

**COLOR INDEX** PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) SCALE: 1:100

EXISTING (To be retained) EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.15

VERSION DATE: 08/09/2020 PROJECT DETAIL: Authority: BBMP Plot Use: Commercial Plot SubUse: Small Shop Land Use Zone: Residential (Main) Application Type: General Proposal Type: Building Permission Plot/Sub Plot No.: 342/18/2A2 Nature of Sanction: NEW Khata No. (As per Khata Extract): 342/18/2A2 Location: RING-III Locality / Street of the property: HOSAHALLI GOLLARAPALLYA, Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-040 Planning District: 302-Herohalli AREA DETAILS: AREA OF PLOT (Minimum) Deduction for NetPlot Area Road Widening Area Total NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (65.00 %) Proposed Coverage Area (52.08 %) Achieved Net coverage area ( 52.08 % ) Balance coverage area left (12.92 %) 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 (96.80%) Commercial FAR (2.55%) Proposed FAR Area Achieved Net FAR Area (1.7 Balance FAR Area ( 0.00 ) BUILT UP AREA CHECK

Approval Date: 10/16/2020 4:56:17 PM

Substructure Area Add in BUA (Layout Lvl)

Proposed BuiltUp Area

Achieved BuiltUp Area

Payment Details

Sr No.

L	Jetalis						
	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
	BBMP/16000/CH/20-21	BBMP/16000/CH/20-21	394	Online	11349978795	10/14/2020 9:30:16 AM	-
	No.		Head		Amount (INR)	Remark	
	1	So	crutiny Fee	394	-		
_							

Block Use Block SubUse Block Structure A (COMM HOSTEL) Commercial Small Shop Bldg upto 11.5 mt. Ht.

Required Parking(Table 7a)

Parking Check (Table 7b)

Vehicle Type	F	Reqd.	Achieved		
	No. Area (Sq.mt.)		No.	Area (Sq.mt.)	
Car	14	192.50	16	220.00	
Total Car	14	192.50	16	220.00	
TwoWheeler	-	41.25	0	0.00	
Other Parking	-	-	-	348.55	
Total		233.75		568.55	

Approval Condition:

demolished after the construction.

\_\_\_\_\_\_\_

**HOSTEL HALL** 

7.15 X 12.34

HOSTEL DINING

7.15 X 7.30

3.50 X 5.00

HOSTEL ROOM

6.70 X 5.97

A - TOILET

5.45 X 1.20

A - TOILET

4.98 X 1.20

HOSTEL ROOM

6.23 X 5.39

A - TOILET

4.15 X 1.20

HOSTEL ROOM

5.40 X 3.79

HOSTEL ROOM

5.40 X 5.35

| OPEN TERRACE

ELECTRICAL TRANSFORM

OFFICE AREA 8.35 X 5.48

'\_\_\_\_\_

(RWH)

8.40M ROAD WIDENING 132.89SQM

WEST BY (9.60M WIDE) ROAD

GROUND FLOOR PLAN

A - TOILET

4.15 X 1.50

≥ 2.02M →

Π D1 <sup>∐</sup> D2 □

**HOSTEL ROOM** 

6.25 X 5.37

A - TOILET

4.70 X 1.20

\_. \_ . \_ . \_ .

-6.12M

MAGADI MAIN ROAD

KEY PLAN

SITE

This Plan Sanction is issued subject to the following conditions:

1.The sanction is accorded for. a). Consisting of 'Block - A (COMM HOSTEL) Wing - A-1 (COMM HOSTEL) Consisting of BASEMEN

building shall not deviate to any other use. 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. 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space 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

2.The sanction is accorded for Small Shop A (COMM HOSTEL) with Apartment only. The use of the

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. 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. 11. 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 & around the site. 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). 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 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. 20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 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 visitors / 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 Sl. 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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 16/10/2020 vide lp number: BBMP/Ad.Com./RJH/0885/20-21 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.

renewal of the permission issued that once in Two years.

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

f construction workers in the labour camps / construction sites.

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

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

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

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

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

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

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

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

list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the

years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give

Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or

intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in

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

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

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

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

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

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

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

YELLAVAPPA'S PROPERTY IN SY NO - 18/4. 

SITE PLAN (SCALE - 1:200)

A (COMM HOSTEL)

A (COMM HOSTEL) W

ROUND	GF	OFFICE	49.46	49.47	1	2
LOOR PLAN	SPLIT DUPLEX	FLAT	1879.53	1879.53	13	2
YPICAL TRST,SECOND THIRD FLOOR LAN	SPLIT DUPLEX	FLAT	0.00	0.00	21	0
otal:	-	-	1928.99	1928.99	77	2

Block: A (COMM HOSTEL)

Deductions (Area in Sq.mt.) Built Up Area (Sq.mt.) Same Bldg Area

UnitBUA Table for Block :A (COMM HOSTEL) Name UnitBUA Type UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement

Proposed FAR Add Area Floor Total

Name	Built Up Area		Deductions (Area in Sq.mt.)					Area (Sq.mt.)		In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Commercial	Stair	(Sq.mt.)	(140.)
Terrace Floor	36.06	33.75	0.00	2.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	488.52	0.00	2.31	0.00	0.00	0.00	0.00	486.21	0.00	0.00	486.21	00
Second Floor	488.52	0.00	2.31	0.00	0.00	0.00	0.00	486.21	0.00	0.00	486.21	00
First Floor	488.52	0.00	2.31	0.00	0.00	0.00	0.00	486.21	0.00	0.00	486.21	00
Ground Floor	510.27	0.00	2.31	0.00	37.60	0.00	0.00	420.89	49.47	0.00	470.36	01
Basement Floor	650.75	0.00	2.31	0.00	0.00	67.20	568.55	0.00	0.00	12.69	12.69	00
Total:	2662.64	33.75	11.55	2.31	37.60	67.20	568.55	1879.52	49.47	12.69	1941.68	01
Total Number of Same Blocks	1											
Total:	2662.64	33.75	11.55	2.31	37.60	67.20	568.55	1879.52	49.47	12.69	1941.68	01
FAR &Ter	nement D	etails								,		

33.75 | 11.55 | 2.31 | 37.60 | 67.20 | 568.55 | 1879.52 |

/SUPERVISOR 'S SIGNATURE DIVYA D/O.BASAVARAJAPPA,#221,3RD MAIN,BSK 1ST STAGE, SRINIVASANAGAR E-4245/2017-18

ARCHITECT/ENGINEER

OWNER / GPA HOLDER'S

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER:

LAGGERE 342/18/2A2. HOSAHALLI GOLLARAPALLYA,

M/s LTG INFRASTRUCTURE LIMITED 3,4,5 & 6 OUTARING ROAD

SIGNATURE

PROJECT TITLE: THE PLAN OF THE PROPOSED 20%%% COMMERCIALRESIDENTIAL HOSTEL BUILDING AT SITENO -342/18/2A2. HOSAHALLI GOLLARAPALLYA, HEROHALLI SUB ZONE, BANGALORE WARD NO - 40

**DRAWING TITLE:** 1697085120-13-10-2020 08-21-39\$\_\$L T G PLAN 13 10 2020 :: A (COMM HOSTEL) with BASEMENT, GF+2UF

SHEET NO:

UserDefinedMetric (780.00 x 560.00MM)

<u>----</u>

/ CP-09 \

/ CP-08

CP-05

CP-03 /

ELECTRICAL TRANSFORM

5.00X3.00

CP-04 \

CP-02

·---

(RWH)

8.40M ROAD WIDENING 132.89SQM

WEST BY (9.60M WIDE) ROAD

BASEMENT FLOOR PLAN

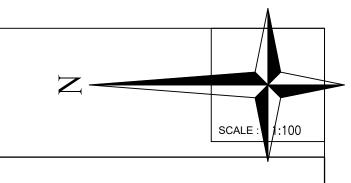
DETAILS OF RAIN WATER HARVESTING STRUCTURES

CP-01

**├**─2.02M*─*→

\_\_\_\_

This is system generated report and does not require any signature. Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



COLOR INDEX

AREA STATEMENT (BBMP)

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

**VERSION NO.: 1.0.15** 

VERSION DATE: 08/09/2020 PROJECT DETAIL: Authority: BBMP Plot Use: Commercial Plot SubUse: Small Shop BBMP/Ad.Com./RJH/0885/20-2 Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 342/18/2A2 Nature of Sanction: NEW Khata No. (As per Khata Extract): 342/18/2A2 Location: RING-III Locality / Street of the property: HOSAHALLI GOLLARAPALLYA, Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar Ward: Ward-040 Planning District: 302-Herohalli AREA DETAILS: AREA OF PLOT (Minimum) 1112.63 Deduction for NetPlot Area Road Widening Area 132.89 132.89 NET AREA OF PLOT (A-Deductions) 979.74 COVERAGE CHECK Permissible Coverage area (65.00 %) 636.83 Proposed Coverage Area (52.08 %) 510.27 Achieved Net coverage area ( 52.08 % ) 510.27 Balance coverage area left (12.92 %) 126.56 1947.10 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 ) 1947.10 Residential FAR (96.80%) 1879.53 Commercial FAR (2.55%) 49.47 Proposed FAR Area 1941.68 Achieved Net FAR Area (1.75) 1941.68 Balance FAR Area ( 0.00 ) BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area Add in BUA (Layout Lvl)

Approval Date : 10/16/2020 4:56:17 PM

Achieved BuiltUp Area

Payment Details

Sr No.  1 BBMF		Challan Number	Receipt Number	Payment Mode	Transaction Number	Payment Date	F	
		BBMP/16000/CH/20-21	BBMP/16000/CH/20-21	394	Online	11349978795	10/14/2020 9:30:16 AM	
Ī		No.		Head				
Ī		1	S	394	-			

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	
A (COMM HOSTEL)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	C1	

Required Parking(Table 7a)

-		•							
Block	Type	SubUse	Area	Units		Ca		Car	
Name	Турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Pro	
A (COMM HOSTEL)	Residential	Apartment	1875.001 - 2025	1	-	1	13	-	
, i	Commercial	Small Shop	> 0	50	49.47	1	1	-	
	Total :		-	-	_	-	14	16	

Parking Check (Table 7b)

Vehicle Type

1		•				
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	14	192.50	16	220.00		
Total Car	14	192.50	16	220.00		
TwoWheeler	-	41.25	0	0.00		
Other Parking	-	-	-	348.55		
Total		233.75		568.55		

HEDULE OF JOINERY:											
OCK NAME		LENGTH	LIEIGUT	NOO							
JCK NAIVIE	NAME	LENGTH	HEIGHT	NOS							
COMM HOSTEL)	D2	0.74	2.10	03							
COMM HOSTEL)	D2	0.76	2.10	29							
COMM HOSTEL)	D1	1.10	2.10	43							
COMM HOSTEL)	MD	1.50	2.10	01							

Approval Condition :
This Plan Sanction is issued su

1.The sanction is accorded for.
a).Consisting of 'Block - A (CC
T, GF+2UF'.

This Plan Sanction is issued subject to the following conditions:

1.The sanction is accorded for.
a).Consisting of 'Block - A (COMM HOSTEL) Wing - A-1 (COMM HOSTEL) Consisting of BASEMEN

T, GF+2UF'.

2. The sanction is accorded for Small Shop A (COMM HOSTEL) with Apartment 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.

4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

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

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 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.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

8. 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.

11. 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 & around the site.

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

competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained

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

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 building.

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 visitors / 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 Sl. 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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR\_NAGAR) on date: 16/10/2020 vide lp number: BBMP/Ad.Com./RJH/0885/20-21 subject

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.

.Registration of

workers engaged by him.

workers Welfare Board".

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

construction workers in the labour camps / construction sites.

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

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

fire hazards.

the BBMP.

renewal of the permission issued that once in Two years.

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

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

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

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

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.

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

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

39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be

years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give

Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or

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

intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in

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

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

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

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

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

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

DETAILS OF RAIN WATER
HARVESTING STRUCTURES

FRONT ELEVATION

HOSTEL ROOM

6.70 X 5.97

A - TOILET

5.45 X 1.20

A - TOILET

4.98 X 1.20

**HOSTEL ROOM** 

6.23 X 5.39

A - TOILET

4.15 X 1.20

HOSTEL ROOM

5.40 X 3.79

**HOSTEL ROOM** 

5.40 X 5.35

OPEN TERRACE

A - TOILET

3.45 X 1.50

HOSTEL ROOM

- 01 4.70 X 3.83

A - TOILET

4.15 X 1.50

П D1 ∐ D2 □ □ □ □ □

HOSTEL HALL

8.82 X 3.73

**HOSTEL ROOM** 

- 07

5.50 X 3.14

OPEN TERRACE

**HOSTEL ROOM** 

5.50 X 5.65

A - TOILET 5.50 X 1.50

**HOSTEL ROOM** 

- 09

5.50 X 5.65

HOSTEL HALL

3.50 X 5.48

TYPICAL FIRST, SECOND & THIRD

FLOOR PLAN

A - TOILET

2.25 X 1.50

\_\_\_\_\_ D2 U **D**1 П

**HOSTEL ROOM** 

3.50 X 4.60

∕---3.80M

A - TOILET

1.80X1.35

→ HEAD ROOM 0.90M → R.C.C. ROOF SLAB CHEJJA C.C.B WALL(0.15)THICK → R.C.C. ROOF SLAB CHEJJA CHEJJA C.C.B WALL(0.15)THICK → R.C.C. ROOF SLAB \_\_\_\_→ CHEJJA C.C.B WALL(0.15)THICK

SECTION @ A-A'

TERRACE FLOOR PLAN

| FAR &Tenement Details | Block | No. of Same Bldg | Area (Sq.mt.) | StairCase | Lift | Lift Machine | Void | Ramp | Parking | Resi. | Commercial | Stair | Stair | Sq.mt.) | Stair | COMM | HOSTEL) | 1 | 2662.64 | 33.75 | 11.55 | 2.31 | 37.60 | 67.20 | 568.55 | 1879.52 | 49.47 | 12.69 | 1941.68 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

Block :A (COMM HOSTEL)

Floor Name	Total Built Up Area						osed FAR (Sq.mt.)	In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)		
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Commercial	Stair	(Sq.mt.)	(140.)
Terrace Floor	36.06	33.75	0.00	2.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	488.52	0.00	2.31	0.00	0.00	0.00	0.00	486.21	0.00	0.00	486.21	00
Second Floor	488.52	0.00	2.31	0.00	0.00	0.00	0.00	486.21	0.00	0.00	486.21	00
First Floor	488.52	0.00	2.31	0.00	0.00	0.00	0.00	486.21	0.00	0.00	486.21	00
Ground Floor	510.27	0.00	2.31	0.00	37.60	0.00	0.00	420.89	49.47	0.00	470.36	01
Basement Floor	650.75	0.00	2.31	0.00	0.00	67.20	568.55	0.00	0.00	12.69	12.69	00
Total:	2662.64	33.75	11.55	2.31	37.60	67.20	568.55	1879.52	49.47	12.69	1941.68	01
Total Number of Same Blocks	1											
Total:	2662.64	33.75	11.55	2.31	37.60	67.20	568.55	1879.52	49.47	12.69	1941.68	01

SCHEDULE OF JOINERY:											
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS							
A (COMM HOSTEL)	V	1.20	1.20	32							
A (COMM HOSTEL)	V	1.24	1.20	03							
A (COMM HOSTEL)	W	1.50	1.20	03							
A (COMM HOSTEL)	W	1.98	1.20	07							
A (COMM HOSTEL)	W	2.00	1.20	86							
A (COMM HOSTEL)	W	2.04	1.20	06							

UnitBUA Table for Block :A (COMM HOSTEL)

FLOOR | Name | UnitBUA Type | UnitBUA T

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	GF	OFFICE	49.46	49.47	1	,
FLOOR PLAN	SPLIT DUPLEX	FLAT	1879.53	1879.53	13	2
TYPICAL -FIRST,SECOND & THIRD FLOOR PLAN	SPLIT DUPLEX	FLAT	0.00	0.00	21	0
Total:	-	-	1928.99	1928.99	77	2

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

M/s LTG INFRASTRUCTURE LIMITED 3,4,5 & 6 OUTARING ROAD LAGGERE 342/18/2A2. HOSAHALLI GOLLARAPALLYA,

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
DIVYA D/O.BASAVARAJAPPA,#221,3RD MAIN,BSK 1ST
STAGE,SRINIVASANAGAR E-4245/2017-18

PROJECT TITLE:
THE PLAN OF THE PROPOSED 20%%% COMMERCIALRESIDENTIAL
HOSTEL BUILDING AT SITENO -342/18/2A2. HOSAHALLI
GOLLARAPALLYA, HEROHALLI SUB ZONE,BANGALORE WARD NO - 40

DRAWING TITLE : 1697085120-13-10-2020 08-21-39\$\_\$L T G PLAN 13 10 2020 :: A (COMM HOSTEL) with

BASEMENT, GF+2UF

SHEET NO: 2

**HOSTEL ROOM** 

6.25 X 5.37

A - TOILET

4.70 X 1.20