1.50X1.24 **HALL\DINNING** 2.00X2.97 TOILET ... 1.20X2.69

ROOM

4.03X3.00

TOILET

| 1.20X2.70 ∏

2.20M

1.47M

PROPOSED TYPICAL FIRST & SECOND FLOOR PLAN

3.855X3.00

FRONT ELEVATION

This is system generated report and does not require any signature.

31. Sufficient two wheeler parking shall be provided as per requirement. Approval Condition: 32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise PROJECT DETAIL: structures which shall be got approved from the Competent Authority if necessary. Authority: BBMP 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Inward No: 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 Location: RING-III 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)

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

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. 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). 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

to occupy the building. 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

from the date of issue of license & within one month after its completion shall apply for permission

21.Drinking water supplied by BWSSB should not be used for the construction activity of 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 times having a minimum total capacity mentioned in the Bye-law 32(a).

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

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 isitors / servants / 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 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.

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

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.

40.All other conditions and conditions mentioned in the work order issued by the Bangalore

as per solid waste management bye-law 2016.

unit/development plan.

sanction is deemed cancelled.

Board"should be strictly adhered to

workers engaged by him.

management as per solid waste management bye-law 2016.

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

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

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

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

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

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

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.

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

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.

vide lp number: BBMP/Ad.Com./RJH/0742/20-21

, , (, ,)	VVI			
A (A)	W1			
A (A)	W1			

A Table for Block :A (A)									
	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement			
D PLAN	SPLIT 1	FLAT	340.90	300.41	10	1			
L & D FLOOR	SPLIT 1	FLAT	0.00	0.00	10	0			
	_	_	340.00	300.41	30	1			