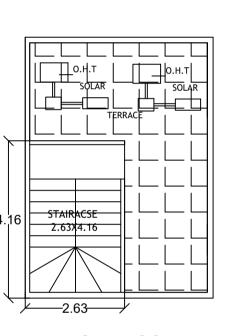
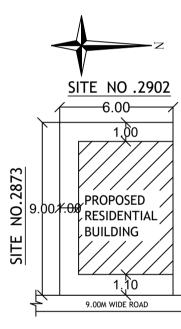


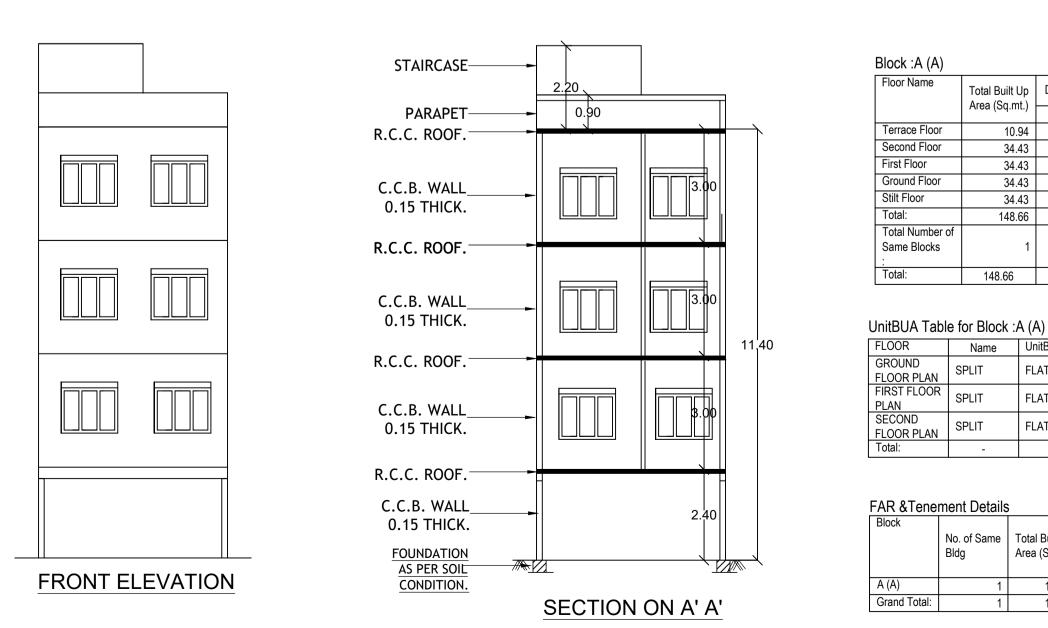
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN (SCAL



ISO_A1_(841.00_x_594.00_MM)

2	
9 2	
SITE	
-	

		soil stabilization and super struct	s with basement/s s during the course ture for the safety o resides ensuring sa	of excavation for f the structure as	ba s w
ons (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
ase	Parking	Resi.	(Sq.mt.)		
0.94	0.00	0.00	0.00	00	
9.38	0.00	25.05	25.05	00	
9.38	0.00	25.05	25.05	00	
9.38	0.00	25.05	25.05	01	
6.24	28.19	0.00	0.00	00	
5.32	28.19	75.15	75.15	01	

75.15

103.29

0.00

0.00

103.29

roposed

Resi.

75.15

75.15

Area

(Sq.mt.)

75.15

6 |

Total FAR

Area (Sq.mt.)

75.15

75.15

bye-laws 2003 shall be ensured.

building

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.

01

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0

0

1

Tnmt (No.)

24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

26. The applicant shall provide at least one common toilet in the ground floor for the use of the

the Physically Handicapped persons together with the stepped entry.

vide SI. No. 23, 24, 25 & 26 are provided in the building.

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

visitors / servants / drivers and security men and also entrance shall be approached through a ramp for

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

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of

Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.
This Plan Sanction is issued subject to the following conditions :	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.
1.The sanction is accorded for.	33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka
a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of STILT, GF+2UF'.	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
2. The sanction is accorded for Semidetached A (A) only. The use of the building shall not deviate to	and shall get the renewal of the permission issued once in Two years.
any other use.	34.The Owner / Association of high-rise building shall get the building inspected by empaneled
3.Car Parking reserved in the plan should not be converted for any other purpose.	agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are
4. Development charges towards increasing the capacity of water supply, sanitary and power main	in good and workable condition, and an affidavit to that effect shall be submitted to the
has to be paid to BWSSB and BESCOM if any.	Corporation and Fire Force Department every year.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical
for dumping garbage within the premises shall be provided.	Inspectorate every Two years with due inspection by the Department regarding working condition of
6. The applicant shall construct temporary toilets for the use of construction workers and it should be	Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the
demolished after the construction. 7.The applicant shall INSURE all workmen involved in the construction work against any accident	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
/ untoward incidents arising during the time of construction.	, one before the onset of summer and another during the summer and assure complete safety in respect of
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	fire hazards.
The debris shall be removed and transported to near by dumping yard.	37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common	materially and structurally deviate the construction from the sanctioned plan, without previous
facility areas, which shall be accessible to all the tenants and occupants.	approval of the authority. They shall explain to the owner s about the risk involved in contravention
10. The applicant shall provide a space for locating the distribution transformers & associated	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	the BBMP.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for	38. The construction or reconstruction of a building shall be commenced within a period of two (2)
installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.	years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give
25.	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
12. The applicant shall maintain during construction such barricading as considered necessary to	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.	39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be
13.Permission shall be obtained from forest department for cutting trees before the commencement	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
of the work.	Development Authority while approving the Development Plan for the project should be strictly
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	adhered to
building license and the copies of sanctioned plans with specifications shall be mounted on	41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation
a frame and displayed and they shall be made available during inspections.	as per solid waste management bye-law 2016.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	management as per solid waste management bye-law 2016.
the second instance and cancel the registration if the same is repeated for the third time.	43.The Applicant / Owners / Developers shall make necessary provision to charge electrical
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and	vehicles.
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.	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
18.On completion of foundation or footings before erection of walls on the foundation and in the case	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	unit/development plan.
19.Construction or reconstruction of the building should be completed before the expiry of five years	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan
from the date of issue of license & within one month after its completion shall apply for permission	sanction is deemed cancelled.
to occupy the building.	46.Also see, building licence for special conditions, if any.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
competent authority.	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
21.Drinking water supplied by BWSSB should not be used for the construction activity of the	1 Begintration of
building. 22 The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in 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	construction site with the "Karnataka Building and Other Construction workers Welfare
times having a minimum total capacity mentioned in the Bye-law 32(a).	Board"should be strictly adhered to
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	2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.	list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the
24 The applicant should provide solar water heaters as per table 17 of Bye Jaw No. 20 for the	same shall also be submitted to the concerned local Engineer in order to inspect the establishment

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

NOS

03

NOS

06

12

	TUIALLAN ALEA				
(Sq.mt.)	(Sq.mt.)	Tnmt (No.)	A (A)	D	0.90
Resi.	(0q.m.)				I
0.00	0.00	00			
25.05	25.05	00	SCHEDULE O		
25.05	25.05	00	BLOCK NAME	NAME	LENGTH
25.05	25.05	01	A (A)	W	1.80
0.00	0.00	00	A (A)	W1	2.50
75.15	75.15	01			

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achi	eved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	1	13.75
Total Car	1	13.75	1	13.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	14.44
Total	27.50			28.19

Required Parking(Table 7a)

(required raiking(rable ra)									
Block	Туре	Cubling	Area	Ur	nits		Car		
Name	туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	SANCTION
A (A)	Residential	Semidetached	50 - 225	1	-	1	1	-	
	Total :		-	-	-	-	1	1	ASSISTANT / JUNIOR ENGIN

HEIGHT

2.10

HEIGHT

1.20

2.40

DIOCK OOL/OODC				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Semidetached	Bldg upto 11.5 mt. Ht.	R

ONING

SITE	
<u>e 1;200)</u>	

Total Built Up Deduction

10.94

34.43

34.43

34.43

34.43

148.66

148.66

FLAT

FLAT

FLAT

Area (Sq.mt.)

148.66

148.66

SPLIT

SPLIT

SPLIT

Blda

StairCa

45.32

No. of Same | Total Built Up | Deductions (Area in Sq.mt.) |

28.19

103.29

0.00

0.00

103.29

StairCase Parking

28.19

28.19

45.32

45.32

Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

Area (Sq.mt.)

t/s shall be designed for structural stability and safety to ensure for se of excavation for basement/s with safe design for retaining walls ty of the structure as well as neighboring property, public roads and g safety of workman and general public by erecting safe barricades.					6.In case if the fabricated, the fabricated is t
			SCHEDULE OF .	JOINERY:	
ea			BLOCK NAME	NAME	LENGTH
Ju	Tnmt (No.)		A (A)	D	0.90
າດ	00				

	Block USE/SUB	JSE Details
01	Block Name	Block Use
~~		

1.00		BIOCK USE	BIOCK SUDUSE
1.00	A (A)	Residential	Semidetached

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 Notes	SCALE : 1:100
	COLOR INDEX	
	PLOT BOUNDARY ABUTTING ROAD	
	PROPOSED WORK (EXISTING (To be retai EXISTING (To be dem	ined)
	AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3
	PROJECT DETAIL:	VERSION DATE: 21/01/2021
ƙing	Authority: BBMP Inward_No: PRJ/2631/21-22	Plot Use: Residential Plot SubUse: Semidetached
	Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)
	Proposal Type: Building Permission Nature of Sanction: NEW	Plot/Sub Plot No.: 2874 City Survey No.: -
		PID No. (As per Khata Extract): 5228070101
	Building Line Specified as per Z.R: NA	Locality / Street of the property: ARKAVATHI LAYOUT, 7TH BLOCK, JAKKURU VILLAGE, BANGALORE NORTH TALUK.
	Zone: Yelahanka Ward: Ward-005	
	Planning District: 304-Byatarayanapua AREA DETAILS:	
of	AREA OF PLOT (Minimum)	(A) SQ.MT. 54.00
	NET AREA OF PLOT COVERAGE CHECK	(A-Deductions) 54.00
	Permissible Coverage area	
	Proposed Coverage Area (Achieved Net coverage are	
	Balance coverage area left FAR CHECK	
	Permissible F.A.R. as per z	zoning regulation 2015 (1.75) 94.50
	Additional F.A.R within Rin Allowable TDR Area (60%	g I and II (for amalgamated plot -) 0.00 of Perm.FAR) 0.00
	Premium FAR for Plot withi	in Impact Zone (-) 0.00
	Total Perm. FAR area (1.7 Residential FAR (100.00%	,
	Proposed FAR Area	75.14
	Achieved Net FAR Area (1 Balance FAR Area (0.36)	1.39) 75.14 19.36
	BUILT UP AREA CHECK Proposed BuiltUp Area	148.66
	Achieved BuiltUp Area	143.00
		OWNER / GPA HOLDER'S
		SIGNATURE OWNER'S ADDRESS WITH ID
		NUMBER & CONTACT NUMBER : 1.Sri.MANJUNATH.A 2.Mrs.LATHA.G.R. ARKAVATHI LAYOUT 7TH BLOCK,JAKKUR VILLAGE,YELAI JANKA HOPH PANOALODE NORTH TALUK.
		Latha Gr.R
Intralls of Paul Vartes Intralls of Paul Vartes Intralls of Paul Vartes		ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE KIRAN KUMAR DS No:338, Talakavery layout. Amruthaballi, Bangalore-92, Mob:9538654099 E-4199/2016-17
		PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT AT SITE NO:2874,SY.NO:41/3, 7TH BLOCK ,ARKAVATHI LAYOUT,JAKKURU VILLAGE,YELAHANKA HOBLI,WARD NO:05,BANGALORE.
		DRAWING TITLE : 85309821-21-07-202101-33-36\$_\$6X9 1K MANJUNATH LATHA :: A (A) with STILT, GF+2UF
		SHEET NO: 1
GAUTHORITY :	This approval of Building plan/ Modifi date of issue of plan and building lice	ied plan is valid for two years from the ence by the competent authority.
ASSISTANT DIRE		
		YELAHANKA