



VERSION DATE: 21/01/2021 PROJECT DETAIL: Authority: BBMP Plot Use: Residential Inward No: PRJ/1668/20-2 Plot SubUse: Plotted Resi development Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 52/1 Nature of Sanction: NEW City Survey No.: 51 Location: RING-II PID No. (As per Khata Extract): 50-71-52/1 Building Line Specified as per Z.R: NA Locality / Street of the property: RANOJI RAO ROAD Zone: South Ward: Ward-153 Planning District: 210-Jayanagar AREA DETAILS: AREA OF PLOT (Minimum) 90.16 NET AREA OF PLOT (A-Deductions) COVERAGE CHECK Permissible Coverage area (75.00 %) 67.62 Proposed Coverage Area (60.02 %) 54.12 Achieved Net coverage area (60.02 %) 54.12 Balance coverage area left (14.97 %) 13.50 FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) 157.78 Additional F.A.R within Ring I and II (for amalgamated plot -) Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone (-) Total Perm. FAR area (1.75) 157.78 Residential FAR (100.00%) 96.87 Proposed FAR Area Achieved Net FAR Area (1.07) 96.87 Balance FAR Area (0.68) 60.91 BUILT UP AREA CHECK Proposed BuiltUp Area 236.15 Achieved BuiltUp Area

Approval Date:

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER ABDUL KHALIQ RANOJI RAO ROAD BASAVANAGUDI BANGALORE -560004 AADHAAR NO. PH NO. ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE K.S.SUMA N0-7, AMRUTHA NILAYA, 5TH N 4TH BLOCK THYAGARAJN / () BANGALORE 560028 PH 1 BCC/BL-3.2.3/E-2567/03-04

PROJECT TITLE : PROPOSED RESIDENTIAL BUILDING AT SITE BEARING NO-52/1 RANOJI RAO ROADBASAVANAGUDI BANGALORE 560004 PID NO-50-71-52/1 WARD NO -153

SOUTH

DRAWING TITLE : STILT FLOOR, GROUND FLOOR + 2UPPER FLOORS

SHEET NO : 1

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.

SANCTIONING AUTHORITY

ASSISTANT / JUNIOR ENGINEER /

Block SubUse Block Structure Plotted Resi Bldg upto 11.5 mt. Ht. Residential

Block USE/SUBUSE Details A (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.

sanction is deemed cancelled.

Board"should be strictly adhered to

workers engaged by him.

workers Welfare Board".

which is mandatory.

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:

fire hazards.

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

condition of Fire Safety Measures installed. The certificate should be produced to the Corporation

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

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

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

footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

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

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

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

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.

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

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.

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.

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

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

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

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

Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or

earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

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

, one before the onset of summer and another during the summer and assure complete safety in respect of

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

33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka

Block Land Use

(01) LIVING BED ROOM BED ROOM 3.65mX3.44m 2.65mX3.44m 3.65mX2.55m TOILET 2.40mX1.20m FIRST FLOOR PLAN WEST BY RANOJI RAO ROAD(9.95m wide) LIFT MACHINE ROOM ONLY EAST BY PROPERTY RETAINED BY VENDOR'S TRUE FATHER Mr.NAZEER AHMED .K STAIR CASE ROOM ONLY PARAPET WALL PROPOSED /RESIDENTIAL/ ✓ BUILDING AT ✓ / SITE NO-52/1 / _SECOND FLOOR WEST BY RANOJI RAO ROAD(9.95m wide) SITE PLAN 0.15m THK BLOCK WALL A FIRST FLOOR RCC ROOF SLAB DETAILS OF RAIN WATER HARVESTING STRUCTURE OHT **▼**GROUND FLOOR TERRACE FLOOR PLAN
SCALE 1:100

Total FAR

0.00

27.86

─ (Sq.mt.)

FAR Area

(Sq.mt.)

Resi.

0.00

0.00

0.00

0.00

41.16

SECTION OF REFILLED PIT FOR RECHANRGING BORE WELL

NOS

06

2.40mX1.20m/

2.60mX2.84m

KITCHEN

2.65mX2.00m

SECTION AT A-A SCALE 1:100

SCHEDULE OF JOINERY

SCHEDULE OF JOINERY:

Required Parking(Table 7a)

Residential

A (BUILDING)

A (BUILDING)

A (BUILDING)

BLOCK NAME

A (BUILDING)

A (BUILDING)

A (BUILDING)

(BUILDING)

A (BUILDING)

NAME

W2

SubUse

Plotted Resi

development

LENGTH

0.75

0.90

1.05

1.50

1.80

(Sq.mt.)

50 - 225

1.80

HEIGHT

2.10

0.75

1.35

0.95

1.35

footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

2000 Sgm and above built up area for Commercial building)

Approval Condition:

shall not deviate to any other use.

demolished after the construction.

& around the site.

to occupy the building.

bye-laws 2003 shall be ensured.

competent authority.

of the work.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

The debris shall be removed and transported to near by dumping yard.

facility areas, which shall be accessible to all the tenants and occupants.

This Plan Sanction is issued subject to the following conditions

a). Consisting of 'Block - A (BUILDING) Wing - A-1 (BUILDING) 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 (BUILDING) 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

7. The applicant shall INSURE all workmen involved in the construction work against any accident

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common

10. The applicant shall provide a space for locating the distribution transformers & associated

11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

12. The applicant shall maintain during construction such barricading as considered necessary to

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

16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

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

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

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained

1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

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

in good repair for storage of water for non potable purposes or recharge of ground water at all

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

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

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

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

times having a minimum total capacity mentioned in the Bye-law 32(a).

the Physically Handicapped persons together with the stepped entry.

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

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

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

prevent dust, debris & other materials endangering the safety of people / structures etc. in

building license and the copies of sanctioned plans with specifications shall be mounted on

the second instance and cancel the registration if the same is repeated for the third time.

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.

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

a frame and displayed and they shall be made available during inspections.

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

FAR &Tenement Details

AR a renement Details										
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
		(Sq.III.)	StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.III.)		
A (BUILDING)	1	236.15	86.08	5.76	2.25	45.18	96.88	96.88	02	
Grand Total:	1	236.15	86.08	5.76	2.25	45.18	96.88	96.88	2.00	

UnitBUA Table for Block :A (BUILDING)

	FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Te
	GROUND FLOOR PLAN	GF	FLAT	52.68	52.68	4	1
	FIRST FLOOR PLAN	SPLIT	FLAT	105.35	105.35	2	1
	SECOND FLOOR PLAN	SPLIT	FLAT	0.00	0.00	2	0
	Total:	-	-	158.03	158.03	8	2

FRONT ELEVATION SCALE 1:100

Deductions (Area in Sq.mt.)

StairCase | Lift | Lift Machine | Parking

1.44

1.44

2.25

0.00

0.00

236.15 86.08 5.76 2.25 45.18 96.88 96.88

 0.00
 45.18

 2.25
 45.18

STILT FLOOR +00.00m LVL

Block : A (BUILDING)

Total Built Up

Area (Sq.mt.)

24.82

11.52

236.15 86.08

Name

Number of Same Blocks

PROPOSED SITE 52/1

CRESCENT

SCHOOL RANOJI RAO ROAD

CHURCH ROAD

KANAKAPURA ROAD

KITCHEN

2.65mX2.00m

3.40mX4.24m