

Other Parking	-	-	-				
Total	41.25						
UserDefinedMetric (3000.00 x 2000.00MM)							

No.

2

Car

Total Car

TwoWheeler

Read.

Area (Sq.mt.)

27.50

27.50

13.75

Achieved

No.

Area (Sq.mt.)

27.50

27.50

0.00

18.05

45.55

Floor Name	Total Built Up Area (Sq.mt.)		Deductions (Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)		
		StairCase	Lift	Lift Machine	Parking	Resi.	(04.111.)
Terrace Floor	20.28	18.79	0.00	1.49	0.00	0.00	0.00
Second Floor	63.90	7.92	1.49	0.00	0.00	54.49	54.49
First Floor	63.90	19.52	1.49	0.00	0.00	42.89	42.89
Ground Floor	63.90	11.60	1.49	0.00	0.00	50.81	50.81
Stilt Floor	54.65	7.61	1.49	0.00	45.55	0.00	0.00
Total:	266.63	65.44	5.96	1.49	45.55	148.19	148.19
Total Number of Same Blocks :	1						
Total:	266.63	65.44	5.96	1.49	45.55	148.19	148.19

___ L__ L__ L__ L__ L__ L__ L__ SO<u>LAR W</u>ATER HEA' OPEN TERRACE LIFT 1.20X1.24 OPEN TERRACE

7. The building shall be constructed under the supervision of a registered structural engineer.

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). 18.On completion of foundation or footings before erection of walls on the foundation and in the case

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

& around the site. 13. Permission shall be obtained from forest department for cutting trees before the commencement of the work. building license and the copies of sanctioned plans with specifications shall be mounted on

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

Approval Condition :

1.The sanction is accorded for.

shall not deviate to any other use.

demolished after the construction.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

This Plan Sanction is issued subject to the following conditions :

a).Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of STILT, GF+2UF'.

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

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 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 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

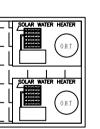
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 26. The applicant shall provide at least one common toilet in the ground floor for the use of the risitors / servants / drivers and security men and also entrance shall 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.

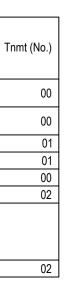
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and 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.

7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. B. 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.



TERRACE FLOOR PLAN



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 structures which shall be got approved from the Competent Authority if necessary. 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka 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 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 fire hazards. 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 the BBMP. 38. The construction or reconstruction of a building shall be commenced within a period of two (2) 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. 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. 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 adhered to 41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016. 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016. 43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles. 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 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan. 45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled. 46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : 47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock Crystals NO.184 CHIKKAJALLA Bangalore -562157 Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to 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 workers engaged by him. 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 workers Welfare Board" Note 1.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 which is mandatory. 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:21/10/2020 vide lp number: BBMP/Ad.Com./RJH/0927/20-21 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

SCHEDU	LE O	F JOIN	IERY:										
BLOCK NA	BLOCK NAME NAME		LENGTH			HEIGHT		NOS					
A (RESI)			D2		0	.76		2.10		01			
A (RESI)			d1		0	.90		2.10		09			
A (RESI)			md		1	.05		2.10		02			
	SCHEDULE OF JOINERY:												
BLOCK NA	ME		NAME			IGTH		HEIGH	Т	NOS			
A (RESI)			V			.20		1.20		01			
A (RESI)			W		2	.00		1.20		25			
UnitBUA	Tabl	e for Bl	ock :A (-
FLOOR		Na	ame	UnitE	BUA Type	UnitBUA	Area	Carpe	t Area	No. of Rooms	No. of Tene	ement	
GROUND FLOOR PI	LAN	GF		FLA	Г		62.41		44.01	4	1		
PLAN	FIRST FLOOR PLAN		DUPLEX	FLA	Г	1	24.81		88.03	3	1		
	SECOND FLOOR PLAN SPLIT D		DUPLEX	FLA	Т		0.00		0.00	4	0		
Total:			-	- 187.22 132.04 11		11	2]				
FAR &Te	neme	ent Det	ails										-
Block	No. of Same Up Area Deductions (Area in Sq.mt.) FA		Proposed FAR Area (Sq.mt.)	Total FAR Area	vrea Tnmt (
			(Sq.mt.)	S	StairCase	Lift	Lift M	achine	Parkin	g Resi.	(Sq.mt.)		
A (RESI)		1	266.6	63	65.44	5.96		1.49	45.5	5 148.19	148.19		02
Grand Total:		1	266.6	63	65.44	5.96		1.49	45.5	5 148.19	148.19		2.00

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	Color Not	es R INDEX				SCALE :	1:100
	ABUTT PROPC EXISTII	OUNDARY NG ROAD SED WORK (COVI NG (To be retained)	·				
V REA STATEMENT (BB		VERSION D					
ROJECT DETAIL: uthority: BBMP		Plot Use: Re					
ward_No: 3MP/Ad.Com./RJH/092 oplication Type: Suvarn			: Plotted Resi dev ne: Residential (I	-			
oposal Type: Building F ature of Sanction: NEW	Permission		s per Khata Extra				
cation: RING-III	per Z.R: NA			y: 2nd Main, 2nd .I, kanakapura		DRE,	
one: Rajarajeshwarinag ard: Ward-198							
anning District: 321-Anj REA DETAILS: AREA OF PLOT (Minim		(A)				SQ.MT. 111.42	
NET AREA OF PLOT COVERAGE CHECK		(A-Deduction	ns)			111.42	
Proposed (e Coverage area (75 Coverage Area (49.0	05 %)				83.56 54.65	
	Vet coverage area (overage area left (2	,				54.65 28.91	
Permissible	e F.A.R. as per zoni F.A.R within Ring I a	• •	· /			194.98 0.00	
Premium F	TDR Area (60% of F AR for Plot within In	,				0.00 0.00	
	I. FAR area(1.75) I FAR (100.00%) FAR Area					194.98 148.18 148.18	
Achieved N Balance FA	Net FAR Area(1.33 AR Area(0.42))				148.18 148.18 46.80	
	K BuiltUp Area BuiltUp Area					266.63	
Achieved E	Juntop Alea					266.63	
proval Date : 10/2	1/2020 4:07:57	PM					
/ment Details	lan	Receipt		D	Transaction	D (D)	
Sr No. Num 1 BBMP/1666	ber	Number P/16661/CH/20-21	Amount (INR) 45	Payment Mode Online	Number 11413587595	Payment Date 10/20/2020 2:37:10 PM	Remark -
Nc		S	Head crutiny Fee		Amount (INR) 45	Remark	
DETAILS	trench/pit brevell. Percolition well 1.00m OF RAIN WA7	/TRENCH	SITE NO		2.50m	SITE NO -	
HARVEST	ING STRUCTU	RES	SITE	PLAN (S	CALE 1	⊣ :200)	
	SIGNATU OWNER'S NUMBER KARTHIK BA	ADDRES & CONT ANUCHANDE MC LAYOUT	SS WITH ACT NU E R & MAD H	ID MBER: I URA KARTH			
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE vidya NS #4,Next To Lakshmi Medical,Nagashettihalli Bus Stop,Nagashettihalli,Bangalore /A-2817/2017-18							
PROJECT TITLE : THE PLAN OF THE PROPOSED RESIDENTIAL BUILDING AT SITE N MAIN, 2ND CROSS, BCMC LAYOUT, RAGHUVANAHALLI, KANAKAF ROAD,BANGALORE, WARD NO - 198.							-
	DRAWIN	NG TITLE :	02-34- 2 UNI	8580-20-10-2 24\$_\$KART T 30 40 SF G SI) with STIL	HIK BANUC F 2 19 (1) :	:	
	SHEET N	NO: 1					

Ν							
		S RINDEX DUNDARY				SCALE :	1:100
	PROPOS EXISTIN	NG ROAD SED WORK (COV G (To be retained) G (To be demolish)				
AREA STATEMENT (BE	MP)	VERSION N VERSION D	IO.: 1.0.15 DATE: 08/09/2020				
Authority: BBMP Inward_No:		Plot Use: Re Plot SubUse	esidential e: Plotted Resi dev	relopment			
BBMP/Ad.Com./RJH/092 Application Type: Suvarr Proposal Type: Building	na Parvangi Permission		one: Residential (I	-			
Nature of Sanction: NEW Location: RING-III	1	Locality / Str		ict): 34 y: 2ND MAIN, 2ND I, KANAKAPURA I			
Building Line Specified a Zone: Rajarajeshwarinag Ward: Ward-198	•						
Planning District: 321-An AREA DETAILS:	janapura					SQ.MT.	
AREA OF PLOT (Minin NET AREA OF PLOT COVERAGE CHECK	num)	(A) (A-Deduction	ns)			111.42 111.42	
Permissib Proposed	e Coverage area (75. Coverage Area (49.05	5 %)				83.56 54.65	
	Net coverage area (4 overage area left (25.	•				54.65 28.91	
Permissib Additional	e F.A.R. as per zonin F.A.R within Ring I ar	nd II (for amalgan	· /			194.98 0.00	
Premium I	TDR Area (60% of Pe FAR for Plot within Im n. FAR area (1.75)					0.00 0.00 194.98	
Residentia Proposed	I FAR (100.00%) FAR Area					148.18 148.18	
	Net FAR Area(1.33) AR Area(0.42) CK					148.18 46.80	
Proposed	BuiltUp Area BuiltUp Area					266.63 266.63	
pproval Date : 10/2 ayment Details	21/2020 4:07:57 F	PM					
Sr No. Cha		Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1 BBMP/1666	1/CH/20-21 BBMP/	16661/CH/20-21	45 Head	Online	11413587595 Amount (INR)	10/20/2020 2:37:10 PM Remark	-
DETAILS			SITE NO - 33	Dm L L SOUTH BY (9.00m WIL	2.50m	L 12.19m — SITE NO - 35	
			SITE	PLAN (S	CALE 1	:200)	
	OWNER / SIGNATUF OWNER'S NUMBER KARTHIK BA CROSS, BCM ROAD,BANG	RE ADDRES & CONT NUCHANDI IC LAYOUT	SS WITH Fact Nu er & Mad h	ID MBER: URA KARTH			
	ARCHITEC /SUPERV vidya NS #4,1 Stop,Nagash	ISOR 'S Next To Lak	SIGNAT shmi <mark>Medica</mark>	al,Nagashetti	halli Bus		
	PROJECT THE PLAN O MAIN, 2ND C ROAD,BANG	F THE PRO ROSS, BCN	IC LAYOUT	, RAGHUVA			- · · · · · · · ·
	DRAWIN	G TITLE	02-34- 2 UNI	8580-20-10-2 24\$_\$KART Γ 30 40 SF G SI) with STIL	HIK BANU(F 2 19 (1) :		
	SHEET N	O: 1					

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roin woter inlet channel Percolition trench/pit -	rain water inlet channel Bore well Percolition well 1.00m dia
DETAILS OF	RAIN WATER

OWNER / GPA SIGNATURE
OWNER'S ADDR NUMBER & CO KARTHIK BANUCHAN CROSS, BCMC LAYC ROAD,BANGALORE,
ARCHITECT/EN /SUPERVISOR vidya NS #4,Next To L Stop,Nagashettihalli,B
PROJECT TITLE THE PLAN OF THE P MAIN, 2ND CROSS, E ROAD,BANGALORE,
DRAWING TITL

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.