

Approval Condition:

shall not deviate to any other use.

demolished after the construction.

of the work.

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 GF+3UF'.

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 (RESI) 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

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

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

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

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.

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

21.Drinking water supplied by BWSSB should not be used for the construction activity of the

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

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

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

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.

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.

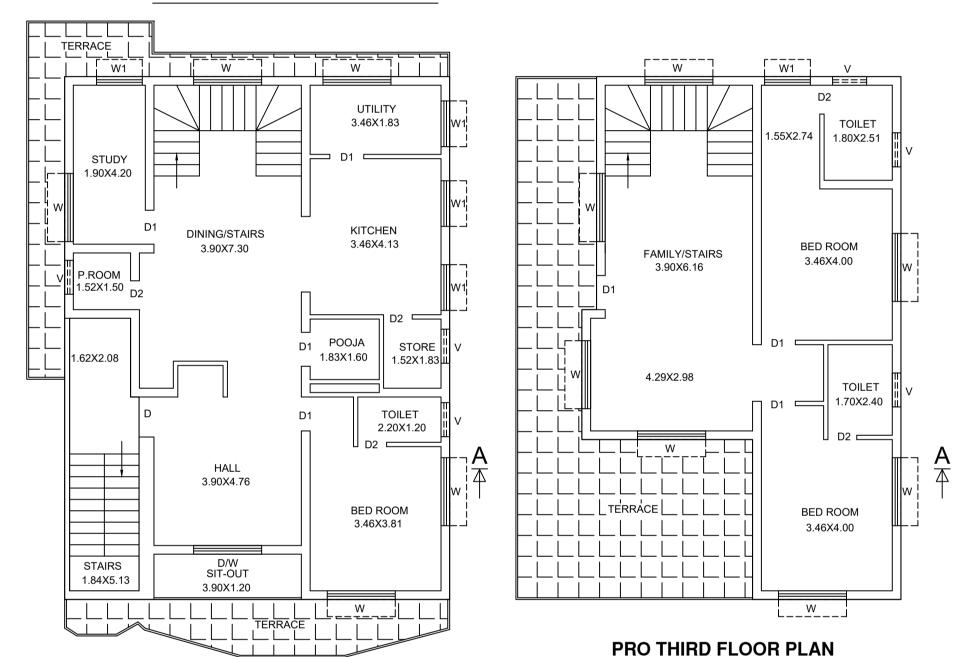
2000 Sgm and above built up area for Commercial building).

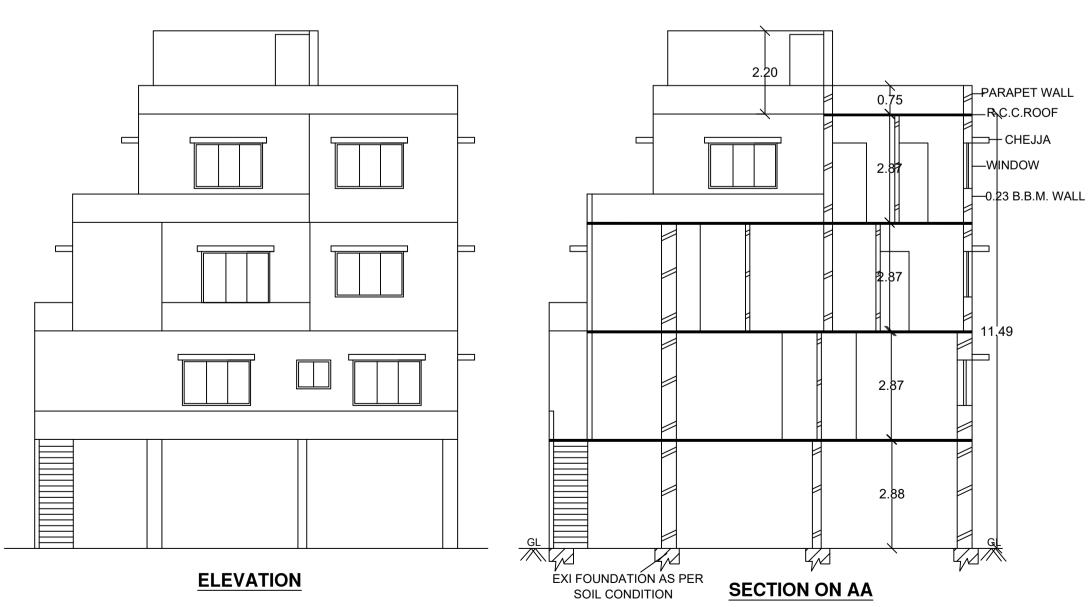
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

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

EXI G.F WITH ALTE & ADD PLAN

PRO SECOND FLOOR PLAN



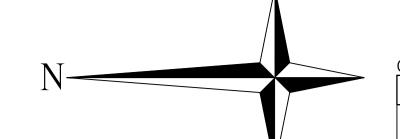


Block USE/SUBL	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESI)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Required Parking(Table 7a)										
Block	Type	SubUse	Area	Ur	nits		Car			
Name	Туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (RESI)		Plotted Resi	50 - 225	1	-	1	1	-		
	Residential	esidential development 225.001		1	-	2	2	-		
	Total :		-	-	-	-	3	2		

Vehicle Type		Reqd.	Achieved		
Ī	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	3	41.25	2	27.50	
Total Car	3	41.25	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	31.46	
Total		55.00		58.90	

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	(Area in	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(3	(Sq.m.)	(Sq.mt.) (Sq.mt.)	StairCase	Parking	(54.111.)	Resi.	(oq.mi.)		
A (RESI)	1	494.87	241.84	253.02	79.05	58.96	152.17	204.69	356.86	0:
Grand Total:	1	494.87	241.84	253.02	79.05	58.96	152.17	204.69	356.86	2.00



COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)

SCALE: 1:100

494.87

241.84

494.86

EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.15 VERSION DATE: 08/09/2020

	VEROION D/ (12: 00/00/2020	
PROJECT DETAIL:	•	
Authority: BBMP	Plot Use: Residential	
Inward_No:	Plot SubUse: Plotted Resi developme	ent
BBMP/Ad.Com./RJH/0878/20-21	·	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 812	
Nature of Sanction: ADDITION OR EXTENSION	Khata No. (As per Khata Extract): 81	2
Location: RING-II	PID No. (As per Khata Extract): 8-50	-1
Building Line Specified as per Z.R: NA	Locality / Street of the property: 9TH STAGE, WARD NO -73, BANGALOF	
Zone: Rajarajeshwarinagar		
Ward: Ward-073		
Planning District: 213-Rajaji Nagar		
AREA DETAILS:	•	SQ.M
AREA OF PLOT (Minimum)	(A)	222
NET AREA OF PLOT	(A-Deductions)	222
COVERAGE CHECK	•	•
Permissible Coverage area (7	5.00 %)	166
Proposed Coverage Area (28.	81 %)	64
Achieved Net coverage area ((28.81 %)	64
Balance coverage area left (4	6.19 %)	102
FAR CHECK		•
Permissible F.A.R. as per zon	ing regulation 2015 (1.75)	389
•	and II (for amalgamated plot -)	0
Allowable TDR Area (60% of	,	0
Premium FAR for Plot within I	mpact Zone (-)	0
Total Perm. FAR area (1.75)		389
Residential FAR (57.36%)		204
Existing Residential FAR (42.6	64%)	152
Proposed FAR Area		356
Achieved Net FAR Area (1.60	0)	356
Dolones FAD Area / 0.15)		

Balance FAR Area (0.15) 32.46 BUILT UP AREA CHECK

Approval Date: 10/19/2020 4:09:15 PM

Proposed BuiltUp Area

Achieved BuiltUp Area

Existing BUA Area

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/15755/CH/20-21	BBMP/15755/CH/20-21	3365	Online	11301931917	10/09/2020 6:36:10 PM	•
	No.	Head			Amount (INR)	Remark	
	1	S	Scrutiny Fee			-	

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 19/10/2020 vide lp number: BBMP/Ad.Com./RJH/0878/20-21 subject to terms and conditions laid down along with this building plan approval.

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

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

which is mandatory.

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

construction workers in the labour camps / construction sites.

Employment of child labour in the construction activities strictly prohibited

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

renewal of the permission issued that once in Two years.

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

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

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

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

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

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

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

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

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

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

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

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

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

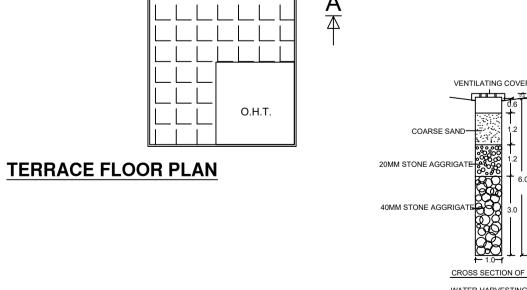
, one before the onset of summer and another during the summer and assure complete safety in respect of

Inspectorate every Two years with due inspection by the Department regarding working condition 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



WATER HARVESTING WELL Block :A (RESI)

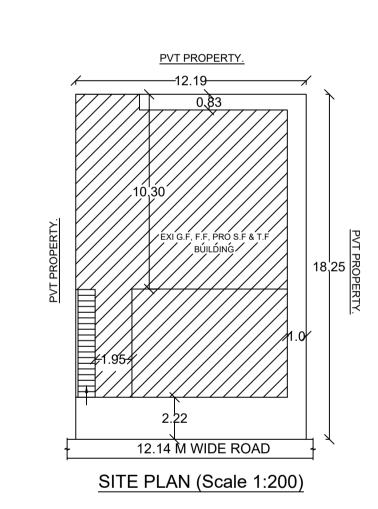
Floor Name	Total Built Existing Propo		Proposed Built Up	Deductions	s (Area in	Existing	Proposed FAR Area	Total FAR	Tamt (No.)
	Up Area (Sq.mt.)	Area (Sq.mt.)	Area (Sq.mt.)	Sq.mt.) StairCase	Parking	FAR Area (Sq.mt.)	(Sq.mt.) Resi.	Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	16.83	0.00	16.83	16.83	0.00	0.00	0.00	0.00	00
Third Floor	95.27	0.00	95.27	9.36	0.00	0.00	85.91	85.91	00
Second Floor	140.92	0.00	140.92	22.14	0.00	0.00	118.78	118.78	01
First Floor	177.74	177.74	0.00	25.57	0.00	152.17	0.00	152.17	01
Ground Floor	64.11	64.10	0.00	5.15	58.96	0.00	0.00	0.00	00
Total:	494.87	241.84	253.02	79.05	58.96	152.17	204.69	356.86	02
Total Number of Same Blocks	1								
Total:	494.87	241.84	253.02	79.05	58.96	152.17	204.69	356.86	02

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.76	2.10	11
A (RESI)	D1	0.90	2.10	10
A (RESI)	D	1.06	2.10	02
	•	•		

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W3	0.90	1.20	12
A (RESI)	W1	1.21	1.20	07
A (RESI)	W	1.80	1.20	19

UnitBUA Table for Block :A (RESI)

Office of Figure 101 Block .A (NESI)							
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenemen
FIRST FLOOR PLAN	SPLIT 1	FLAT	Existing	165.57	118.97	11	1
SECOND FLOOR PLAN	SPLIT 2	FLAT	Proposed	236.19	200.25	8	1
THIRD FLOOR PLAN	SPLIT 2	FLAT	Proposed	0.00	0.00	5	0
Total:	-	-	-	401.76	319.22	24	2



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER SRI.K.SELVARAJ NO - 37, 8TH CROSS, L .N .PURA, SRIRAMAPURA

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS, GAYATHRINAGAR BCC/BL-3.6/E-4350/18-19



PROJECT TITLE: PLAN SHOWING THE EXISTING GROUND FLOOR WITH ADDITION & ALTERATION, EXISTING FIRST FLOOR & PROPOSED SECOND & THIRD FLOOR RESIDENTIAL BUILDING AT SITE NO-812, NAGARABHAVI, 2nd STAGE, 9th BLOCK, KOTTIGEPALYA, WARD NO-73, BANGALORE

1214890456-19-10-2020 **DRAWING TITLE:** 01-42-28\$ \$SELVARAJ K :: A (RESI) with GF+3UF

SHEET NO: 1