PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT 31. Sufficient two wheeler parking shall be provided as per requirement. Approval Condition: 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. This Plan Sanction is issued subject to the following conditions 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 1. The sanction is accorded for. **COLOR INDEX** a). Consisting of 'Block - A (1) Wing - A-1 (1) Consisting of BASEMENT, GF+2UF'. condition of Fire Safety Measures installed. The certificate should be produced to the Corporation 2. The sanction is accorded for MultiDwelling Units A (1) only. The use of the building shall not PLOT BOUNDARY 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 ABUTTING ROAD 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 PROPOSED WORK (COVERAGE AREA) 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 EXISTING (To be retained) has to be paid to BWSSB and BESCOM if any Corporation and Fire Force Department every year. EXISTING (To be demolished) 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 BED ROOM BED ROOM BED ROOM BED ROOM Inspectorate every Two years with due inspection by the Department regarding working condition of AREA STATEMENT (BBMP) for dumping garbage within the premises shall be provided. VERSION NO.: 1.0.3 5.40X2.95 3.28X2.95 5.00X2.95 5.40X2.95 5.00X2.95 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 VERSION DATE: 21/01/2021 BED ROOM demolished after the construction. renewal of the permission issued that once in Two years. PROJECT DETAIL 3.28X4.30 36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building 7.The applicant shall INSURE all workmen involved in the construction work against any accident Authority: BBMP Plot Use: Residential 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 □ D1 || D1 □ Inward No: PRJ/4897/20-21 Plot SubUse: MultiDwelling Units 8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. TOILET TOILET Application Type: General Land Use Zone: Residential (Main) 37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not The debris shall be removed and transported to near by dumping yard. 1.70X1.20 D2 D2 1.70X1.20 1.70X1.20 D2 D2 1.70X1.20 Proposal Type: Building Permission 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 Plot/Sub Plot No.: 7 Nature of Sanction: ADDITION OR 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 City Survey No.: 0 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 EXTENSION equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. PID No. (As per Khata Extract): 27-79-7 38. The construction or reconstruction of a building shall be commenced within a period of two (2) Locality / Street of the property: NARAYANASWAMY IYENGAR ROAD. 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for Building Line Specified as per Z.R: NA 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 intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in DRIVE WAY BED ROOM LIVING CUM DINNING Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or Ward: Ward-094 3.28X4.77 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. Planning District: 203-Malleswaram 4.05X3.42 39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be prevent dust, debris & other materials endangering the safety of people / structures etc. in KITCHEN AREA DETAILS: earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. 3.45X1.80 AREA OF PLOT (Minimum) 13.Permission shall be obtained from forest department for cutting trees before the commencement 40.All other conditions and conditions mentioned in the work order issued by the Bangalore NET AREA OF PLOT 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 COVERAGE CHECK 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 Permissible Coverage area (65.00 %) a frame and displayed and they shall be made available during inspections. as per solid waste management bye-law 2016. Proposed Coverage Area (58.43 %) 5.00X6.27 LIVING CUM DINNING 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 Achieved Net coverage area (58.43 %) Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in management as per solid waste management bye-law 2016. Balance coverage area left (6.57 %) 43. The Applicant / Owners / Developers shall make necessary provision to charge electrical the second instance and cancel the registration if the same is repeated for the third time. 16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and 44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sgm up to 240 responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). Permissible F.A.R. as per zoning regulation 2015 (1.75) Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 17. The building shall be constructed under the supervision of a registered structural engineer. Additional F.A.R within Ring I and II (for amalgamated plot -) Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling 18.On completion of foundation or footings before erection of walls on the foundation and in the case Allowable TDR Area (60% of Perm.FAR) of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. unit/development plan. Premium FAR for Plot within Impact Zone (-45.In case of any false information, misrepresentation of facts, or pending court cases, the plan 19. Construction or reconstruction of the building should be completed before the expiry of five years Total Perm, FAR area (1,75) from the date of issue of license & within one month after its completion shall apply for permission sanction is deemed cancelled. Residential FAR (28.67%) to occupy the building. 46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Existing Residential FAR (71.33%) BED ROOM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013: competent authority. BED ROOM Proposed FAR Area 21. Drinking water supplied by BWSSB should not be used for the construction activity of the Achieved Net FAR Area (1.7 FAMILY Balance FAR Area (0.02) 3.28X3.75 22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained Applicant / Builder / Owner / Contractor and the construction workers working in the BUILT UP AREA CHECK LIVING CUM DINNING 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 Proposed BuiltUp Area 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 Existing BUA Area 2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and TOILET Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS Substructure Area Add in BUA (Layout LvI) 1.70X1.20 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 Achieved BuiltUp Area 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for 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. TOILET 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of ☐ 1.70X1.80 || bye-laws 2003 shall be ensured. Approval Date: 26. The applicant shall provide at least one common toilet in the ground floor for the use of the 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker visitors / servants / drivers and security men and also entrance shall be approached through a ramp for in his site or work place who is not registered with the "Karnataka Building and Other Construction the Physically Handicapped persons together with the stepped entry. workers Welfare Board". TOILET D2 TOILET D2 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 1.70X1.20 □ vide Sl. No. 23, 24, 25 & 26 are provided in the building. KITCHEN 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 1.Accommodation shall be provided for setting up of schools for imparting education to the children o BED ROOM BED ROOM work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours. f construction workers in the labour camps / construction sites. 5.00X4.30 3.50X4.30 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department BED ROOM BED ROOM 29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and which is mandatory. D1 ----inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 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. installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and UTILITY 1.20M WIDE 2000 Sqm and above built up area for Commercial building). 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. W1 W1 W1 W1 W1 30. The structures with basement/s shall be designed for structural stability and safety to ensure for 6.In case if the documents submitted in respect of property in question is found to be false or 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 **EXISTING FIRST** EXISTING WALL TO BE DEMOLISHED. FLOOR PLAN HEAD ROOM MACHINE ROOM PARAPET WALL SOUTH BY 9.10M WIDE ROAD SOUTH BY 9.10M WIDE ROAD **EXISTING** 50MM THK IN CM 1:6 0.75 **OPEN TERRACE PROPOSED EXISTING BASEMENT** ALTERATION IN EXISTING DEMOLISHED FLOOR PLAN **GROUND FLOOR PLAN** R.C.C LINTEL -14.28⁻ -14.28-R.C.C SLAB 150MM TOILET U THK OF 1:2:4. 1.70X1.20 D2 BED ROOM BED ROOM 1.20X2.95 4.05X2.95 DETAILS OF BAINWATER
HARVESTING STRUCTURES BED ROOM 150MM THK BBM WALL IN CM 1:6. 3.28X4.30 BED ROOM BED ROOM BED ROOM 4.33X4.30 4.00X2.95 TOILET 1.70X1.20 D2 TOILET COARSE SAND — D2 1.70X1.20 RAMP CUT-OUT TOILET 1.70X1.20 20MM STONE AGGREGATE KITCHEN 3.43X2.22 3.00X2.40 40MM STONE AGGREGATE LIVING 5.40X4.77 LIVING CUM DINNING KITCHEN SECTION OF REFILLED PITT FOR RECHARGING BORE WELL FRONT ELEVATION 4.00X3.42 FOUNDATION TO STRUCTURAL DETAIL LIVING CUM DINNING SECTION AT 'A'-'A' 4.20 LIFT 1.20X1.20 LIFT 1.20X1.20 LIFT 1.20X1.20 LOBBY 2.70X3.90 25.07 OPEN TERRACE CONSERVANCY LANE BED ROOM BED ROOM BED ROOM TREE TREE TREE TREE TREE TREE 4.00X4.30 4.00X4.30 Parking Check (Table 7b) VERANDAH/HALL 5.68X7.00 LIVING CUM DINNING 8.83X6.30 1.70X1.20 TOILET 1.70X1.20 D2 1.70X1.20 TOILET D2 1.70X1.20 OWNER'S ADDRESS WITH ID 1.70X1.20 D2 D2 1.70X1.20 NUMBER & CONTACT NUMBER UnitBUA Table for Block: A (1) 1.ANIL KUMAR KOTHARI 2.U.GOUTHAM CHAND BOHRA Name UnitBUA Type Entity Type UnitBUA Area Carpet Area No. of Rooms 3.VIKRAM KUMAR.R 4.ROHAN BUANDADI #34 OND ELOOD "OM NAMO", SHOPPING STREE 3.32X3.55 BED ROOM KITCHEN TO KANNIKA PARAMESHWARI 4.00X2.85 LIVING CUM DINNING 4.00X2.85 BED ROOM BED ROOM 5.68X4.20 3.83X4.90 3.50X4.90 SITE NO- 7 _____ D1 D1 ----h.20X2.00 ARCHITECT/ENGINEER 1.53X2.00 UTILITY 1.20M WIDE UTILITY 1.20M WIDE UTILITY 1.20M WIDE SUPERVISOR 'S SIGNATURE ARPITHA R BCC/BL-3.6/E-4469/2019-20 EXISTING SECOND PROPOSED THIRD PROPOSED TERRACE FLOOR PLAN FLOOR PLAN FLOOR PLAN PROJECT TITLE:
PLAN SHOWING THE PROPOSED THIRD FLOOR TO THE EXISTING Block :A (1) BASEMENT, GROUND, FIRST & SECOND FLOOR RESIDENTIAL APARTMENT BUILDING AT SITE NO - 7 NARAYANASWAMY IYENGAR ROAD, Built Up | Built Up | Built BANGALORE. WARD NO - 94.PID NO - 27-79-7. Area Area Up Area DRAWING TITLE: 327763900-03-03-202104-53-26\$_\$ANIL KUMAR :: A (1) with BASEMENT, GF+2UF SOUTH BY 9.10M WIDE ROAD SHEET NO: 1 Block Use Block SubUse Block Structure SITE PLAN This approval of Building plan/ Modified plan is valid for two years from the SANCTIONING AUTHORITY date of issue of plan and building licence by the competent authority. 458.38 | 0.00 | 458.38 | 7.65 | 1.44 | 0.00 | 0.00 | 68.25 | 381.04 | 0.00 | 0.00 | 0.00 | ASSISTANT DIRECTOR Required Parking(Table 7a) No. of Built Up Built Up Built Same Area Area Up Area FAR Area (Sq.mt.) FAR Area (Sq.mt.) FAR Area Blocks 1895.67 1074.00 821.67 295.09 7.20 1.44 82.03 68.25 381.04 756.56 304.06 1060.62 08 WEST UserDefinedMetric (1189.00 x 841.00MM) 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. PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT