SQ.MT.

108.00

108.00

81.00

69.40

69.40

11.60

189.00

0.00

0.00

0.00

189.00

118.51

118.51

118.51

70.49

222.47

222.47



COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

AREA STATEMENT (BBMP)

Inward_No: PRJ/10232/21-22

Nature of Sanction: NEW

Location: RING-II

Ward: Ward-074

AREA DETAILS:

FAR CHECK

Zone: West

Application Type: Suvarna Parvangi

Proposal Type: Building Permission

Building Line Specified as per Z.R: NA

Planning District: 213-Rajaji Nagar

AREA OF PLOT (Minimum)

NET AREA OF PLOT

COVERAGE CHECK

PROJECT DETAIL:

Authority: BBMP

EXISTING (To be retained)

EXISTING (To be demolished)

Permissible Coverage area (75.00 %)

Achieved Net coverage area (64.26 %)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.10)

Balance FAR Area (0.65)

Proposed BuiltUp Area

Achieved BuiltUp Area

Residential FAR (100.00%)

Proposed FAR Area

BUILT UP AREA CHECK

Approval Date

Block Land Use

Category

Area (Sq.mt.)

14.52 14.52

0.00

46.24

Total FAR

Area (Sq.mt.)

118.51

118.51

Reqd./Unit Reqd.

Achieved

Proposed FAR

Resi.

118.51

118.51

(Sq.mt.)

Premium FAR for Plot within Impact Zone (-)

Permissible F.A.R. as per zoning regulation 2015 (1.75)

Additional F.A.R within Ring I and II (for amalgamated plot -)

Balance coverage area left (10.74 %)

Proposed Coverage Area (64.26 %)

PROPOSED WORK (COVERAGE AREA)

VERSION NO.: 1.0.4

Plot Use: Residential

Plot SubUse: Bungalow

Plot/Sub Plot No.: 1246

City Survey No.: 46

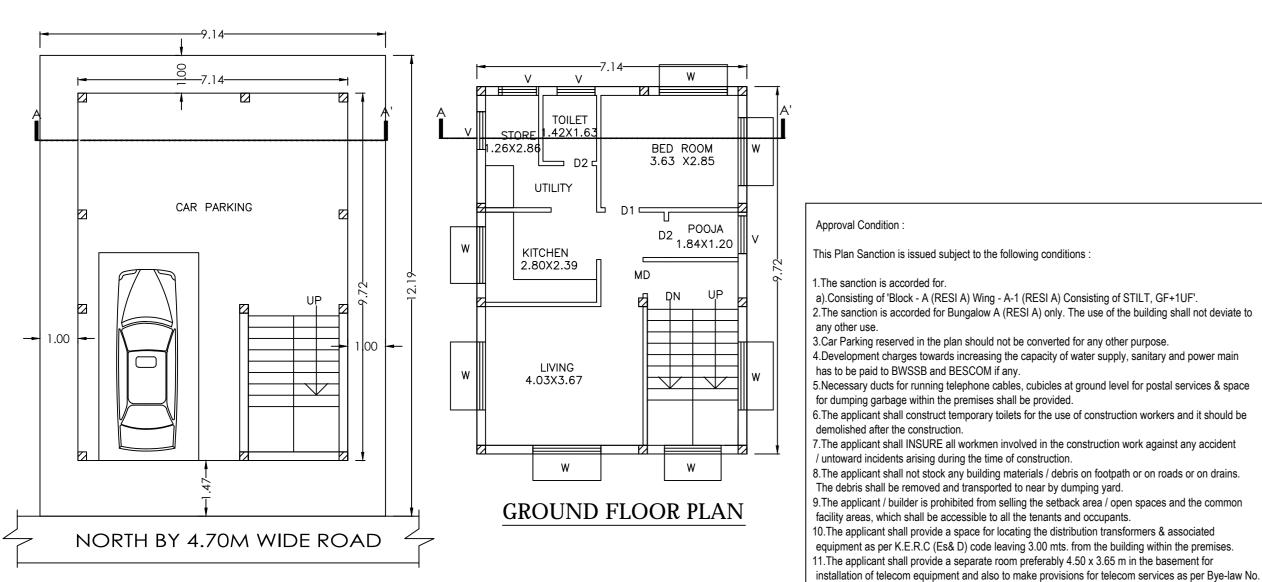
(A-Deductions)

VERSION DATE: 31/08/2021

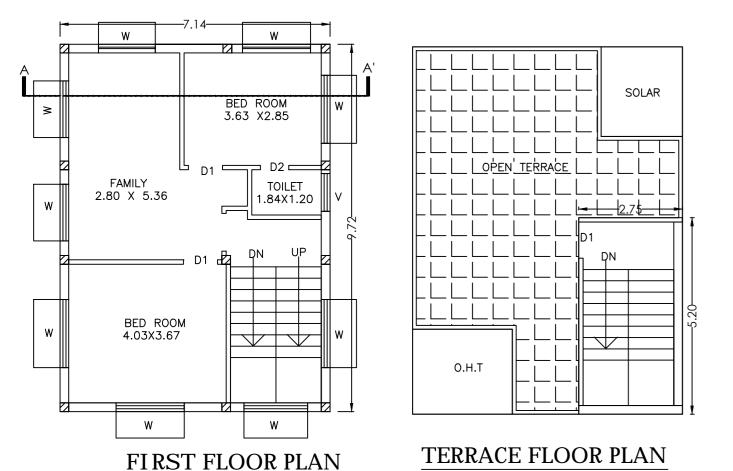
Land Use Zone: Residential (Main)

Khata No. (As per Khata Extract): PID-16-54-1246

Locality / Street of the property: 5TH CROSS KASTURI LAYOUT



STILT FLOOR PLAN

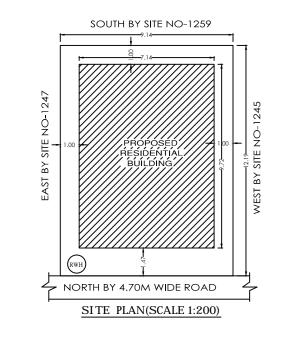


STAIRCASE

HEAD ROOM

OPEN TERRACE 5

SECTION AT AA



PP**A**WAKALL

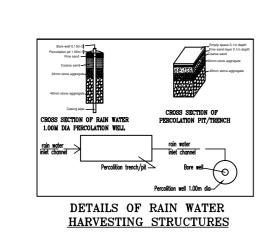
RCC ROOF SLAB

0.15M THICKNESS

OF WALL

UTODESK EDUCATIONAL PRODUCT

PRODUCED BY



Block : A (RESI A)

untoward incidents arising during the time of construction.

& around the site.

to occupy the building.

competent authority

bye-laws 2003 shall be ensured.

STAIRCASE

HEAD ROOM

OPEN TERRACE

ELEVATION

of the work.

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

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

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

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

in good repair for storage of water for non potable purposes or recharge of ground water at all

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.

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

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 inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity

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

installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

visitors / servants / drivers and security men and also entrance shall be approached through a ramp for

23. The building shall be designed and constructed adopting the norms prescribed in National

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

21. Drinking water supplied by BWSSB should not be used for the construction activity 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).

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

a frame and displayed and they shall be made available during inspections.

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
		StairCase	Parking	Resi.	(Sq.mt.)	
Terrace Floor	14.27	14.27	0.00	0.00	0.00	00
First Floor	69.40	8.64	0.00	60.76	60.76	00
Ground Floor	69.40	11.65	0.00	57.75	57.75	01
Stilt Floor	69.40	8.64	60.76	0.00	0.00	00
Total:	222.47	43.20	60.76	118.51	118.51	01
Total Number of Same Blocks	1					
Total:	222.47	43.20	60.76	118.51	118.51	01

CHEDULE OF JOINERY:					
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESI A)	D2	0.76	2.10	03	
A (RESI A)	D1	0.90	2.10	05	
A (RESI A)	MD	1.05	2.10	01	

CHEDULE OF JOINERY:					
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESI A)	V	1.00	1.20	03	
A (RESI A)	W	1.80	1.80	16	
A (RESI A)	W	1.94	1.80	01	

UnitBUA Table for Block :A (RESI A)	
UTITION TABLE TO DIOCK .A (NESTA)	

		, ,				
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	SPLIT 1	FLAT	123.71	123.71	6	1
FLOOR PLAN	SPLII I	FLAT	123.71	123.71	0	ı
FIRST FLOOR	SPLIT 1	FLAT	0.00	0.00	1	n
PLAN	OI LII I	I LAI	0.00	0.00	4	l o
Total:	-	-	123.71	123.71	10	1

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

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 condition of Fire Safety Measures installed. The certificate should be produced to the Corporation

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

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

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

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

adhered to 41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016

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 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

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

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

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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

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

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

 $4. Obtaining \ NOC \ from \ the \ Labour \ Department \ before \ commencing \ the \ construction \ work \ is \ a \ must.$

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.

A (RESI A)

Vehicle Type

TwoWheeler

Other Parking

A (RESI A)

Grand Total:

Required Parking(Table 7a)

Parking Check (Table 7b)

FAR &Tenement Details

No. of Same

Type

A (RESI A) Residential Bungalow 50 - 225

Total:

structures which shall be got approved from the Competent Authority if necessary.

and shall get the renewal of the permission issued once in Two years.

Corporation and Fire Force Department every year.

renewal of the permission issued that once in Two years.

of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

Development Authority while approving the Development Plan for the project should be strictly

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste

unit/development plan.

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

Board"should be strictly adhered to

workers engaged by him.

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

Employment of child labour in the construction activities strictly prohibited.

Block USE/SUBUSE Details

Residential

SubUse

No.

Block SubUse

Bungalow

Area (Sq.mt.)

13.75

13.75

13.75

StairCase

43.20

43.20

27.50

Deductions (Area in Sq.mt.)

Parking

60.76

60.76

(Sq.mt.)

Reqd.

Total Built Up

222.47

222.47

Area (Sq.mt.)

Units

Reqd. Prop.

Block Structure

Bldg upto 11.5 mt. Ht.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

Nagarajaiah B No 1246 5th cross kasturi layout kamalanagar

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

No 49 Kiledaranapalya karalamangala post madbhal hobli

Magadi Taluk Ramanagara District 5612 BCC/BL-3.6/E-4540/2020-21

PROJECT TITLE: PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDINGAT SITE NO-1246, 5TH CROSS, KASTURI LAYOUT, KAMALANAGAR, YESHWANTHPURA HOBLI, BANGALORE NORTH TALUK, BANGALORE, WARD NO-74. P.I.D NO-16-54-1246

DRAWING TITLE 1124771107-03-02-202201-25-10\$_\$30_40 SANCTION :: A (RESI A) with STILT, GF+1UF

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. WEST

Tnmt (No.)

1.00

UserDefinedMetric (820.00 x 600.00MM)