

SCALE: 1:100 Color Notes **COLOR INDEX** PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)

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AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3	
BBMP/Ad Com /YLK/0118/	1_VERSION DATE: 21/01/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/1210/21-22	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: T.S.397	
Nature of Sanction: NEW	City Survey No.: 0	
Location: RING-III	Khata No. (As per Khata Extract): T.S.397	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 60000257	04
Zone: Yelahanka	Locality / Street of the property: SITE NO- THANISANDRA, ARKAVATHI LAYOUT, P	T.S.397, SY NO-17/5, 15TH BLOCK, WARD NO-06, BANGALORE.
Ward: Ward-006		
Planning District: 311-Horamavu		
AREA DETAILS:		SQ.MT
AREA OF PLOT (Minimum)	(A)	108.0
NET AREA OF PLOT	(A-Deductions)	108.0
COVERAGE CHECK		
Permissible Coverage area ((75.00 %)	81.0
Proposed Coverage Area (6	1.57 %)	66.5
Achieved Net coverage area	a (61.57 %)	66.5
Balance coverage area left (13.43 %)	14.5
FAR CHECK		
Permissible F.A.R. as per zo	oning regulation 2015 (1.75)	189.0
Additional F.A.R within Ring	I and II (for amalgamated plot -)	0.0
Allowable TDR Area (60% o	of Perm.FAR)	0.0
Premium FAR for Plot within	Impact Zone (-)	0.0
Total Perm. FAR area (1.75		189.0
Residential FAR (100.00%)		126.6
Proposed FAR Area		126.6
Achieved Net FAR Area (1.	17)	126.6
Balance FAR Area (0.58)		62.3
BUILT UP AREA CHECK		-
Proposed BuiltUp Area		224.0
Achieved BuiltUp Area		224.0

Approval Date:

2. The sanction is accorded for Plotted Resi development A1 (RESIDENTIAL BUILDING) only. The use of the building shall not deviate to any other use.

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

6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the 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.

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

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.

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

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

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

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

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.

workers engaged by him.

workers Welfare Board".

which is mandatory.

sanction is deemed cancelled.

management as per solid waste management bye-law 2016.

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

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:

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

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

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)

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.

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

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

Development Authority while approving the Development Plan for the project should be strictly

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste

43. The Applicant / Owners / Developers shall make necessary provision to charge electrical

Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and

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

same shall also be submitted to the concerned local Engineer in order to inspect the establishment

and ensure the registration of establishment and workers working at construction site or work place. 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

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

1.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

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

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

Required Park	ing(Table 7	a)						
Block	Type	OutsUss	Area	Units		Car		
Name	туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (RESIDENTIAL BUILDING)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	1	2

Block USE/SUBL	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (RESIDENTIAL BUILDING)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE S.H.Muniyappa #317, 3rd Main A Block. D Group. Lavout. S.G.Kaval Bangalore #317, 3rd Main A Bangalore BCC/BL-3.6/E-10 PROJECT TITLE: RESIDENTIAL BUILDING AT SITE NO-T.S.397, SY NO-17/5,

THANISANDRA, ARKAVATHI LAYOUT, 15TU BLOOK, WARD NO-06

OWNER / GPA HOLDER'S

, BANGALORE. PID NO-6000025

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER

RAGHUNANDANA.M.R SITE NO-T.S.397, SY NO-17/5,

SIGNATURE

THANISANDRA, ARKAVATHI LAYOUT, 15TH BLOCK, WARD NO-06 BANGALORE. PID NO-6000025704 DRAWING TITLE: 514949869-14-06-202109-47-39\$_\$

RAGHUNANDANA.M.R :: A1 (RESIDENTIAL BUILDING) with GF+2UF SHEET NO: 1

This approval of Building plan/ Modified plan is valid for two years from the

YELAHANKA

Approval Condition: This Plan Sanction is issued subject to the following conditions

1. The sanction is accorded for.

BED ROOM

3.75X2.45

BED ROOM

5.35X2.85

SECOND FLOOR PLAN

2.80X3.70

TOILET

1.50X2.45

\$TAIR CASE

3.90X2.40

SITOUT

.35X2.85

Percolition well 1.00m dia

DETAILS OF RAIN WATER

HARVESTING STRUCTURES

SITE NO - T.S. 388

9.00M WIDE ROAD

SITE PLAN (Scale 1:200)

D2

DRESS | TOILET

1.70X1.20 D2 2.00X1.20

KITCHEN

2.10X2.45

\$TAIR CASE

TOILET

SITOUT

.35X2.85

PARAPET WALL

RCC ROOF

'FOUNDATION AS PER

SOIL CONDITION

→ WINDOW

O

15M TK CCB WALL

D2 2.40X1.20

3 90X2.40

HALL

3.15X2.45

4.00X2.85

FIRST FLOOR PLAN

a). Consisting of 'Block - A1 (RESIDENTIAL BUILDING) Wing - A1-1 (RESIDENTIAL BUILDING) Consisting of GF+2UF'.

3.Car Parking reserved in the plan should not be converted for any other purpose.

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

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

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.

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

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

competent authority.

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

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.

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

29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic 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.

Total FAR FAR Area

(Sq.mt.)

SECTION ON A-A

Tnmt (No.)

Block :A1 (RESIDENTIAL BUILDING) Name Deductions (Area in Sq.mt.) Total Built Up Area (Sq.mt.) Terrace

FRONT ELEVATION

1.20X1.50

S/C

1.00./}

ΒY

PRODUCED

3.25X2.20

9.00M WIDE ROAD

GROUND FLOOR PLAN

TOILET

1.20X6.00 1.55X1.40

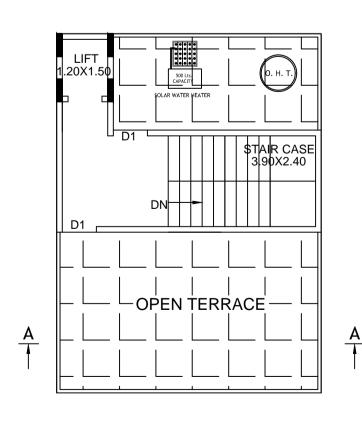
D1 KITCHEN W

(Sq.mt.) StairCase | Lift | Lift Machine | Parking | Resi. 22.73 0.00 0.00 0.00 1.80 0.00 Second 9.36 0.00 66.50 Floor First Floor 18.60 0.00 0.00 66.50 Ground Floor 0.00 30.25 66.50 9.24 1.80 25.21 25.21 Total: 1.80 30.25 224.03 59.93 5.40 126.65 | 126.65 | Number of Same Blocks

224.03 | 59.93 | 5.40 | 1.80 | 30.25 | 126.65 | 126.65 |

SCHEDULE OF JOINERY:								
NAME	LENGTH	HEIGHT	NOS					
D2	0.75	2.10	04					
D1	0.90	2.10	07					
D	1.06	2.10	02					
	NAME D2 D1	NAME LENGTH D2 0.75 D1 0.90	NAME LENGTH HEIGHT D2 0.75 2.10 D1 0.90 2.10					

SCHEDULE OF JOINERY: BLOCK NAME NAME HEIGHT LENGTH NOS A1 (RESIDENTIAL 1.00 1.20 04 BUILDING) A1 (RESIDENTIAL 1.20 1.20 09 BUILDING) A1 (RESIDENTIAL 03 1.20 BUILDING)



TERRACE FLOOR PLAN

UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING) FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

	Hamo		OTHEDOTETRION		140. 01 1 (001110	140. 01 101101110110
GROUND FLOOR PLAN	SPLIT 1	FLAT	34.45	19.80	3	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	129.40	107.42	5	1
SECOND FLOOR PLAN	SPLIT 2	FLAT	0.00	0.00	6	0
Total:	-	-	163.85	127.22	14	2

FAR &Tenement Details

BIOCK	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			FAR Area (Sq.mt.)		Tnmt (No.)	
		(Sq.mi.)	StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)	
A1 (RESIDENTIAL BUILDING)	1	224.03	59.93	5.40	1.80	30.25	126.65	126.65	02
Grand Total:	1	224.03	59.93	5.40	1.80	30.25	126.65	126.65	2.00

Parking Check (Table 7b)

Vehicle Type	F	Reqd.	Ac	hieved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	2	27.50
Total Car	1	13.75	2	27.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	2.75
Total		27.50		30.2

SANCTIONING AUTHORITY:

date of issue of plan and building licence by the competent authority. ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR

ISO_A1_(841.00_x_594.00_MM)