

Conversion of the second second

CROSS SECTION OF PERCOLATION PIT/TRENCH

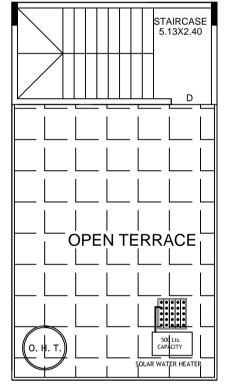
rain water inlet channel

Bore well

DETAILS OF RAIN WATER HARVESTING STRUCTURES

CROSS SECTION OF RAIN WATER 1.00M DIA PERCOLATION WELL

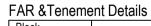
inlet channel >



TERRACE FLOOR PLAN

| SCHEDULE OF J | JOINERY: | | |
|------------------------------|----------|--------|-------|
| BLOCK NAME | NAME | LENGTH | HEIGH |
| A1 (RESIDENTIAL BUILDING) | D2 | 0.75 | 2.10 |
| A1 (RESIDENTIAL BUILDING) | D1 | 0.90 | 2.10 |
| A1 (RESIDENTIAL BUILDING) | D | 1.06 | 2.10 |
| | | | |
| SCHEDULE OF J | JOINERY: | | |
| BLOCK NAME | NAME | LENGTH | HEIGH |
| A1 (RESIDENTIAL | W2 | 0.76 | 1.20 |

| •••• | | | | |
|------------------------------|------|--------|-------|--|
| BLOCK NAME | NAME | LENGTH | HEIGH | |
| A1 (RESIDENTIAL BUILDING) | W2 | 0.76 | 1.20 | |
| A1 (RESIDENTIAL BUILDING) | W1 | 1.20 | 1.20 | |



| Block | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) StairCase Parking | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) |
|---------------------------------|---------------------|---------------------------------|--|-------|----------------------------------|----------------------------|------------|
| | | | | | Resi. | | |
| A1 (RESIDENTIAL BUILDING) | 1 | 171.39 | 34.56 | 45.61 | 91.22 | 91.22 | 01 |
| Grand Total: | 1 | 171.39 | 34.56 | 45.61 | 91.22 | 91.22 | 1.00 |

Block :A1 (RESIDENTIAL BUILDING)

SITE NO.423. —7.43(24'5")—

PRÓPÓSED BUILDING

9.10M WIDE ROAD

SITE PLAN (Scale 1:200)

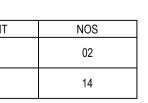
12.49 || (41'0") ||

| Floor Name | Total Built Up | Deductions (Area in Sq.mt.) | | Proposed FAR Area (Sq.mt.) | Total FAR Area | Tnmt (No.) |
|-------------------------------------|----------------|-----------------------------|---------|-------------------------------|----------------|------------|
| | Area (Sq.mt.) | StairCase | Parking | Resi. | · (Sq.mt.) | |
| Terrace Floor | 8.64 | 8.64 | 0.00 | 0.00 | 0.00 | 00 |
| First Floor | 54.25 | 8.64 | 0.00 | 45.61 | 45.61 | 00 |
| Ground Floor | 54.25 | 8.64 | 0.00 | 45.61 | 45.61 | 01 |
| Stilt Floor | 54.25 | 8.64 | 45.61 | 0.00 | 0.00 | 00 |
| Total: | 171.39 | 34.56 | 45.61 | 91.22 | 91.22 | 01 |
| Total Number of Same Blocks : | 1 | | | | | |
| Total: | 171.39 | 34.56 | 45.61 | 91.22 | 91.22 | 01 |

| pproval Condition : | 31.Sufficient two wheeler parking shall be provided as per requirement. |
|---|---|
| nis Plan Sanction is issued subject to the following conditions : | 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 |
| The sanction is accorded for. | Fire and Emergency Department every Two years with due inspection by the department regarding workin |
|).Consisting of 'Block - A1 (RESIDENTIAL BUILDING) Wing - A1-1 (RESIDENTIAL BUILDING | condition of Fire Safety Measures installed. The certificate should be produced to the Corporation |
| Consisting of STILT, GF+1UF'. | and shall get the renewal of the permission issued once in Two years. |
| The sanction is accorded for Bungalow A1 (RESIDENTIAL BUILDING) only. The use of the | 34. The Owner / Association of high-rise building shall get the building inspected by empaneled |
| uilding shall not deviate to any other use. | agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are |
| 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 |
| Development charges towards increasing the capacity of water supply, sanitary and power main | Corporation and Fire Force Department every year. |
| as to be paid to BWSSB and BESCOM if any. | 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical |
| Necessary ducts for running telephone cables, cubicles at ground level for postal services & space or dumping garbage within the premises shall be provided. | 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 |
| The applicant shall construct temporary toilets for the use of construction workers and it should be | renewal of the permission issued that once in Two years. |
| emolished after the construction. | 36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building |
| The applicant shall INSURE all workmen involved in the construction work against any accident | , one before the onset of summer and another during the summer and assure complete safety in respect of |
| untoward incidents arising during the time of construction. | fire hazards. |
| The applicant shall not stock any building materials / debris on footpath or on roads or on drains. | 37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not |
| he debris shall be removed and transported to near by dumping yard. | materially and structurally deviate the construction from the sanctioned plan, without previous |
| 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 |
| acility 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 of |
|). The applicant shall provide a space for locating the distribution transformers & associated | the BBMP. |
| quipment 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) |
| .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 |
| stallation 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 |
| 5. | 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. |
| 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 |
| revent 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 |
| 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 |
| f the work. | adhered to |
| 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 |
| uilding license and the copies of sanctioned plans with specifications shall be mounted on | as per solid waste management bye-law 2016. |
| frame and displayed and they shall be made available during inspections. | 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste |
| i.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. |
| rchitect / 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 |
| ne second instance and cancel the registration if the same is repeated for the third time. | vehicles. 44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 |
| Dechnical personnel, applicant or owner as the case may be shall strictly adhere to the duties and asponsibilities 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 |
| 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 |
| 8. On completion of foundation or footings before erection of walls on the foundation and in the case | unit/development plan. |
| f 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 |
| Construction or reconstruction of the building should be completed before the expiry of five years | sanction is deemed cancelled. |
| om 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. |
| o occupy the building. | Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM |
|). The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the | (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : |
| ompetent authority. | |
| Drinking water supplied by BWSSB should not be used for the construction activity of the | 1.Registration of |
| uilding. | Applicant / Builder / Owner / Contractor and the construction workers working in the |
| 2. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained | construction site with the "Karnataka Building and Other Construction workers Welfare |
| good repair for storage of water for non potable purposes or recharge of ground water at all | Board"should be strictly adhered to |
| mes having a minimum total capacity mentioned in the Bye-law 32(a). | |
| B. 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 |
| uilding 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 |
| 893-2002 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 |
| I. 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. |
| uilding. The little for the time little and the second tensor is a short to XI (Due James 24) of Duilding. | 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of |
| 5. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building | workers engaged by him. |
| ye-laws 2003 shall be ensured. | 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker |
| The applicant shall provide at least one common toilet in the ground floor for the use of the initial states and escurity men and also aptrance shall be appreciabled through a ramp for | in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board". |
| isitors / servants / drivers and security men and also entrance shall be approached through a ramp for ne Physically Handicapped persons together with the stepped entry. | WUINEIS WEIRAIE DUARU . |
| 7. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions | Note : |
| ide SI. No. 23, 24, 25 & 26 are provided in the building. | |
| B. 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 |
| onstruction 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. |
| ork earlier than 7.00 AM to avoid hindrance during late hours and early morning hours. | List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. |
| O. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and | 3.Employment of child labour in the construction activities strictly prohibited. |
| lorganic 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. |
| istalled at site for its re-use / disposal (Applicable for Residential units of 20 and above and | 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. |
| | |
| 000 Sqm and above built up area for Commercial building).).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 fabricated, the plan cancillated stands cancelled automatically and legal action will be initiated |
| a me subclures with basements shall be designed for structural stability and safety to ensure for | fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated. |
| all stabilization during the course of execution for becoment/o with onfo design for retaining wells | |
| oil stabilization during the course of excavation for basement/s with safe design for retaining walls nd super structure for the safety of the structure as well as neighboring property, public roads and | • |

NOS 02 04 02

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Parking Check (Table 7b)

| | / | | | | |
|---------------|-------------------|-------|----------|---------------|--|
| Vehicle Type | Reqd. | | Achieved | | |
| | No. Area (Sq.mt.) | | No. | Area (Sq.mt.) | |
| Car | 1 | 13.75 | 2 | 27.50 | |
| Total Car | 1 | 13.75 | 2 | 27.50 | |
| TwoWheeler | - | 13.75 | 0 | 0.00 | |
| Other Parking | - | - | - | 18.11 | |
| Total | | 27.50 | | 45.61 | |

Required Parking(Table 7a)

| Block | Туре | SubUse | Area | Ur | nits | | Car | |
|---------------------------------|-------------|----------|----------|----------|-------|-------|------------|-------|
| Name | туре | | SubUse | (Sq.mt.) | Reqd. | Prop. | Reqd./Unit | Reqd. |
| A1 (RESIDENTIAL BUILDING) | Residential | Bungalow | 50 - 225 | 1 | - | 1 | 1 | - |
| | Total : | | - | - | - | - | 1 | 2 |

Block USE/SUBUSE Details

| Block Name | Block Use | Block SubUse | Block Structure | Block Land Use Category |
|------------------------------|-------------|--------------|------------------------|----------------------------|
| A1 (RESIDENTIAL BUILDING) | Residential | Bungalow | Bldg upto 11.5 mt. Ht. | R |

UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING)

| | TILBOA TABLE TO BLOCK AT (RESIDENTIAL BOILDING) | | | | | |
|----------------------|---|--------------|--------------|-------------|--------------|-----------------|
| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
| GROUND FLOOR PLAN | SPLIT 1 | FLAT | 108.49 | 99.42 | 4 | 1 |
| FIRST FLOOR PLAN | SPLIT 1 | FLAT | 0.00 | 0.00 | 4 | 0 |
| Total: | - | - | 108.49 | 99.42 | 8 | 1 |

| | Color Notoo | | scale : 1:100 |
|---|--|--|---------------|
| | Color Notes COLOR INDEX | | |
| | PLOT BOUNDARY | | |
| | ABUTTING ROAD PROPOSED WORK (C | COVERAGE ARFA) | |
| | EXISTING (To be retai | ned) | |
| | EXISTING (To be dem | VERSION NO.: 1.0.3 | |
| bish size | | VERSION NO.: 1.0.3 VERSION DATE: 21/01/2021 | |
| high rise | PROJECT DETAIL: Authority: BBMP | Plot Use: Residential | |
| nataka regarding working | Inward_No: PRJ/0481/21-22 | Plot SubUse: Bungalow | |
| poration | Application Type: Suvarna Parvangi Proposal Type: Building Permission | Land Use Zone: Residential (Main) Plot/Sub Plot No.: no.39(old no.396) | |
| eled 's installed are | Nature of Sanction: NEW | City Survey No.: 0 | |
| | Location: RING-II Building Line Specified as per Z.R: NA | PID No. (As per Khata Extract): 22-68-39 Locality / Street of the property: 57th cross road,3rd | l block. |
| e Electrical | | Rajajinagar,Bangalore. | |
| ondition of I get the | Zone: West Ward: Ward-108 | | |
| building | Planning District: 213-Rajaji Nagar AREA DETAILS: | | 00.147 |
| fety in respect of | AREA DE TAILS. AREA OF PLOT (Minimum) | (A) | SQ.MT 92.8 |
| ll not | NET AREA OF PLOT COVERAGE CHECK | (A-Deductions) | 92.8 |
| ous avention | Permissible Coverage area | (75.00 %) | 69.6 |
| blicy Orders of | Proposed Coverage Area (5 Achieved Net coverage are | | 54.2 |
| wo (2) | Balance coverage area left | , , | 54.2 15.3 |
| shall give bed in | FAR CHECK | oning regulation 2015 (1.75) | 100 |
| ndation or I. | | g I and II (for amalgamated plot -) | |
| hall be Authority. | Allowable TDR Area (60% of Premium FAR for Plot within | , | 0.0 |
| | Total Perm. FAR area (1.7 | 5) | 0.0 162.4 |
| ictly | Residential FAR (100.00%) Proposed FAR Area |) | 91.: 91.: |
| gregation | Achieved Net FAR Area (0 | .98) | 91.: |
| vaste | Balance FAR Area (0.77) BUILT UP AREA CHECK | | 71.4 |
| ıl | Proposed BuiltUp Area | | 171.3 |
| up to 240 | Achieved BuiltUp Area | | 171.3 |
| r every 240 | | | |
| plan | Approval Date : | | |
| | | | |
| blishment vork place. st of ion worker istruction | | | |
| children o partment | | | |
| s a must. | | | |
| stion. | | OWNER / GPA HOLDER'S SIGNATURE | |
| or iated. | | OWNER'S ADDRESS WITH ID | |
| | | NUMBER & CONTACT NUMBER : Kiran. R No. 39 (old no. 396), 57 th cross road, 3 rd Rajajinagar, Bangalore. | block, |
| | | (D) | |
| | | ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE RAMESH S #502, SMR ASTRA APARTMENT 5TH CROSS,GAYATHRINAGAR | |
| | | PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL (OLD NO-396), 57TH CROSS ROAD, 3RD BLOCK, NO- 108, BANGALORE, PID NO: 22-68-39. | |
| | | DRAWING TITLE : 1113195519-15-04-2 R 2 :: A1 (RESIDEN BUILDING) with STI | |
| | | SHEET NO: 1 | TIAL |
| | | | TIAL |
| ANCTIONING AUTHORITY : | This approval of Duilding alog / Marill | ed plan is valid for two years from the | TIAL |
| TANT / JUNIOR ENGINEER / ASSISTANT | This approval of Building plan/ Modified date of issue of plan and building lice | ed plan is valid for two years from the nce by the competent authority. | TIAL |
| | date of issue of plan and building lice | | TIAL |
| | date of issue of plan and building lice | | TIAL |
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| | date of issue of plan and building lice | | |

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