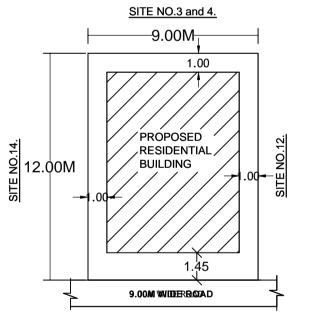
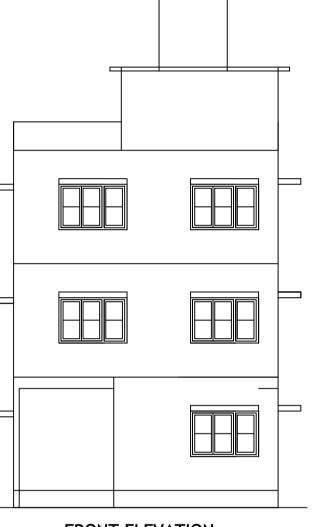
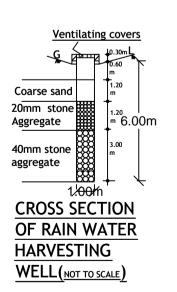


TERRACE FLOOR PLAN



SITE PLAN (SCALE 1:200)





# Block : A (RESIDENTIAL BUILDING)

```			/						
Floor Name Total Built Up Area			Deduct	ions (Area in Sc	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)		
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)	
Terrace Floor	20.51	18.26	0.00	2.25	0.00	0.00	0.00	0.00	00
Second Floor	66.85	10.35	2.25	0.00	3.60	0.00	50.65	50.65	00
First Floor	66.85	10.35	2.25	0.00	0.00	0.00	54.25	54.25	00
Ground Floor	66.85	14.76	2.25	0.00	0.00	36.40	13.44	13.44	01
Total:	221.06	53.72	6.75	2.25	3.60	36.40	118.34	118.34	01
Total Number of Same Blocks :	1								
Total:	221.06	53.72	6.75	2.25	3.60	36.40	118.34	118.34	01

# SCHEDULE OF JOINERY:

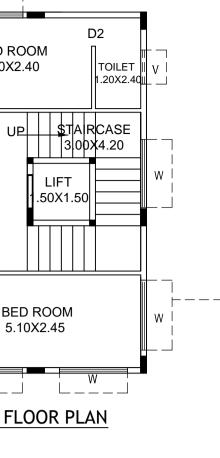
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D2	0.75	2.10	04
A (RESIDENTIAL BUILDING)	D1	0.90	2.10	06

# SCHEDULE OF JOINERY:

CONTERPOLE OF C	S S I I L I I I			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	V	1.00	0.60	02
A (RESIDENTIAL BUILDING)	W	1.80	1.20	14

# UnitBUA Table for Block : A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	153.79	125.37	1	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	6	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	5	0
Total:	-	-	153.79	125.37	12	1



Approval Condition :

1. The sanction is accorded for.

shall not deviate to any other use.

demolished after the construction.

25.

& around the site.

to occupy the building.

competent authority.

building.

building.

bye-laws 2003 shall be ensured.

of the work.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

The debris shall be removed and transported to near by dumping yard.

facility areas, which shall be accessible to all the tenants and occupants.

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

) Consisting of GF+2UF'.

This Plan Sanction is issued subject to the following conditions :

a).Consisting of 'Block - A (RESIDENTIAL BUILDING) Wing - A-1 (RESIDENTIAL BUILDING

3.Car Parking reserved in the plan should not be converted for any other purpose.

2. The sanction is accorded for Bungalow A (RESIDENTIAL BUILDING) only. The use of the building

4.Development charges towards increasing the capacity of water supply, sanitary and power main

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

6. The applicant shall construct temporary toilets for the use of construction workers and it should be

7. The applicant shall INSURE all workmen involved in the construction work against any accident

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

12. 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

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 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

responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

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.

16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

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

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

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

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of

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

inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and

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.

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

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

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.

10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

### Block USE/SUBUSE Details

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

### Required Parking(Table 7a)

Block	Туре	SubUse	Area	Ur	nits		Car	
Name	турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL BUILDING)	Residential	Bungalow	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	1	1

### Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	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	-	-	-	22.65	
Total		27.50		36.40	

### **FAR & Tenement Details**

Block No. of Same Bldg		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)	
A (RESIDENTIAL BUILDING)	1	221.06	53.72	6.75	2.25	3.60	36.40	118.34	118.34	01
Grand Total:	1	221.06	53.72	6.75	2.25	3.60	36.40	118.34	118.34	1.00

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 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
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 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
Corporation and Fire Force Department every year.
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
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
fire hazards.
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, Standing Orders and Policy Orders of
the BBMP.
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 facting of wells ( columns of the foundation. Otherwise the plan sanction deemed cancelled
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
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 as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical
vehicles.
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
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 licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
(103adadg) 100dike) Letter NO. LD/33/LE 1/2013, dated. 01-04-2013.
1.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
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
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 o
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
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.
6 In case if the documents submitted in respect of property in question is found to be false or

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.

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER

ASSISTANT DIRECTOR

# ΡΑΟΡυζΕΡ ΒΥ ΑΝ Αυτορέςκ ερυζατιονας ρεορύζτ

		SCALE : 1:100	
Color Notes		SCALE : 1:100	
COLOR INDEX		+	
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED WORK (COV	ERAGE AREA)		
EXISTING (To be retained)			
EXISTING (To be demolish	ned)		
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4		
	VERSION DATE: 31/08/2021		
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Inward_No: PRJ/11479/21-22	Plot SubUse: Bungalow		
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 13/21		
Nature of Sanction: NEW	City Survey No.: 52		
Location: RING-II	PID No. (As per Khata Extract): 39-58-13/2		
Building Line Specified as per Z.R: NA	Locality / Street of the property: 80FT ROAD NAGRABHAVI		
Zone: West			
Ward: Ward-128			
Planning District: 212-Vijayanagar			
AREA DETAILS:		SQ.MT.	
AREA OF PLOT (Minimum)	(A)	108.00	
NET AREA OF PLOT	(A-Deductions)	108.00	
COVERAGE CHECK			
Permissible Coverage area (75.	,	81.00	
Proposed Coverage Area (61.9		66.85	
Achieved Net coverage area ( 6	,	66.85	
Balance coverage area left (13	.1 % )	14.15	
FAR CHECK			
Permissible F.A.R. as per zonin		189.00	
Additional F.A.R within Ring I a	nd II ( for amalgamated plot - )	0.00	
Allowable TDR Area (60% of Po		0.00	
Premium FAR for Plot within Im	pact Zone ( - )	0.00	
Total Perm. FAR area (1.75)		189.00	
Residential FAR (100.00%)		118.34	
Proposed FAR Area		118.34	
Achieved Net FAR Area (1.10)	)	118.34	
Balance FAR Area (0.65)		70.66	
BUILT UP AREA CHECK	1		
Proposed BuiltUp Area		221.06	
Achieved BuiltUp Area		221.06	

Approval Date :

	OWNER / GPA HOLDER'S SIGNATURE
	OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : D T VIRUPAKSHAPPA MARUTHI NAGAR NAGARABHAVI
	Duruft
	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Biswajit R 70K 13TH CROSS 1ST BLOCK RAJAJINAGAR BCC/BL-3.6/E-4336/2018-19
	Fishaget. P
	PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO- 13/21, IST STAGE, 4TH BLOCK, NAGARABHAVI,BANGALORE, WARD NO- 39. PID NO: 39-58-13/21.
	DRAWING TITLE : 854320049-25-02-202209-48-02\$_\$VIRUPAKSH/ DT :: A (RESIDENTIAL BUILDING) with GF+2UF
	SHEET NO : 1
This approval of Building plan/ Modified date of issue of plan and building licence	

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

WEST