

ELEVATION

Block :A1 (NIRMALA MADHU)

Floor Name	Total Built Up Area (Sq.mt.)	Deduct	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Void	Parking	Resi.		
Terrace Floor	7.38	7.38	0.00	0.00	0.00	0.00	00
Second Floor	50.01	3.22	0.97	0.00	45.82	45.82	00
First Floor	50.00	12.51	0.00	0.00	37.49	37.49	01
Ground Floor	50.00	4.32	0.00	17.79	27.90	27.90	01
Total:	157.39	27.43	0.97	17.79	111.21	111.21	02
Total Number of Same Blocks :	1						
Total:	157.39	27.43	0.97	17.79	111.21	111.21	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (NIRMALA MADHU)	D1	0.75	2.10	04
A1 (NIRMALA MADHU)	D	0.90	2.10	06
A1 (NIRMALA MADHU)	D1	0.90	2.10	01
A1 (NIRMALA MADHU)	MD	1.05	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (NIRMALA MADHU)	V	1.00	1.00	04
A1 (NIRMALA MADHU)	W	1.50	1.50	09
A1 (NIRMALA MADHU)	W1	2.00	1.50	04
A1 (NIRMALA MADHU)	W1	2.00	1.80	01

FAR & Tenement Details Total FAR FAR Area Deductions (Area in Sq.mt.) No. of Same | Total Built Up Area Tnmt (No.) (Sq.mt.) Area (Sq.mt.) Bldg (Sq.mt.) StairCase Void Parking Resi. (NIRMALA 157.39 0.97 111.21 27.43 17.79 111.21 MADHU) Grand Total: 157.39 27.43 0.97 17.79 111.21 111.21 2.00

ISO_A1_(841.00_x_594.00_MM)

≤ <u>`</u>2 5.50M WIDE ROAD

TOILET H

1.45X2.6

SITE PLAN (SCALE 1:200)

UnitBUA Table for Block :A1 (NIRMALA MADHU)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT TENEMENT GF	FLAT	27.90	24.43	3	1
FIRST FLOOR PLAN	SPLIT TENEMENT FF SF	FLAT	89.75	78.05	6	1
SECOND FLOOR PLAN	SPLIT TENEMENT FF SF	FLAT	0.00	0.00	6	0
Total:	-	-	117.65	102.48	15	2

Parking Check (Table 7b)

RCC FOOTING

SECTION ON AA

Vehicle Type	Re	qd.	Achi	ieved
	No.	Area (Sq.mt.)	No.	Area (Sq.m
Car	1	13.75	1	13.75
Total Car	1	13.75	1	13.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	4.04
Total		27.50	17.79	
Block USE/SUE	BUSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block L

	BIOCK Name	Block Use	Block SubUse	Block Structure	BIOCK La Categoi
	A1 (NIRMALA MADHU)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	F
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Required F	Parking(Tab	le 7a)					
Block	Туре	SubUse	Area	Units		Car	
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd
A1 (NIRMALA MADHU)	Residential	Plotted Resi development	50 - 225	1	-	1	1
	Total :		-	-	-	-	1

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.

a).Consisting of 'Block - A1 (NIRMALA MADHU) Wing - A1-1 (NIRMALA MADHU) Consisting o f GF+2UF'.

2. The sanction is accorded for Plotted Resi development A1 (NIRMALA MADHU) 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. 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

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

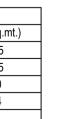
bye-laws 2003 shall be ensured. 26. The applicant shall provide at least one common toilet in the ground floor for the use of the

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 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

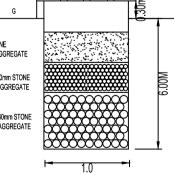
soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.







AGGREGATE 20mm STONE AGGREGATI 40mm STONE



CROSS SECTION OF AIN WATER ARVESTING WELL. DRAWING NOT TO SCALE.)

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			Color Notes		SCALE : 1:100
			PLOT BOUNDARY		
			ABUTTING ROAD		
			PROPOSED WORK (C	,	
			EXISTING (To be retain EXISTING (To be demo		
			AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3	
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		PROJECT DETAIL:	VERSION DATE: 21/01/2021	
structures which shall be got approved from the Competent Authority if necessary.	-		Authority: BBMP	Plot Use: Residential	
33.The Owner / Association of high-rise building shall obtain clearance certificate from Fire and Emergency Department every Two years with due inspection by the departm			Inward_No: PRJ/1685/21-22	Plot SubUse: Plotted Resi developmer	t
condition of Fire Safety Measures installed. The certificate should be produced to the and shall get the renewal of the permission issued once in Two years.	Corporation		Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential (Main)	
34. The Owner / Association of high-rise building shall get the building inspected by em			Nature of Sanction: NEW	Plot/Sub Plot No.: 4 City Survey No.: 0.00	
agencies of the Karnataka Fire and Emergency Department to ensure that the equipm in good and workable condition, and an affidavit to that effect shall be submitted to the			Location: RING-III	Khata No. (As per Khata Extract): 1668	
Corporation and Fire Force Department every year.			Building Line Specified as per Z.R: NA	Locality / Street of the property: KODIC VIDHYARANYAPURA	JEHALLI EXTENSION
5. The Owner / Association of high-rise building shall obtain clearance certificate from Inspectorate every Two years with due inspection by the Department regarding workir	g condition of		Zone: Yelahanka Ward: Ward-009		
Electrical installation / Lifts etc., The certificate should be produced to the BBMP and s renewal of the permission issued that once in Two years.	shall get the		Planning District: 304-Byatarayanapua		
6.The Owner / Association of the high-rise building shall conduct two mock - trials in t			AREA DETAILS:		SQ.MT.
one before the onset of summer and another during the summer and assure complete re hazards.	e safety in respect of		AREA OF PLOT (Minimum) NET AREA OF PLOT	(A) (A-Deductions)	87.28
7.The Builder / Contractor / Professional responsible for supervision of work shall not naterially and structurally deviate the construction from the sanctioned plan, without p			COVERAGE CHECK		07.20
approval of the authority. They shall explain to the owner s about the risk involved in c	ontravention		Permissible Coverage area (Proposed Coverage Area (5	. ,	65.46
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders an he BBMP.	d Policy Orders of		Achieved Net coverage area	,	50.00
8. The construction or reconstruction of a building shall be commenced within a period rears from date of issue of licence. Before the expiry of two years, the Owner / Develo			Balance coverage area left (15.46
ntimation to BBMP (Sanctioning Authority) of the intention to start work in the form pre	escribed in		FAR CHECK Permissible F.A.R. as per zo	oning regulation 2015 (1.75)	152.74
Schedule VI. Further, the Owner / Developer shall give intimation on completion of the footing of walls / columns of the foundation. Otherwise the plan sanction deemed can			Additional F.A.R within Ring	I and II (for amalgamated plot -)	0.00
9.In case of Development plan, Parks and Open Spaces area and Surface Parking ar earmarked and reserved as per Development Plan issued by the Bangalore Developm	ea shall be		Allowable TDR Area (60% of Premium FAR for Plot within	,	0.00
0.All other conditions and conditions mentioned in the work order issued by the Bang	alore		Total Perm. FAR area (1.75	,	152.74
Development Authority while approving the Development Plan for the project should b adhered to	e strictly		Residential FAR (100.00%) Proposed FAR Area		111.21
1. The Applicant / Owner / Developer shall abide by the collection of solid waste and it	s segregation		Achieved Net FAR Area (1.2	27)	<u> </u>
as per solid waste management bye-law 2016. 2.The applicant/owner/developer shall abide by sustainable construction and demoliti	on waste		Balance FAR Area (0.48)	·	41.53
management as per solid waste management bye-law 2016. 3.The Applicant / Owners / Developers shall make necessary provision to charge elec	strical		BUILT UP AREA CHECK Proposed BuiltUp Area		157.39
vehicles.			Achieved BuiltUp Area		157.39
4.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 S Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tre					
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : .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 establi list of construction workers engaged at the time of issue of Commencement Certificate	shment and				
same shall also be submitted to the concerned local Engineer in order to inspect the e and ensure the registration of establishment and workers working at construction site . The Applicant / Builder / Owner / Contractor shall also inform the changes if any of th workers engaged by him. . At any point of time No Applicant / Builder / Owner / Contractor shall engage a const in his site or work place who is not registered with the "Karnataka Building and Other of workers Welfare Board".	stablishment or work place. e list of ruction worker				
lote :					
Accommodation shall be provided for setting up of schools for imparting education to construction workers in the labour camps / construction sites.	the children o				
List of children of workers shall be furnished by the builder / contractor to the Labour which is mandatory.	Department			OWNER / GPA HOLDER'S SIGNATURE	
Employment of child labour in the construction activities strictly prohibited.				OWNER'S ADDRESS WITH ID	
.Obtaining NOC from the Labour Department before commencing the construction we BBMP will not be responsible for any dispute that may arise in respect of property in	question.			NUMBER & CONTACT NUMBER :	
In case if the documents submitted in respect of property in question is found to be far abricated, the plan sanctioned stands cancelled automatically and legal action will be				NIRMALA M & MADHU C.N. No.9, 2nd Layout Thindlu Bangalore	Main road Muniswamappa
					NAL
				y ()-	N AL-
					•••
				ARCHITECT/ENGINEER	
				/SUPERVISOR 'S SIGNATURE L Rama Subba Reddy 397, Rajesh Nila	/a, K G Road, Kodigahalli,
				Sahakar Nagar POST/n397	· · · ·
				, Sahakar Nagar POST BCC	Select
				PROJECT TITLE :	
				PLAN FOR RESIDENTIAL BUILDING A NO.1668/169/5/169/6/168/5/4 KODIGE	
				9-VIDYARANYAPURA BANGALORE	IALLI EXTENSION, WARD NO.
				DRAWING TITLE : 5566543	84-29-06-202106-27-23\$_\$MADHU
				:: A1 (NIF	RMALA MADHU) with
				GF+2UF	
				SHEET NO : 1	
	SANCTIONING AUTHOR	RITY :	This approval of Building plan/ Modifie date of issue of plan and building licen		
	LOUCTANT I HAVE THE	1			
	ASSISTANT / JUNIOR ENGINEER /	ASSISTANT DIRECTOR			
	TOWN PLANNER				
	TOWN PLANNER				
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