



SITE PLAN

UnBMA Table for Block A (RESIDENTIAL BUILDING)

Table with columns: FLOOR, Name, UnBMA Type, UnBMA Area, Carpet Area, No. of Rooms, No. of Tenement. It lists details for various floors including First Floor, Typical 2nd Floor, and Ground Floor.

SCHEDULE OF JOINERY:

Table with columns: BLOCK NAME, NAME, LENGTH, HEIGHT, NOS. It lists joinery items for residential buildings A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

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I. This Plan Sanction is issued subject to the following conditions

- Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 05, Sy No. 586, Kalluru Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone, Bengaluru.
a) Consisting of BF-GF+4UF (Four Upper Floors Only)
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be diverted to any other use.
3. Basement Floor area and Surface area is reserved for car parking and not to be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cables of ground level for postal services and space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it shall be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.E.C (E & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.50 in the 5th floor for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
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 & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. 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.
16. If any owner / builder contravenes the provisions of Bye-laws and 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.
17. 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. 3.0) under sub section IV (a) (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or loadings before erection of walls on the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
20. 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 to occupy the building.
21. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition 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 32(a).
24. 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 1883-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. 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.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours 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.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 300 kg capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 sqm and above built up area for Commercial buildings).
31. The structures with slabs shall be designed for structural stability and safety to ensure 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient hoarding parking shall be provided as per requirement.
33. 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.
34. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
35. The Builder / Contractor / Professional responsible for sanctioning of work shall not shall materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner & 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.
36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP 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.
37. The Owner / Developer should submit BWSSB NOC before the issue of Commencement Certificate.
38. 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 (Revised) Hoarding Letter No. LD/RA/ET/2013, dated 05-04-2013

Block A (RESIDENTIAL BUILDING)

Table with columns: Block Name, Block Use, Block SubUse, Block Structure, Block Line Use Category. It lists details for Block A (RESIDENTIAL BUILDING).

Block A (RESIDENTIAL BUILDING)

Table with columns: Floor Name, Drns. Buildup Area, Deductions From Gross BUA Area, Total Build Up Area, Deductions (Area in Sq.Mt.), Proposed FAR Area, Total FAR Area, Tenr. No. It lists details for various floors including Terrace Floor, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, Basement Floor, and Total.

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AREA STATEMENT (BBMP) table with columns: PROJECT TITLE, VERSION NO., VERSION DATE, PROJECT DATE, Activity, Plot Use, Residential, Plot SubUse, Apartment, Land Use Zone, Residential (Mini), Application Type, General, Practical Particulars, 05, City Survey No., 586, Nature of Sanction, New, Plot No. No. per Block (Estimated), 05, Location (Height), Locality / Street of the property, KALLURU VILLAGE, BENGALURU NORTH TALUK, BENGALURU EAST TALUK, WARD NO. 26 (BENGALURU), Zone, Mahadevapura, Planning District, 311 Horanavara, Area of Plot (Minimum), (A), 52.04, NET AREA OF PLOT, (A-Deductions), 2326.92, COVERAGE CHECK, Permissible Coverage area (50.00 %), 1107.81, Proposed Coverage area (47.50 %), 1107.81, Actual coverage area (47.50 %), 1107.81, Balance coverage area left (7.50 %), 112.19, FAR CHECK, Permissible F.A.R. as per zoning regulation 2013 (3.00), 6880.75, Additional F.A.R. with Reg. (a)(i) (for unimproved land), 0.00, Allowable F.A.R. Area (60% of Permi FAR), 6880.75, Plenum FAR for Plot within Impact Zone (-), 0.00, Residential FAR (100.00%), 6880.75, Proposed FAR Area, 6880.75, Actual Net FAR Area (2.43), 6880.75, Balance FAR Area (0.07), 1322.98, BUILT UP AREA CHECK, Permissible Built Up Area (Based on UOI), 7880.96, Proposed Built Up Area, 7880.96, Actual Built Up Area, 7880.96

COLOR INDEX

Table with columns: PLOT BOUNDARY, ADJUTING ROAD, PROPOSED WORK COVERAGE AREA, EXISTING (To be retained), EXISTING (To be demolished).

Block USE/SUBUSE Details

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Parking Check (Table 7b)

Table with columns: Vehicle Type, No., Area (Sq.Mt.), No., Area (Sq.Mt.). It lists details for Car, Visitor's Car Parking, Taxi/Car, Taxi/heater, and Other Parking.

FAR Statement Details

Table with columns: Block Name, No. of Same Block, Gross Built Up Area (Sq.Mt.), Deductions From Gross BUA Area (Sq.Mt.), Total Built Up Area (Sq.Mt.), Deductions (Area in Sq.Mt.), Proposed FAR Area (Sq.Mt.), Total FAR Area (Sq.Mt.), Tenr. No. It lists details for Block A (RESIDENTIAL BUILDING).

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OWNER / CPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
K SHANMUKA MURTHY AND OTHERS, M.J.JI BHARATHI CONSTRUCTION Co., BY KAYYALA MUNI REDDY Flat No. 112, Ground Floor, Honey Dew apartment, near old age home, Horanavara, Bengaluru - 560043
ARCHITECT/ENGINEER/SUPERVISOR'S SIGNATURE
Shankitha N. R.V'S Associates, #4, R.R. Manasa, 3rd Floor, 6th Cross, Adabekere, 5th Block, Turner Road, E-100603-03
PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING, at Katha No. 05, Sy No. 586, Kalluru Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone, Bengaluru
DRAWING TITLE: SITE PLAN
SHEET NO: 1

The plans are approved in accordance with the acceptance for approval by the Commissioner on date 25/02/2020, vide to number: BBMP/ADDL.DIR/CONTR/0065/19-20, subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.







