

SCHEDULE OF
BLOCK NAME
A
(PRAKASHMANJUL
Α
(PRAKASHMANJUL

UnitBUA Table	Э
FLOOR	
GROUND	
FLOOR PLAN	
FIRST FLOOR	
PLAN	
SECOND	
FLOOR PLAN	
Total	

Approval Condition :	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
This Plan Sanction is issued subject to the following conditions :	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
1. The sanction is accorded for.	Fire and Emergency Department every Two years with due inspection by the department regarding wo
a).Consisting of 'Block - A (PRAKASHMANJULA) Wing - A-1 (PRAKASHMANJULA) Consisting o	condition of Fire Safety Measures installed. The certificate should be produced to the Corporation
f STILT, GF+2UF'.	and shall get the renewal of the permission issued once in Two years.
2. The sanction is accorded for Plotted Resi development A (PRAKASHMANJULA) only. The use of	34. The Owner / Association of high-rise building shall get the building inspected by empaneled
the building shall not deviate to any other use.	agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed a
3.Car Parking reserved in the plan should not be converted for any other purpose.	in good and workable condition, and an affidavit to that effect shall be submitted to the
4.Development charges towards increasing the capacity of water supply, sanitary and power main	Corporation and Fire Force Department every year.
has to be paid to BWSSB and BESCOM if any.	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space	Inspectorate every Two years with due inspection by the Department regarding working condition of
for dumping garbage within the premises shall be provided.	Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.	renewal of the permission issued that once in Two years.
7. The applicant shall INSURE all workmen involved in the construction work against any accident	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 respe
/ untoward incidents arising during the time of construction.	fire hazards.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	
The debris shall be removed and transported to near by dumping yard.	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
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common	approval of the authority. They shall explain to the owner s about the risk involved in contravention
facility areas, which shall be accessible to all the tenants and occupants.	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders
10. The applicant shall provide a space for locating the distribution transformers & associated	the BBMP.
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	38. The construction or reconstruction of a building shall be commenced within a period of two (2)
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for	years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give
installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.	intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in
25.	Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or
20.	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
12. The applicant shall maintain during construction such barricading as considered necessary to	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	earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
& around the site.	40.All other conditions and conditions mentioned in the work order issued by the Bangalore
13.Permission shall be obtained from forest department for cutting trees before the commencement	Development Authority while approving the Development Plan for the project should be strictly
of the work.	adhered to
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation
building license and the copies of sanctioned plans with specifications shall be mounted on	as per solid waste management bye-law 2016.
a frame and displayed and they shall be made available during inspections.	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	management as per solid waste management bye-law 2016.
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	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.	vehicles.
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 Sqm up to 240
responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	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.	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	unit/development plan.
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	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	sanction is deemed cancelled.
from the date of issue of license & within one month after its completion shall apply for permission	46.Also see, building licence for special conditions, if any.
to occupy the building.	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	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
competent authority.	1 Desintration of
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.	1. Registration of
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 construction site with the "Karnataka Building and Other Construction workers Welfare
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).	Board"should be strictly adhered to
23. The building shall be designed and constructed adopting the norms prescribed in National	2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and
Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS	list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.	same shall also be submitted to the concerned local Engineer in order to inspect the establishment
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the	and ensure the registration of establishment and workers working at construction site or work place.
building.	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building	workers engaged by him.
bye-laws 2003 shall be ensured.	4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker
26. The applicant shall provide at least one common toilet in the ground floor for the use of the	in his site or work place who is not registered with the "Karnataka Building and Other Construction
visitors / servants / drivers and security men and also entrance shall be approached through a ramp for	workers Welfare Board".
the Physically Handicapped persons together with the stepped entry.	
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions	Note :
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	1.Accommodation shall be provided for setting up of schools for imparting education to the children o
construction and that the construction activities shall stop before 10.00 PM and shall not resume the	f construction workers in the labour camps / construction sites.
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department
	which is mandatory.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and	3.Employment of child labour in the construction activities strictly prohibited.
inorganic waste and should be processed in the Recycling processing unit k.g capacity	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	5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
2000 Sqm and above built up area for Commercial building).	6.In case if the documents submitted in respect of property in question is found to be false or
30. The structures with basement/s shall be designed for structural stability and safety to ensure for	fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
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.	

HARVESTING STRUCTURES

Total Built Up Area (Sq.mt.)	Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
Alea (Sq.IIII.)	StairCase	Parking	Resi.	(Sq.mt.)		
13.93	13.93	0.00	0.00	0.00	00	
34.57	13.16	0.00	21.41	21.41	00	
34.57	13.16	0.00	21.41	21.41	01	
34.57	13.16	0.00	21.41	21.41	01	
34.58	5.18	29.40	0.00	0.00	00	
152.22	58.59	29.40	64.23	64.23	02	
1						
152.22	58.59	29.40	64.23	64.23	02	

	NAME	LENGTH	HEIGHT	NOS
JLA)	D2	0.75	2.10	03
JLA)	D	1.06	2.10	03

OF JOINERY:

	NAME	LENGTH	HEIGHT	NOS
JLA)	V	0.80	0.80	03
JLA)	W1	1.35	1.35	12

e for Block :A (PRAKASHMANJULA)

	•	,			
Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	FLAT	34.57	18.71	2	1
SPLIT FF&SF	FLAT	69.14	37.42	2	1
SPLIT FF&SF	FLAT	0.00	0.00	2	0
-	-	103.71	56.13	6	2

Block USE/SUBUSE Details

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

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

Required Parking(Table 7a)

-	1 01	,								
	Block	Tuno	Type	Type SubUse	Area	Ur	iits		Car	
	Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
	a (Prakashmanjula)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-	
		Total :		-	-	-	-	1	1	

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achi	eved
	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	-	-	-	15.65
Total		27.50		29.40

FAR & Tenement Details

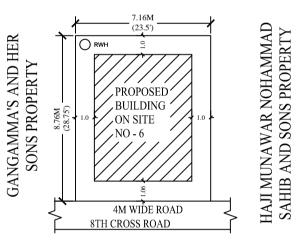
Block	No. of Same Bldg	······· / ······· / · · · · · · · · · ·		Deductions (Area in Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking	Resi.		
A (PRAKASHMANJULA)	1	152.22	58.59	29.40	64.23	64.23	02
Grand Total:	1	152.22	58.59	29.40	64.23	64.23	2.00



Color Notes		SCALE : 1:100		
COLOR INDEX				
PLOT BOUNDARY				
ABUTTING ROAD				
PROPOSED WORK (COV	ERAGE AREA)			
EXISTING (To be retained)				
EXISTING (To be demolish	ed)			
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3	-		
BBMP/Ad.Com./WST/0082/21	2 VERSION DATE: 21/01/2021			
PROJECT DETAIL:	- <u>//</u>			
Authority: BBMP	Plot Use: Residential			
Inward_No: PRJ/0947/21-22	Plot SubUse: Plotted Resi development			
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)			
Proposal Type: Building Permission	Plot/Sub Plot No.: 06			
Nature of Sanction: NEW	City Survey No.: -			
Location: RING-I	Khata No. (As per Khata Extract): -			
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 28-190-6			
Zone: West				
BANESHWARA TEMPLE ROAD CROSS OR SULTANPETE CROSS Ward: Ward-109				
Planning District: 101-Petta AREA DETAILS:				
AREA DE FAILS. AREA OF PLOT (Minimum)		SQ.MT.		
NET AREA OF PLOT (Minimum)	(A)	62.72		
COVERAGE CHECK	(A-Deductions)	62.72		
Permissible Coverage area (75.0	00 %)	47.04		
Proposed Coverage Area (55.12	,	47.04		
Achieved Net coverage area (55	,	34.57		
Balance coverage area left (19.		34.57		
FAR CHECK		12.47		
Permissible F.A.R. as per zoning	a regulation 2015 (175)	109.76		
Additional F.A.R within Ring I an		0.00		
Allowable TDR Area (60% of Pe	, e , ,	0.00		
Premium FAR for Plot within Imp	,	0.00		
Total Perm. FAR area (1.75)	109.76			
Residential FAR (100.00%)	64.24			
Proposed FAR Area	64.24			
Achieved Net FAR Area (1.02)				
Balance FAR Area (0.73)		64.24 45.52		
BUILT UP AREA CHECK				
Proposed BuiltUp Area		152.22		
Achieved BuiltUp Area		152.22		

Approval Date :

NANJUNDAIAH'S PROPERTY



SITE PLAN SCALE = 1 : 200

OWNER / GPA HOLDER'S SIGNATÚRE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : PRAKASHA.D.S AND MANJULA.B #25/2-1, 7TH A MAIN, 7TH A CROSS, 30 FEET ROAD, NHCC LAVE, TO BASHANTHNAGAR, GOVINDRAJANAGAR, VIJAYAN D.S. Product, DRE

plangula.B

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE THEJUS J R #87 2nd cross 2nd stage c block rhcs layout vishwaneedum post BCC/Bl

PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO- 06, PID NO - 28-190-6, 8TH CROSS ROAD, OLD THARAGUPETE, BANESHWARA TEMPLE ROAD CROSS OR SULTHANPETE CROSS,

BANGALORE-560053, WARD NO.109 DRAWING TITLE : A (PRAKASHMANJULA) with STILT, GF+2UF

SHEET NO: 1 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. ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER ASSISTANT DIRECTOR WEST

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