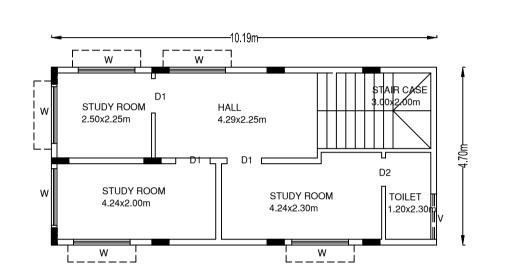


PROPOSED FIRST **FLOOR PLAN**



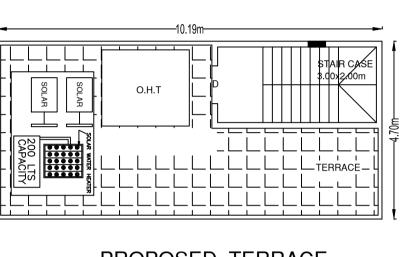
PROPOSED SECOND

PROPERTY BELONGS

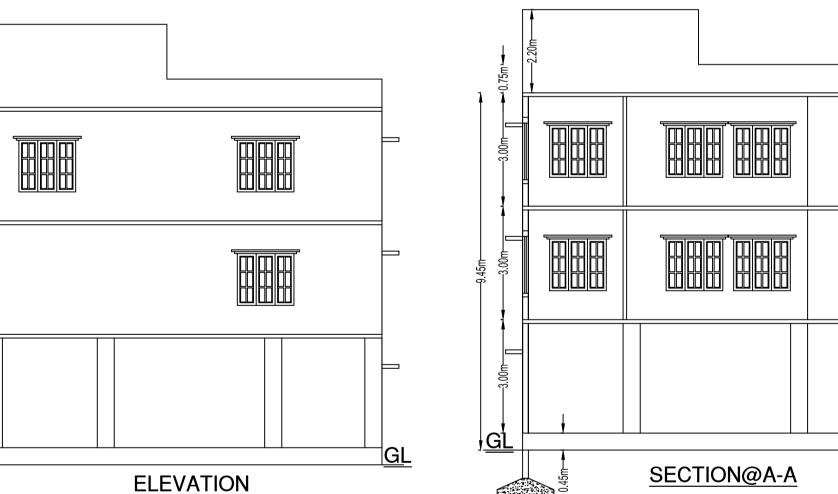
TO R VENKATAPPA

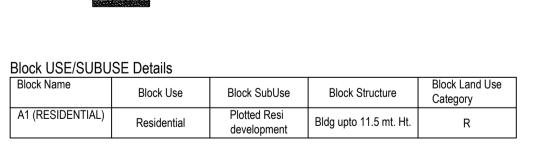
SITE PLAN

FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN





— HEAD ROOM

- RCC ROOF

----- S.B.WALL(0.15m)

----- S.B.WALL(0.15m)

— S.B.WALL(0.15m)

— FOUNDATION TO

BE DETAILED

RCC ROOF

RCC CHEJJA

RCC ROOF

RCC CHEJJA

□■ RCC CHEJJA

Approval Condition:

1.The sanction is accorded for.

demolished after the construction.

of the work.

to occupy the building.

competent authority.

bye-laws 2003 shall be ensured.

building shall not deviate to any other use.

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

2. The sanction is accorded for Plotted Resi development A1 (RESIDENTIAL) only. The use of the

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

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

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

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

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

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

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

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.

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.

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

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

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.

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

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

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.

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.

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

DE	AILS OF	RAIN V	WATE	R		
HAR	VESTING	STRU	CTUR	ES		
						well 0.15m O
Empty space Fine sand lay		\	1	Т б.з		lation pit 1.00m (ne sand
Coarse sa				3/8	===	
20mm sto aggregate			'16"	7,4808	8086	arse sand
40mm stor	2006	0.4	ارد (۱۸۰	_3/d	-20mr	n stone aggregate
aggregate	100	1 04	اكبيلاه	'''1 828	88	
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	1.2011/000	<u>222211</u>	→ 1	1 020	 	
	^ + 1.0)0M -l			Casi	ng pipe
CF	OSS SECTION	ON OF	CROSS	SECTI	ON OF F	AIN WATE
PERCO	ATION PIT/	TRENCH				ATION WEL

Required Parking(Table 7a)								
Block	Type	SubUse	Area	Units Car				
Name	Турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (RESIDENTIAL)	Residential	Plotted Resi development	50 - 225	1	-	1	1	•
	Total :		-	-	-	-	1	1

Vehicle Type		Reqd.	Α	chieved
	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	-	-	-	21.25
Total		27.50		35.0

F	AR &Teneme	nt 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.	
		-		StairCase	Parking	Resi.			
	A1 (RESIDENTIAL)	1	154.03	36.25	35.00	82.78	82.78	0.	
	Grand Total:	1	154.03	36.25	35.00	82.78	82.78	1.00	

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 Fire Safety Measures installed. The certificate should be 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 empaneled 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.

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 one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

management as per solid waste management bye-law 2016.

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

sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

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 workers engaged by him.

workers Welfare Board".

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.

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.

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical

renewal of the permission issued that once in Two years.

37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not

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. 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

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

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

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

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

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

ock :	٠Δ1	(RF	SIL)FN	ΤΙΔΙ	١)

BIOCK JAT (REGIDERTINE)							
Floor Name	Total Built Up Area (Sq.mt.)	L Deductions (Area in So mi.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
	Alea (Sq.IIII.)	StairCase	Parking	Resi.	(34.1111.)		
Terrace Floor	10.35	10.35	0.00	0.00	0.00	00	
Second Floor	47.89	6.00	0.00	41.89	41.89	00	
First Floor	47.89	14.40	0.00	33.49	33.49	00	
Ground Floor	47.90	5.50	35.00	7.40	7.40	01	
Total:	154.03	36.25	35.00	82.78	82.78	01	
Total Number of Same Blocks	1						
Total:	154.03	36.25	35.00	82.78	82.78	01	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D2	0.75	2.10	02
A1 (RESIDENTIAL)	D1	0.91	2.10	06
A1 (RESIDENTIAL)	MD	1.05	2.10	01

SCHEDULE OF JOINERY:

A1 (RESIDENTIAL) V 1.20 1.20 02 A1 (RESIDENTIAL) W 1.50 1.20 10	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL) W 1.50 1.20 10	A1 (RESIDENTIAL)	V	1.20	1.20	
	A1 (RESIDENTIAL)	W	1.50	1.20	10

UnitBUA Table for Block ·A1 (RESIDENTIAL)

UnitBUA Table	e tor Block :/	AT (RESIDEN	IIIAL)			
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenemer
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	5	0
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	4	0
GROUND FLOOR PLAN	SPLIT A	FLAT	103.18	92.88	1	1
Total:			102 10	02.00	10	1

			SHEET NO: 1	
ANCTIONING AUTHORITY :		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.		
NT / JUNIOR ENGINEER / ANNER	ASSISTANT DIRECTOR			
			SOUTH	

Color Notes

AREA STATEMENT (BBMP)

Inward No: PRJ/4312/20-21

Nature of Sanction: NEW

Application Type: Suvarna Parvangi

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Planning District: 208-Koramangala

AREA OF PLOT (Minimum)

NET AREA OF PLOT

COVERAGE CHECK

PROJECT DETAIL:

Authority: BBMP

Location: RING-II

Zone: South

Ward: Ward-148

AREA DETAILS:

FAR CHECK

COLOR INDEX PLOT BOUNDARY

ABUTTING ROAD

EXISTING (To be retained) EXISTING (To be demolished)

Permissible Coverage area (75.00 %)

Achieved Net coverage area (58.64 %)

Balance coverage area left (16.36 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.01)

Balance FAR Area (0.74)

Proposed BuiltUp Area

Achieved BuiltUp Area

Residential FAR (100.00%)

Proposed FAR Area

BUILT UP AREA CHECK

Approval Date

Premium FAR for Plot within Impact Zone (-)

Permissible F.A.R. as per zoning regulation 2015 (1.75)

Additional F.A.R within Ring I and II (for amalgamated plot -)

Proposed Coverage Area (58.64 %)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.3

Plot Use: Residential

Plot/Sub Plot No.: 26

City Survey No.: 26

(A-Deductions)

OWNER / GPA HOLDER'S

OWNER'S ADDRESS WITH ID

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

DRAWING TITLE:

residency mallathahalli, ber

BCC/BL-3.6/E-4532/2020-2

NUMBER & CONTACT NUMBER:

JAGADISH SINGH # 28, 20-H - CROSS, EJIPURA ,BANGALORE

MADHURA YADAV MR #849.3A. 1st cross 3rd phase upkar

PROPOSED RESIDENTIAL BUILDING HOUSE LIST NO.199/8, MUNICIPAL NO. 26, PID NO. 68-268-26, SITUATED AT EJIPURA GRAMANTHARA, BEGUR HOBLI, BANGALORE SOUTH THALUK, IN WARD NO- 148

10085314-17-03-202110-42-33\$_\$JAGADESH

SIGNATURE

VERSION DATE: 21/01/2021

Plot SubUse: Plotted Resi development

PID No. (As per Khata Extract): 68/268/26

Locality / Street of the property: EJIPURA

Land Use Zone: Residential (Main)

This is system generated report and does not require any signature.

SCALE: 1:100

SQ.MT.

81.67

81.67

61.25

47.89

47.89

13.36

142.92

0.00

0.00

0.00

142.92

82.78

82.78

82.78

60.14

154.03