

FLOOR PLAN

SPLIT 2

FLAT

0.00

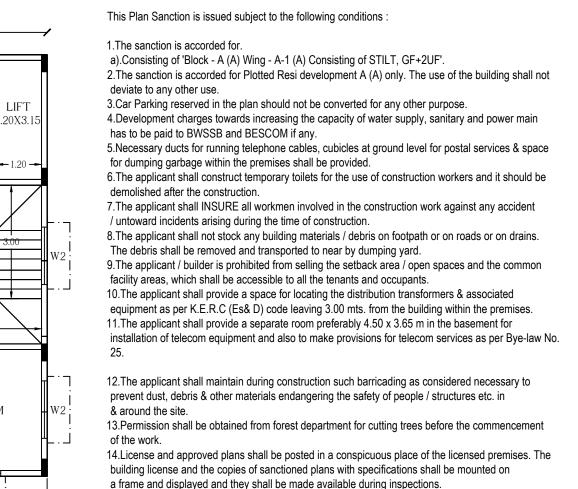
175.98

0.00

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9

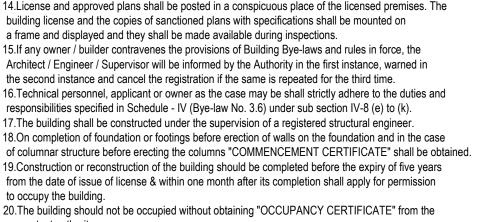


Approval Condition :

PROPERTY BEARING NO 530

1.15M 00M -1.70M RWH

SITE PLAN 1:200



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

buildina. 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

buildina 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

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.

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 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 , one before the onset of summer and another during the summer and assure complete safety in respect o fire hazards. 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 of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles. 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. 45. In case of any false information, misrepresentation of facts, or pending court cases, the plan

sanction is deemed cancelled.

46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

The plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (<u>WEST</u>) on date: <u>02/12/2020</u> BBMP/AD.COM./WST/0457/20-21 subject Vide lp number : to terms and conditions laid down along with this building plan approval.

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.

ASSISTANT DIRECTOR OF TOWN PLANNING (<u>WEST</u> BHRUHAT BENGALURU MAHANAGARA PALIKE

Proposed Total FAR FAR Area Area Tnmt (No.) (Sq.mt.) (Sq.mt.) Resi. 3.78 49.37 132.03 132.03 02 3.78 49.37 132.03 132.03 2.00

Block Land Use

R

Category

Car

Reqd.

2

Area (Sq.mt.)

27.50

27.50

0.00

21.87

49.37

2

Prop.

Reqd./Unit

Achieved

No.

272.86

Total:

72.56 15.12

	Colo	or Notes					SCALE :	1:100	
	PLOT BOUNDARY ABUTTING ROAD								
		EXISTING (To b	(To be retained)						
AREA STA	TEMENT (BBMP)	EXISTING (To b	e demolish RSION NO	,					
PROJECT	DETAIL:	VEF	RSION DA	TE: 10/11/2020					
Authority: B Inward No:			Use: Resi						
BBMP/Ad.C	BBMP/Ad.Com./WST/0457/20-21 Application Type: Suvarna Parvangi			Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main)					
	ype: Building Permission anction: NEW			No.: SITE NO 541 per Khata Extrac					
Location: R		BAI			9TH MAIN, 2ND OLD WARD NO 1	BLOCK RAJAJINA 5.	AGAR,		
Zone: West									
-	strict: 213-Rajaji Nagar								
AREA DETAILS: AREA OF PLOT (Minimum)			SQ.MT. (A) 106.40						
	NET AREA OF PLOT COVERAGE CHECK			(A-Deductions) 106.4					
Permissible Coverage area (75.00 Proposed Coverage Area (58.68			6						
	Achieved Net coverage Balance coverage area	· · ·)		62.44 17.36				
FAR CHE	Permissible F.A.R. as p						186.20		
Additional F.A.R within Ring I and II (for amalgamated plot -) 0 Allowable TDR Area (60% of Perm.FAR) 0							0.00 0.00		
	Premium FAR for Plot w Total Perm. FAR area (1.75)	ne (-)				0.00 186.20		
	Residential FAR (100.00 Proposed FAR Area		_	_		_	132.02 132.02		
Achieved Net FAR Area(1.24) Balance FAR Area(0.51)							<u> </u>		
BUILT UP AREA CHECK Proposed BuiltUp Area					¦		272.86		
	Achieved BuiltUp Area						272.86		
Approval [Date : 12/02/2020 5:4	2:16 PM							
Payment D									
-	Challan	Receip	t	Amount (INR)	Payment Mode	Transaction	Payment Date	Demeri	
Sr No.	Number BBMP/33864/CH/19-20	Numbe BBMP/33864/0		90	Online	Number 9590385503	12/31/2019	Remark	
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he	OWNER / GPA HOLDER'S SIGNATURE								
	NUMBER UMADEVI.K.(OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : UMADEVI.K.C NO 769, 3RD MAIN, 4TH BLOCK RAJAJINAGAR, BANGALORE							
_)	Ungoodeni. U								
	ARCHITEC /SUPERV LAKSHMIKAI BENGALUR	ISOR ' Nthasn	S SI 10 58 ,	GNATU , 2nd Cr (OSS, KAT	HRIGUPP	А,		
	PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO 541/40, 9TH MAIN, 2ND BLOCK RAJAJINAGAR, BANGALORE. WARD NO 99. OLD WARD NO 15. PID NO 15-6-541/140.								
	DRAWIN	g title	Ξ:	11-17-4	9355-08-12 0\$_\$MAN th STILT,	JUNATH-1	::		
	SHEET NO	D: 1							

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