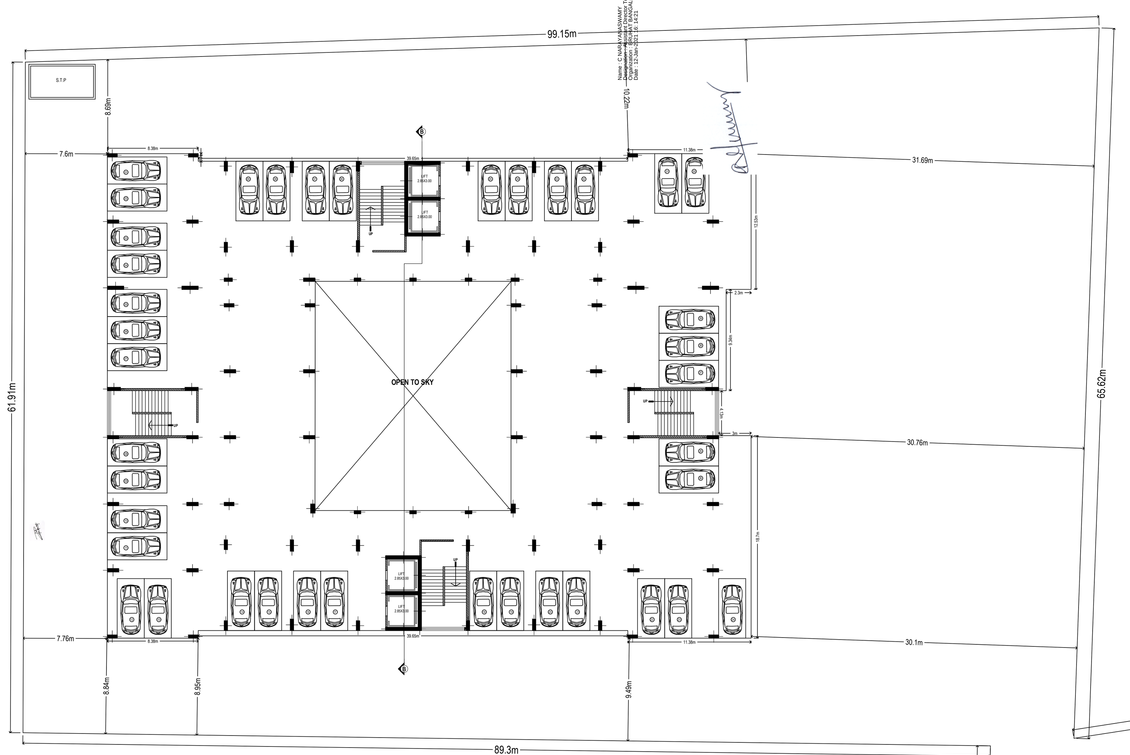
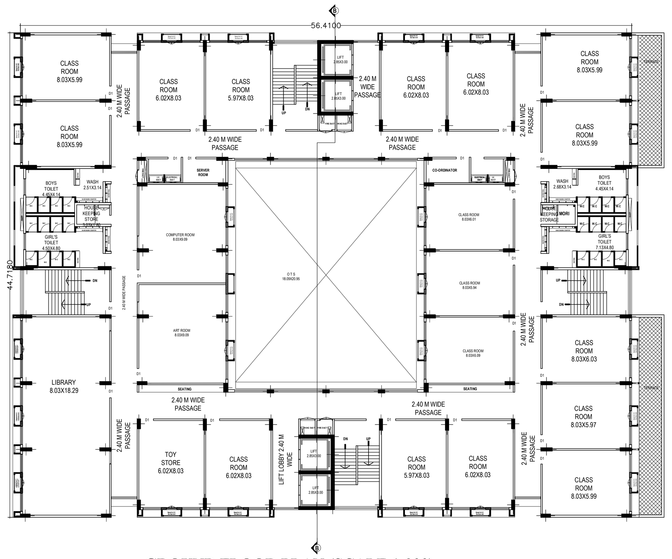
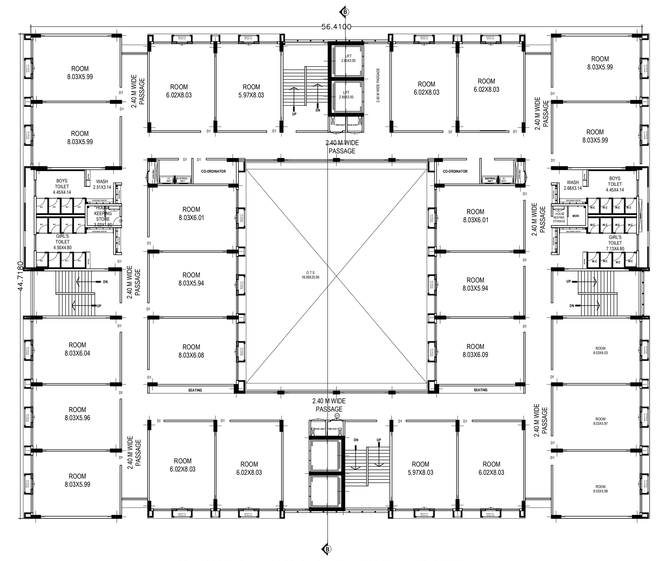


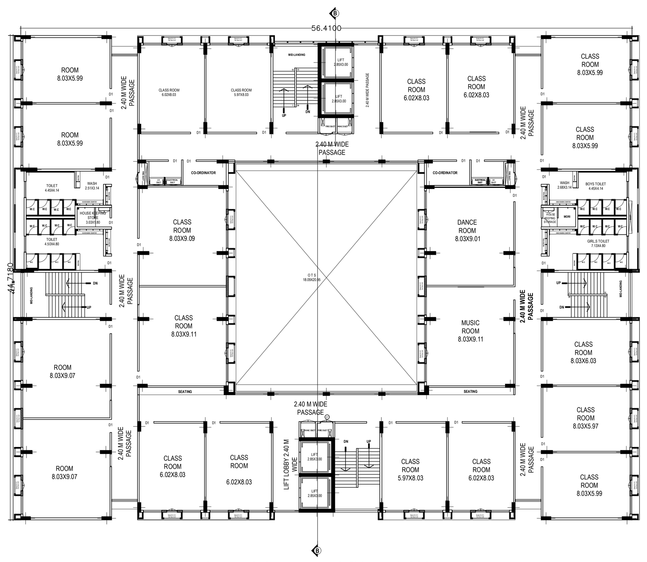
STILT FLOOR PLAN (SCALE 1:200)



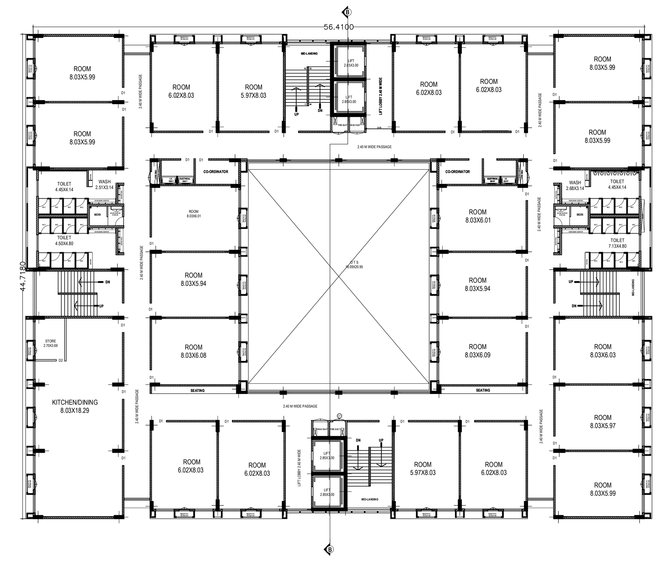
GROUND FLOOR PLAN (SCALE 1:200)



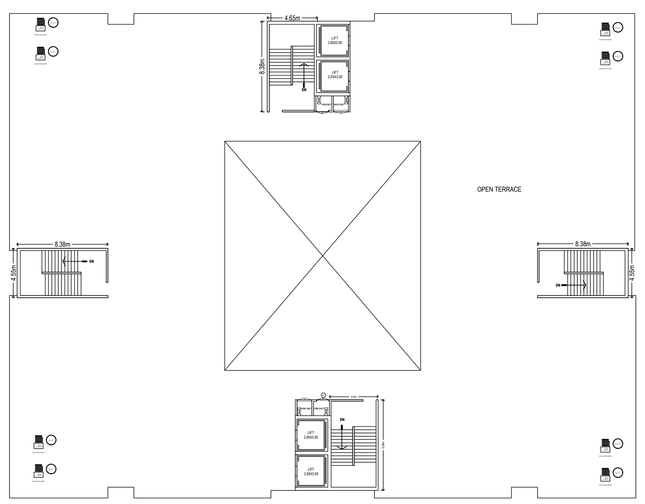
SECOND FLOOR PLAN (SCALE 1:200)



FIRST FLOOR PLAN SCALE 1:200

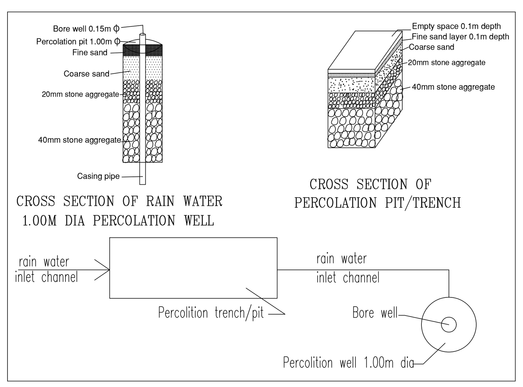


THIRD FLOOR PLAN SCALE 1:200



TERRACE FLOOR PLAN (SCALE 1:200)

SITE PLAN (Scale = 1:400)



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accepted for:
A.Residential(Hostel) (B.Bldg) Wing - AA (BBB) Consisting of GF, STILT+3UF
2.The sanction is accepted for Nursery School AA (BB) with Hostel 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 installation of Telephone exchange equipment if any.
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 / unforeseen incidents arising during the time of construction.
8.The applicant shall not dump any building rubble / debris on footpath or on roads or on drains.
9.The debris shall be removed and transported to site by dumping yard.
10.Permission shall be obtained from forest department for felling of trees if any / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
11.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (5.6.3) code leaving 3.05 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. 35.

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.The owners/builders/developers shall be bound by the terms and conditions of the sanction and the responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section 11-B (a) 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 for OCCUPANCY.
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 bye 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule III (Bye laws - 31) of Building Byelaws,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 23 & 24 & 25 & 26 are fulfilled by the applicant.
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 --- n.g.s capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2003 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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 workmen and general public by erecting safe barricades.
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 the Fire Protection & Fire Fighting equipment installed in the premises and 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 empanelled 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, Government of Karnataka, regarding the installation and maintenance of safe conditions 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 shift nor transfer and statutorily devolve the construction on the sanctioned plan, without previous approval of the authority. They shall explain to the owner a clause that the rule 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 and shall be completed within five years from the date of issue of the building permit or the one extension 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 to be lapsed.
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 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 liable to be cancelled.
46.Building License is valid for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodina) Letter No. LD/95LET/2013, dated: 01-04-2013 :

1.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 that the provisions of the Act are complied with for the welfare of the workers engaged therein.
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 Officer concerned.
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.

AREA STATEMENT (BBMP)		VERSION NO.: 1.5.15
		VERSION DATE: 06/09/2020
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Educational
Inward_No: BBMP/Ad.Com./YLK/0264/20-21		Plot SubUse: Nursery School
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO-2111/79/2,75/9,75/9/1
Nature of Sanction: NEW		Khata No. (as per Khata Extract): KATHA NO-2111/79/2,75/9,75/9/1
Location: RING-III		Locality / Street of the property: KATHA NO-2111/79/2,75/9/1, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI,BANGALORE
Building Line Specified as per Z.R: NA		
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 309-Yemalur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8533.48
NET AREA OF PLOT	(A-Deductions)	8533.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4266.73
Proposed Coverage Area (33.68 %)		2867.25
Achieved Net coverage area (33.68 %)		2867.25
Balance coverage area left (16.32 %)		1666.48
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		19200.09
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Permi.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Permi. FAR area (2.25)		19200.09
Residential FAR (50.98%)		4454.83
Special FAR (44.02%)		3502.64
Proposed FAR Area		7957.47
Achieved Net FAR Area (0.93)		7957.48
Balance FAR Area (1.32)		11242.61
BUILT UP AREA CHECK		
Proposed BuiltUp Area		12017.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		12017.58

Approval Date : 10/01/2020 12:44:28 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/11163/CH/20-21	BBMP/11163/CH/20-21	13993	Online	10010432021	08/26/2020 8:35:06 PM	-

No.	Head	Amount (INR)	Remark
1	Scrutiny Fee	13993	-

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Block :AA (BB)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	OTS	Void	Parking	Resi.	Educational		
Terrace Floor	140.20	131.65	0.00	8.55	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	2594.20	131.65	34.19	0.00	382.74	14.58	0.00	1991.04	0.00	1991.04	00
Second Floor	2594.20	131.65	34.19	0.00	382.74	14.58	0.00	1991.04	0.00	1991.04	00
First Floor	2547.51	131.65	34.19	0.00	382.74	14.58	0.00	472.75	1511.60	1984.35	01
Ground Floor	2594.20	131.65	34.19	0.00	382.74	14.58	0.00	0.00	1991.04	1991.04	00
Stilt Floor	2567.20	131.65	34.19	0.00	0.00	0.00	2401.42	0.00	0.00	0.00	00
Total:	12017.57	789.90	170.95	8.55	1530.96	58.32	2401.42	4464.83	3502.64	7957.47	01
Total Number of Same Blocks	1										
Total:	12017.57	789.90	170.95	8.55	1530.96	58.32	2401.42	4464.83	3502.64	7957.47	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	D1	1.20	2.10	128

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	W	1.80	2.00	08
AA (BB)	W	1.80	2.00	310

UnitBUA Table for Block :AA (BB)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenament
GROUND FLOOR PLAN	OFAR-13	OTHER	1917.43	1917.43	35	1
FIRST FLOOR PLAN	SPLIT A	FLAT	4289.02	4289.02	7	2
	SPLIT A	OTHER	1510.34	2878.10	28	3
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	38	0
THIRD FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	38	0
Total:	-	-	7813.30	9081.06	144	3

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	OTS	Void	Parking	Resi.	Educational		
AA (BB)	1	12017.57	789.90	170.95	8.55	1530.96	58.32	2401.42	4464.83	3502.64	7957.47	01
Grand Total:	1	12017.57	789.90	170.95	8.55	1530.96	58.32	2401.42	4464.83	3502.64	7957.47	1.00

Block USE/SUBUSE Details

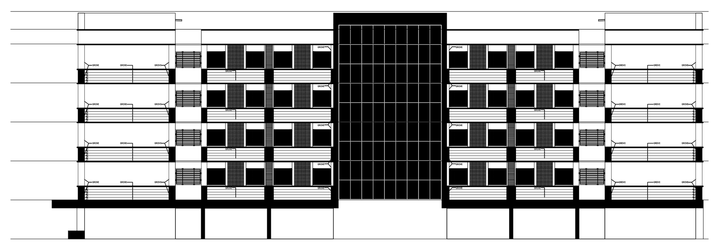
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
AA (BB)	Educational	Nursery School	Highrise	P-SPI

Parking Check (Table 7b)

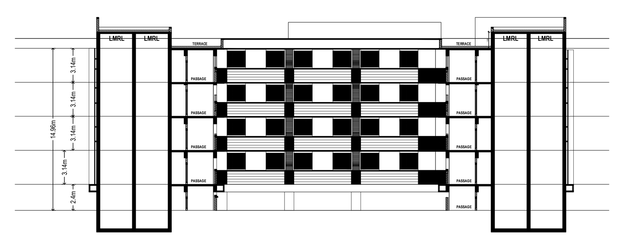
Vehicle Type	Reqd.		Achieved	
	No.		No.	Area (Sq.mt.)
Car	26	357.50	39	536.25
Total Car	26	357.50	39	536.25
Taxi/Private	-	55.00	5	0.00
Other Parking	-	-	-	1920.17
Total	-	412.50	-	2456.42

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./unit	Reqd.	Prop.
AA (BB)	Educational	Nursery School	> 0	150	3502.64	1	23	-
	Residential	Hostel	> 0	10	21.00	1	3	-
	Total		-	-	-	-	26	39



ELEVATION (SCALE 1:200)



SECTION @B-B(SCALE 1:200)

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt.PAVITHRA. KATHA NO-2111/79/2,75/9,75/9/1,
CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI,BANGALORE NORTH TALUK, WARD NO- 05.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX,
NEXT TO IYER SCHOOL, HMT MAIN ROAD, MATHIKERE.
BCC/BL-3.6/E-4003/2014-15

Note: Earlier plan sanction vide L.P No._____
dated: _____ is deemed cancelled.

The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner (YELAHANKA) on date:01/10/2020 vide lp number: BBMP/Ad.Com./YLK/0264/20-21 subject to terms and conditions laid down along with this modified 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 (YELAHANKA)

BHRUHAT BENGALURU MAHANAGARA PALIKE

PROJECT TITLE : THE PLAN OF THE PROPOSED SCHOOL THE BUILDING AT KATHA NO-2111/79/2,75/9,75/9/1,SY NO-79/2&75/9, CHOKKANAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO- 05.

DRAWING TITLE : 2042348025-07-09-2020 06-12-59$_$CHOKKANAHALLI :: AA (BB) with GF, STILT+3UF

SHEET NO : 1

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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.

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