

COLOR INDEX

Table with 2 columns: COLOR INDEX, and corresponding line styles for PLOT BOUNDARY, ABUTTING ROAD, PROPOSED WORK (COVERAGE AREA), and EXISTING (To be retained).

AREA STATEMENT (BSPM) VERSION NO.: 1.0.1

VERSION DATE: 31/08/2021

PROJECT DETAIL: Authority: BBMP

Plot Use: Residential

Plot SubUse: Plotted Resi development

Land Use Zone: Residential (R)

Plot No.: 27

City Survey No.: 27, (OLD NO. 241)

Location: RNC-1

Plot No. (As per Khata Extract): 27

Locality / Street of the property: 9TH CROSS, 1ST 'N' BLOCK, RAJAJINAGAR

Zone: West

Ward: Ward 67

Planning District: 213 Rajaj Nagar

Area of Plot (Minimum): (A)

Area of Plot (Actual): (A-Deductions)

Permissible Coverage Area (75.00 %): 104.47

Proposed Coverage Area (82.48 %): 87.54

Achieved Net coverage area (82.48 %): 87.54

Balance coverage area (WT) (12.51 %): 17.43

Existing Structure To Be Demolished: 107.90

Permissible F.A.R. as per zoning regulation 2015 (1.75): 243.76

Additional F.A.R. within Ring 1 and 2 (for amalgamated plot -): 0.00

Allowable TDR Area (95% of Perm F.A.R.): 0.00

Permissible F.A.R. for the subject plot (Zone -): 0.00

Total Perm. F.A.R. area (1.75): 243.76

Residential F.A.R. (100.00 %): 223.91

Proposed F.A.R. Area: 223.91

Achieved Net F.A.R. Area (1.61): 19.85

Balance F.A.R. Area (0.14): 19.85

Proposed BuiltUp Area: 399.09

Achieved BuiltUp Area: 399.09

Approval Date: 31/08/2021

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.

1. Registration of Applicant / Builder / Owner / Contractor should be submitted to the Registrar of Buildings and other construction workers welfare board.

2. 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 register 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 in any of the list of workers engaged by him.

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 workers Welfare Board'.

Note: 1. Accommodation shall be provided for setting up of schools for imparting education to the children of 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 which is mandatory.

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. 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

5. 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.

6. 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 hindrance during late hours and early morning hours.

7. 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 its reuse / disposal (Applicable for Residential areas of 20 and above and 2000 Sqm and above built up area for Commercial buildings).

8. 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 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.

9. The applicant shall maintain during construction such barricading as considered necessary to prevent feet, debris & other materials endangering the safety of people / structures etc. in & around the site.

10. Permission shall be obtained from forest department for cutting trees before the commencement of the work.

11. 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.

12. Any owner / builder contravenes the provisions of Building Bye-laws and / or rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

13. 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) (under sub section IV-8 (a) to (k)).

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

15. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

16. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.

17. Drinking water supplied by BBWSB should not be used for the construction activity of the building.

18. The applicant shall ensure that 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 Bye-law 30A.

19. The building shall be designed and constructed adopting 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.

20. The applicant should provide safe water features as per table IV of Bye-law No. 23 for the building.

21. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building Bye-laws 2003 shall be ensured.

22. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

23. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S.I. No. 23, 24, 25 & 26 are provided in the building.

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