



Approval Condition:

- This Plan Sanction is issued subject to the following conditions:
- The sanction is accorded for:
  - Consisting of 'Block - A0 (HOSTEL) Wing - A0-1 (HOSTEL) Consisting of BASEMENT, GF-3UR'
  - The sanction is accorded for 'Block A0 (HOSTEL) only'. The use of the building shall not extend to any other use.
  - Parking reserved in the plan should not be converted for any other purpose.
  - Development charges towards increasing the capacity of water supply, sanitary and power main shall be paid to BWS&S and BESCOM only.
  - Necessary ducts for running telephone cables, subcables at ground level for postal services & space for dumping garbage within the premises shall be provided.
  - The applicant shall construct temporary roads for the use of construction workers and it should be demolished after the construction.
  - The applicant shall INSURE all workers involved in the construction work against any accident / untoward incidents arising during the line of construction.
  - The applicant shall not stock any building materials / debris on footpaths or on roads or on drains.
  - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&L) code having 3.00 mts. from the building within the premises.
  - The applicant shall provide a separate room preferably 10.15 m in the basement for the installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
  - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
  - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
  - License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
  - If any owner / builder continues the provision of Building By-laws and rules in force, the Architect / Engineer / Supervisor will be deemed by the Authority in the first instance, named in the second instance and cancel the registration if the same is repeated for the third time.
  - Technical personnel, applicant or owner in the same may be held strictly liable for the duties and responsibilities specified in Schedule - IV (By-law No. 3) under sub-section (1)(a) to (1)(g).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - Complete foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
  - 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 the completion shall apply for permission to occupy the building.
  - The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
  - Drinking water supplied by BWS&S should not be used for the construction activity of the building.
  - 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 By-law 22(a).
  - The building shall be designed and constructed according to 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.
  - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
  - Facilities for physically handicapped persons prescribed in schedule XI (By-law - 31) of Building by-law 2003 shall be ensured.
  - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / clients and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
  - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 22, 29, 29.8, 29.9 are provided in the building.
  - 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 disturbance during the hours and early morning hours.
  - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - 1 kg capacity installed at site for the reuse / disposal (Application for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings).
  - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design 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 workmen 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 & 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 the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspector every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BEMF 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 the tenants.

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, Sanction Orders and Policy Orders of the BEMF.

38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Failure to comply with the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Sanction Orders and Policy Orders of the BEMF (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule V. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the building. 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 and solid waste management by-law 2016.

42. The Applicant / Owner / Developer shall abide by sustainable construction and demolition waste management as per solid waste management by-law 2016.

43. The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.

44. The Applicant / Owner / Developer shall plant one tree for all area measuring 100 Sqm up to 240 Sqm & minimum of ten trees for areas measuring with more than 240 Sqm. (1 One tree for every 240 Sqm 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 license for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) (Housing) Letter No. LD/56/LET/2013, dated: 01-04-2013:

- 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.
- 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 respect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time the 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BEMF will not be responsible for any delays that may arise in respect of property in question.
- 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.

Color Notes

COLOR INDEX

AREA STATEMENT (BEMF)

| AREA STATEMENT (BEMF)  | VERSION NO.: 1.0.4   | VERSION DATE: 31/08/2021 |
|--|--|--------------------------|
| PROJECT DETAIL:  |  |                          |
| Authority: BEMF  | Plot Use: Residential  |                          |
| Trac No: PU/BS/172/22  | Plot Sub Use: Hostel   |                          |
| Application Type: General                                    | Land Use Zone: Residential (Mn)  |                          |
| Proposal Type: Building Permission                           | Plot Sub Plot No.: 8   |                          |
| Name of Sanction: ADDITION OR EXTENSION                      | City Survey No.:   |                          |
| Location: RINGI  | PID No. (As per Khata Extract): 4-0-8                                    |                          |
| Building Line Specified as per Z.R. NA                       | Locality / Name of the property: MSR COLLEGE ROAD, MATHIKERE, BANGALORE. |                          |
| Zone: West   |  |                          |
| Ward: West-035   |  |                          |
| Planning District: 215-Mathikere                             |  |                          |
| AREA DETAILS:  |  |                          |
| AREA OF PLOT (Minimum)                                       | (A)  | 2387.86                  |
| NET AREA OF PLOT (A-Deductions)                              |  | 2387.86                  |
| COVERAGE CHECK   |  |                          |
| Permissible Coverage area (55.00%)                           |  | 1314.52                  |
| Proposed Coverage Area (38.82%)                              |  | 910.52                   |
| Achieved Net coverage area (18.82%)                          |  | 337.80                   |
| FAR CHECK  |  |                          |
| Permissible F.A.R. as per zoning regulation 2015 (1.75)      |  | 3633.75                  |
| Additional F.A.R. within Reg I and II for amalgamated plot - |  | 0.00                     |
| Approved Area (80% of FAR)                                   |  | 1713.14                  |
| Premium FAR for Plot within Impact Zone I -                  |  | 0.00                     |
| Total Perm. FAR area (1.75)                                  |  | 3633.75                  |
| Residual FAR (44.28%)  |  | 1360.07                  |
| Existing Residential FAR (55.75%)                            |  | 1713.14                  |
| Proposed FAR Area  |  | 3073.81                  |
| Achieved Net FAR Area (1.47)                                 |  | 3073.81                  |
| Balance FAR Area (0.28)                                      |  | 579.94                   |
| BUILT UP AREA CHECK  |  |                          |
| Proposed Built Up Area                                       |  | 4197.17                  |
| Existing BUA Area  |  | 2900.86                  |
| Substructure Area AsB in BUA (Lift/Lift)                     |  | 15.00                    |
| Achieved Built Up Area                                       |  | 4132.87                  |

Approval Date:

Block - A0 (HOSTEL)

| Floor Name     | Total Built Up Area (Sq.m) | Existing Built Up Area (Sq.m) | Proposed Built Up Area (Sq.m) | Deductions (Area in Sq.m) |       |              |       |         | Existing FAR Area (Sq.m) | Proposed FAR Area (Sq.m) | Total FAR Area (Sq.m) | Capex Area other than Termentment |
|----------------|----------------------------|-------------------------------|-------------------------------|---------------------------|-------|--------------|-------|---------|--------------------------|--------------------------|-----------------------|-----------------------------------|
|                |                            |                               |                               | StairCase                 | Lift  | Lift Machine | Ramp  | Parking |                          |                          |                       |                                   |
| Terrace Floor  | 75.48                      | 0.00                          | 75.48                         | 68.70                     | 0.00  | 6.79         | 0.00  | 0.00    | 0.00                     | 0.00                     | 0.00                  | 0.00                              |
| Third Floor    | 808.60                     | 448.27                        | 360.33                        | 33.84                     | 6.79  | 0.00         | 0.00  | 427.95  | 340.02                   | 767.97                   | 801.79                |                                   |
| Second Floor   | 808.60                     | 448.27                        | 360.33                        | 33.84                     | 6.79  | 0.00         | 0.00  | 427.95  | 340.02                   | 767.97                   | 801.79                |                                   |
| First Floor    | 808.60                     | 448.27                        | 360.33                        | 33.84                     | 6.79  | 0.00         | 0.00  | 427.95  | 340.02                   | 767.97                   | 801.79                |                                   |
| Ground Floor   | 810.53                     | 450.19                        | 360.33                        | 33.84                     | 6.79  | 0.00         | 0.00  | 429.88  | 340.02                   | 769.90                   | 803.73                |                                   |
| Basement Floor | 885.35                     | 805.86                        | 0.00                          | 35.72                     | 6.79  | 0.00         | 0.00  | 79.49   | 763.35                   | 0.00                     | 0.00                  | 0.00                              |
| Total          | 4197.17                    | 2600.86                       | 1516.81                       | 239.78                    | 33.95 | 6.79         | 79.49 | 763.35  | 1713.73                  | 1360.08                  | 3073.81               | 3209.10                           |

SCHEDULE OF JOINERY:

| BLOCK NAME  | NAME | LENGTH | HEIGHT | NOS |
|-------------|------|--------|--------|-----|
| A0 (HOSTEL) | DZ   | 0.75   | 2.10   | 87  |
| A0 (HOSTEL) | D1   | 1.10   | 2.10   | 90  |
| A0 (HOSTEL) | ED   | 1.10   | 2.10   | 02  |

SCHEDULE OF JOINERY:

| BLOCK NAME  | NAME | LENGTH | HEIGHT | NOS |
|-------------|------|--------|--------|-----|
| A0 (HOSTEL) | V    | 1.20   | 1.20   | 27  |
| A0 (HOSTEL) | W    | 1.28   | 1.80   | 03  |
| A0 (HOSTEL) | V    | 1.44   | 1.50   | 27  |
| A0 (HOSTEL) | V    | 1.50   | 1.50   | 39  |
| A0 (HOSTEL) | W    | 1.80   | 1.80   | 224 |
| A0 (HOSTEL) | W    | 1.90   | 1.80   | 03  |
| A0 (HOSTEL) | W    | 2.00   | 1.80   | 01  |
| A0 (HOSTEL) | W    | 2.70   | 1.80   | 01  |
| A0 (HOSTEL) | W    | 3.22   | 1.80   | 01  |

UHBUA Table for Block - A0 (HOSTEL)

| FLOOR       | UHBUA Type | Entry Type | UHBUA Area | Capex Area | No. of Rooms | No. of Termentment |
|-------------|------------|------------|------------|------------|--------------|--------------------|
| A0 (HOSTEL) |            |            |            |            |              |                    |
| Grand Total |            |            |            |            |              |                    |

PLAN SHOWING THE EXISTING BASEMENT, GF, 1st, 2nd, 3rd & TERRACE FLOOR PLAN WITH PROPOSED ADDITION AND ALTERATION HOSTEL BUILDING @ SITE NO. 8, MSR COLLEGE ROAD, MATHIKERE, BANGALORE. IN WARD NO.35, (PID NO.4-0-8).

OWNER / GFA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: ANTHA PATTABHARAM # Gokula House, Gokula Mathikere, Bangalore

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE

Key: NS #4 Next To Landmark Medical Nagarajethal Bus Stop, Nagarajethal, Bangalore, A-8117011-16

PROJECT TITLE: PLAN SHOWING THE EXISTING BASEMENT, GF, 1st, 2nd, 3rd & TERRACE FLOOR PLAN WITH PROPOSED ADDITION AND ALTERATION HOSTEL BUILDING @ SITE NO. 8, MSR COLLEGE ROAD, MATHIKERE, BANGALORE. IN WARD NO.35, (PID NO.4-0-8).

DRAWING TITLE: BASEMENT GROUND/FIRST SECOND & THIRD FLOOR PLAN, ELEVATION AND SECTION

SHEET NO: 1

WEST

Sanctioning Authority: [Signature]

The 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.

This is system generated report and does not require any signature. Accuracy of Security 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.



