

PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.2 VERSION DATE: 21/11/2020

Color Notes

	VERSION DATE: 21/11/2020	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/2440/20-21	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 512	
Nature of Sanction: NEW	City Survey No.: 0	
Location: RING-II	PID No. (As per Khata Extract): 39-202-5	12
Building Line Specified as per Z.R: NA	Locality / Street of the property: "ITI EMP CO-OPERATIVE SOCIETY LTD, NAYAN BANGALORE.	LOYEE'S HOUSING IDANA HALLI VILLAGE, KENGERI HOBLI,
Zone: West		
Ward: Ward-131		
Planning District: 212-Vijayanagar		
AREA DETAILS:	•	SQ.MT.
AREA OF PLOT (Minimum)	(A)	175.49
NET AREA OF PLOT	(A-Deductions)	175.49
COVERAGE CHECK		•
Permissible Coverage area	(70.00 %)	122.84
Proposed Coverage Area (6	,	109.67
Achieved Net coverage area	a ( 62.49 % )	109.67
Balance coverage area left (	(7.5 %)	13.17
FAR CHECK		•
•	oning regulation 2015 ( 1.75 )	307.10
Additional F.A.R within Ring	I and II ( for amalgamated plot - )	0.00
Allowable TDR Area (60% c	f Perm.FAR )	0.00
Premium FAR for Plot within	Impact Zone ( - )	0.00
Total Perm. FAR area ( 1.75	5)	307.10
Residential FAR (100.00%)	202.70	
Proposed FAR Area		202.70
Achieved Net FAR Area (1.	16)	202.70
Balance FAR Area ( 0.59 )		104.40
BUILT UP AREA CHECK		•
Proposed BuiltUp Area		343.40
A 11 1 1 D 1101 1		

Approval Date:

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER 1.SMT.M.SHASHIKALA & 2.KUM.SHRUTHI.A. #521, ITI HBCS LAYOUT, 3RD STAGE, NAYAND/ NAVOODE DOAD BANGALORE

\_ShashikahaM ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE ARPITHA R BCC/BL-3.6/E-4469/2019-20

PROJECT TITLE PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO - 512, "ITI EMPLOYEE'S HOUSING CO-OPERATIVE SOCIETY LTD", NAYANDANA HALLI VILLAGE, KENGERI HOBLI, BANGALORE. WARD NO

575853637-12-01-202104-26-24\$\_\$SHASHIKALA :: A (1) with GF+2UF

SHEET NO: 1

- 131. PID NO - 39-202-512.

WEST

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 DIRECTOR

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 of 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 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 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 44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Achieved BuiltUp Area 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.

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

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

31. Sufficient two wheeler parking shall be provided as per requirement.

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

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

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

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

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".

the BBMP.

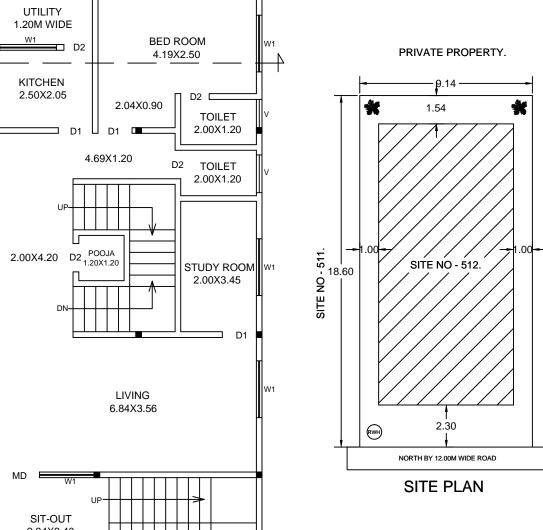
adhered to

sanction is deemed cancelled.

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.



2.94X2.40

FIRST FLOOR PLAN

AGGREGATE — 40MM STIONE: AGGREGATE SECTION OF REFILLED PIT FOR RECHARGING BORE WELL

PARAPET WALL

R.C.C LINTEL & CHEJJA

R.C.C SLAB 150MM

150MM THK BBM **₩ALL** IN CM 1:6.

FOUNDATION TO

STRUCTURAL DETAIL

THK OF 1:2:4.

√50MM THK IN CM 1:6

SCHEDULE OF JOINERY: BLOCK NAME NAME

A (1)	D2	0.75	2.10	11
A (1)	D1	0.90	2.10	10
A (1)	MD	1.10	2.10	02
	IONEDV			

This Plan Sanction is issued subject to the following conditions:

a). Consisting of 'Block - A (1) Wing - A-1 (1) Consisting of 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 (1) only. The use of the building shall not

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

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

17. The building shall be constructed under the supervision of a registered structural engineer.

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 responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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 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

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

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

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).

LENGTH HEIGHT NOS

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.

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.

1. The sanction is accorded for.

demolished after the construction.

& around the site.

to occupy the building.

competent authority.

bye-laws 2003 shall be ensured.

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.

deviate to any other use.

CHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	V	1.00	1.20	05
A (1)	W2	1.20	1.20	02
A (1)	W	2.00	1.20	21

## UnitBUA Table for Block :A (1)

		` '				
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	FLAT	59.76	59.76	6	1
FIRST FLOOR PLAN	SPLIT FF	FLAT	213.72	213.72	8	1
SECOND FLOOR PLAN	SPLIT FF	FLAT	0.00	0.00	8	0
Total:	-	-	273.48	273.48	22	2

Block :A (1)							
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Void	Parking	Resi.		
Terrace Floor	14.40	14.40	0.00	0.00	0.00	0.00	00
Second Floor	109.66	30.14	5.62	0.00	73.90	73.90	00
First Floor	109.67	40.63	0.00	0.00	69.04	69.04	01
Ground Floor	109.67	8.21	0.00	41.70	59.76	59.76	01
Total:	343.40	93.38	5.62	41.70	202.70	202.70	02
Total Number of Same Blocks :	1						
Total:	343.40	93.38	5.62	41.70	202.70	202.70	02

# Block USE/SUBUSE Details

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Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category				
A (1)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R				

## Required Parking(Table 7a)

Block	Type	SubUse	Area	Units		Car		
Name	Турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (1)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	2	2
Parking Check (Table 7b)								

Parking Check (Table 7b)	
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Faiking Check (Table 7b)							
Vehicle Type	R	leqd.	Achieved				
	No.	No. Area (Sq.mt.) No.					
Car	2	27.50	2	27.50			
Total Car	2	27.50	2	27.50			
TwoWheeler	=	13.75	0	0.00			
Other Parking	-	-	-	14.20			
Total		41.25		41.70			

## FAR & Tanament Datails

4	FAR & I EIIE	ment 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.)	
1				StairCase	Void	Parking	Resi.	(Sq.mi.)	
	A (1)	1	343.40	93.38	5.62	41.70	202.70	202.70	02
4	Grand Total:	1	343.40	93.38	5.62	41.70	202.70	202.70	2.00

FRONT ELEVATION

UserDefinedMetric (841.00 x 594.00MM)

1.20M WIDE

KITCHEN

2.50X2.05

HALL/DINNING

MD - W

PARKING

5.64X6.99

STUDY ROOM

4.69X1.20

4.69X1.20

2.50X3.40

2.00X4.20

BALCONY 2.54X2.40

//

9.00

2.30

NORTH BY 12.00M WIDE ROAD

GROUND FLOOR PLAN

BED ROOM\_ 4.19X3.40

DRESS

TOILET

2.00X1.88

TOILET

2.00X1.88

2.00X1.20

BED ROOM

4.15X4.76

SECOND FLOOR PLAN

STAIRCASE

HEAD ROOM

2.00X1.20

D2 \_\_\_\_

<del>-</del>|1.00 <del>||</del>-

19.20

TOILET

1.70X1.20

 $\vdash \lor \vdash$ 

∦1.00 <del>|-</del>

15.36,

OPEN TERRACE

TERRACE FLOOR PLAN

STAIRCASE

**HEAD ROOM** 

and the first transfer of the

BED ROOM

3.04X3.17