

# SITE PLAN

**BBMP/ADDL.DIR./D/NORTH/1P/0055/2018-19**  
 This Plan Section is issued subject to the following conditions:  
 1. Sanction is accorded for the Educational Primary School Building at Katha No. 728/431, Sy. No. 15, Whitefield Village, K.R. Puram Road, Bangalore East Taluk, Ward No. 14, Whitefield Sub Division, Mahadevapura Zone, Bangalore.  
 2. Sanction is accorded for Educational Primary School use only. The use of the building shall not be extended to any other use.  
 3. Basement Floors and Surface Area reserved for car parking shall not be converted for any other purpose.  
 4. Development charges towards increasing the capacity of water supply, sanitary and power main have to be paid to BBWSB and BESCOM.  
 5. Necessary ducts for running telephone cables, cables and ground level for postal services & 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 should 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 term 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 near by 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 the tenants and occupants.  
 10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.  
 11. The applicant shall provide a separate room preferably 4.00 x 3.65 m in the basement for installation of telecom equipment and also to make provision for telecom services as per Byelaw No. 25.  
 12. The applicant shall maintain during construction such barricading as is considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in the vicinity of the site.  
 13. All plantation shall be carried out in accordance with the bye-laws.  
 14. The applicant shall provide a separate room for the use of construction workers and it should be demolished after the construction.  
 15. The applicant shall provide a separate room for the use of construction workers and it should be demolished after the construction.  
 16. If any owner / builder contravenes the provisions of Building 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) under sub section 4(a) of the Act.  
 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 BBWSB 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 repair and storage of water in potable supplies or recharge of ground water at all times having a minimum total capacity mentioned in the Byelaw 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. 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 Byelaw No. 29 of the building.  
 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye law - 3) of Building Bye-laws 2002 shall be provided.  
 27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / sanitary / drivers and security men and also ensure that it is 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, 24, 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 nuisance during late hours and early morning hours.  
 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic/inorganic waste and should be processed in the Recycling processing unit 50 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 basements shall be designed for structural stability and safety to ensure the safe establishment 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 workmen and general public by erecting safe barricades.  
 32. Sufficient fire vehicle parking shall be provided as per requirement.  
 33. Traffic Management Plan shall be provided as per requirement.  
 34. The applicant shall inform the same to the registered Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.  
 35. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and substantially 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. Parks and Open Spaces area and Surface Parking area shall be demarcated and reserved as per Development Plan issued by the Bangalore Development Authority.  
 38. All other conditions laid down by Bangalore Development Authority while approving the plan sanction.  
 39. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No.BD&T/PM&LP/2020/16-17/5662/018-19 dated: 26.06.2018 while approving the Development Plan for the project shall be strictly adhered to.  
 40. The NOC from BBWSB should be obtained and shall be submitted to this office before obtaining Commencement Certificate.  
 41. 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 (Housing) Modified Letter No. LD/961/ET/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 registered of the date of issue of Commencement Certificate.  
 3. List of names shall also be furnished by the builder / contractor to the Labour Department which is mandatory.  
 4. Employment of child labour in the construction activity strictly prohibited.  
 5. Obtaining NOC from the Labour Department before commencing the construction of work is a must.  
 6. BBMP will not be responsible for any dispute that may arise in respect of property in question.  
 7. In case if the documents submitted in respect of property in question to be found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

**Block A (EDUCATION BUILDING)**

Floor Name	Gross Built Up Area (Sq.mt)	Deductions From Gross Built Up Area (Sq.mt)	Total Built Up Area (Sq.mt)	Star Case	LIT Machine	Ramp	Parking	Educational	Star	Proposed FAR Area (Sq.mt)	Add Area In FAR (Sq.mt)	Total FAR Area (Sq.mt)
Column												
Terrace Floor	111.40	0.00	111.40	0.00	4.58	0.00	0.00	0.00	0.00	0.00	0.00	39.14
First Floor	1440.13	7.05	1433.08	0.00	4.58	0.00	0.00	0.00	0.00	1433.08	0.00	1433.08
Second Floor	1429.81	7.05	1419.76	0.00	4.58	0.00	0.00	0.00	0.00	1419.76	0.00	1419.76
Ground Floor	1502.23	0.00	1502.23	0.00	4.58	0.00	0.00	0.00	0.00	1502.23	0.00	1502.23
Basement Floor	994.16	0.00	994.16	0.00	0.00	0.00	121.11	854.17	0.00	18.88	0.00	18.88
Total	6875.13	50.46	6824.67	67.71	18.20	4.58	121.11	854.17	5700.90	18.88	0.00	5789.93
Total Number of Same Blocks	1											
Total	6875.13	50.46	6824.67	67.71	18.20	4.58	121.11	854.17	5700.90	18.88	0.00	5789.93

**AREA STATEMENT (BBMP)**

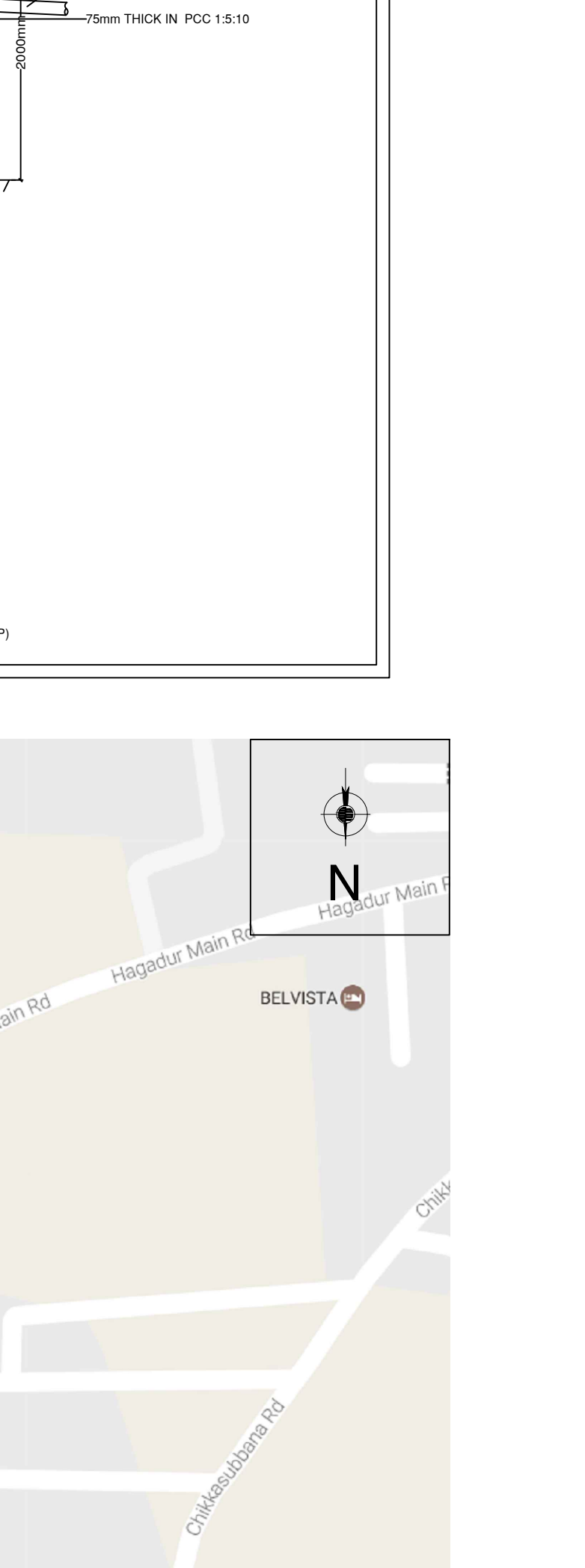
Sl. No.	Name of the Survey	Reference No. & Date	Conditions Imposed
1.	HSBC	CTE-9/6862 PCB ID 04110, dated 28-01-2020	All for conditions imposed in the plan issued by the Survey Body should be adhered to.
<b>2. The Applicant has to see that the following conditions are strictly adhered to:</b> a) For the construction of the building, the applicant shall ensure that the following conditions are strictly adhered to: 1. The structures with basements shall be designed for structural stability and safety to ensure the safe establishment 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 workmen and general public by erecting safe barricades. 2. Sufficient fire vehicle parking shall be provided as per requirement. 3. Traffic Management Plan shall be provided as per requirement. 4. The applicant shall inform the same to the registered Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time. 5. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and substantially 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. 6. 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. 7. Parks and Open Spaces area and Surface Parking area shall be demarcated and reserved as per Development Plan issued by the Bangalore Development Authority. 8. All other conditions laid down by Bangalore Development Authority while approving the plan sanction. 9. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No.BD&T/PM&LP/2020/16-17/5662/018-19 dated: 26.06.2018 while approving the Development Plan for the project shall be strictly adhered to. 10. The NOC from BBWSB should be obtained and shall be submitted to this office before obtaining Commencement Certificate. 11. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.			

**FAIR CHECK**

Block Name	Block Use/Subuse	Block SubUse	Block Structure	Block Land Use Category
A EDUCATION BUILDING	Educational	Tutorial Centre	Blg upto 15.0 mt. Ht.	C1

**Payment Details**

Sr No.	Order Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/ADDLDIR/18-19	BBMP/ADDLDIR/18-19	62105	Online	783369003	07/03/2019	Remark
						11/03/2019	Remark



**SCHEDULE OF OPENINGS**

TYPE	SIZE	DESCRIPTION
D	3.00 x 2.10	DOOR
D1	1.50 x 2.10	DOOR
D2	0.75 x 2.10	DOOR
W	3.00 x 2.00	WINDOW
W1	1.50 x 1.50	WINDOW
W2	3.00 x 0.60	WINDOW

**Required Parking (Table 7a)**

Vehicle Type	No.	Area (Sq.mt)	Prop.	Recpt.	Car	Prop.
Car	38	572.90	58	797.50		
Two Wheeler	38	572.90	58	797.50		
Other Parking	-	-	-	-	575.17	
Total		572.90	58	797.50	575.17	1376.67

**Block USE/SUBUSE Details**

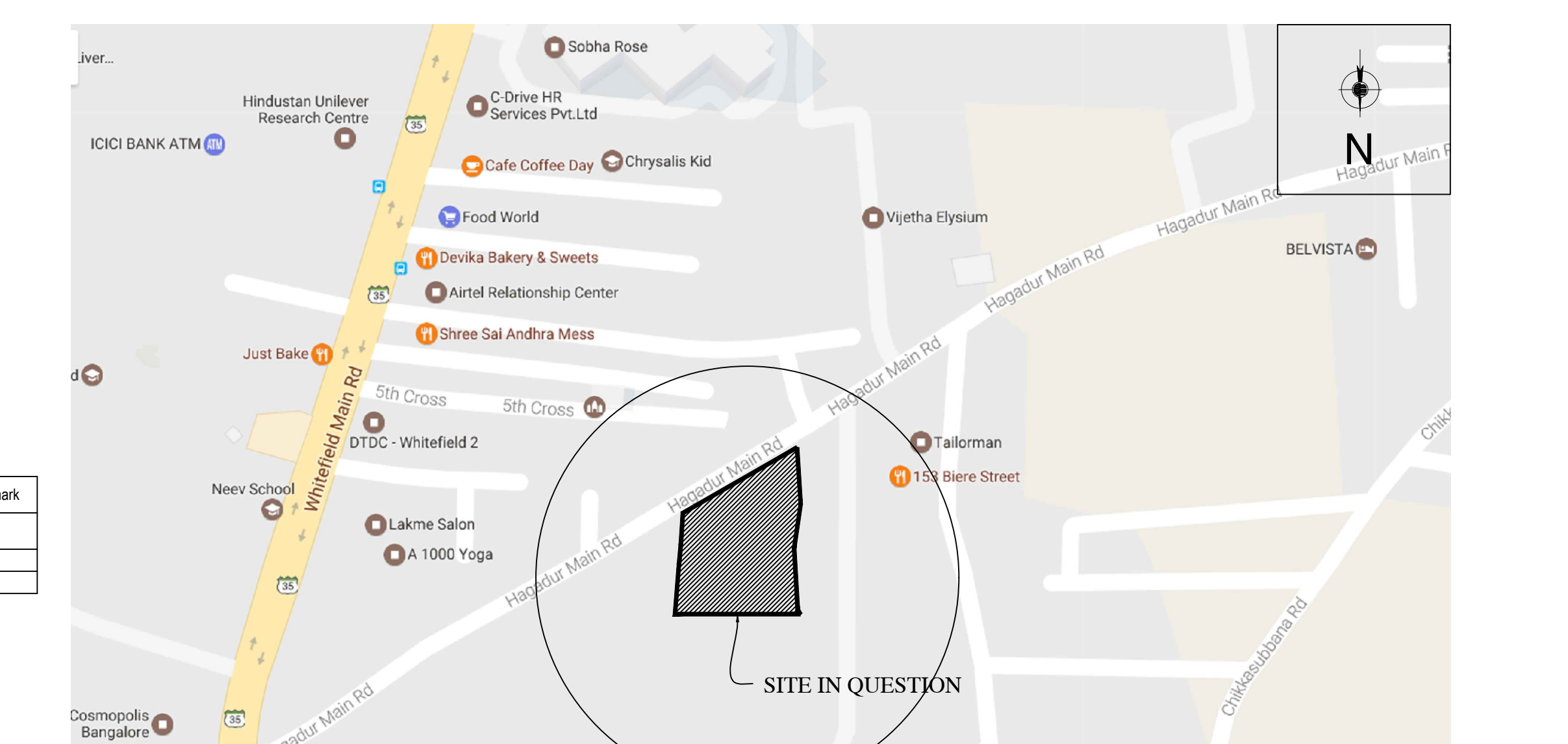
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A EDUCATION BUILDING	Educational	Tutorial Centre	Blg upto 15.0 mt. Ht.	C1

**Required Parking (Table 7b)**

Vehicle Type	No.	Area (Sq.mt)	Prop.	Recpt.	Car	Prop.
Car	38	572.90	58	797.50		
Two Wheeler	38	572.90	58	797.50		
Other Parking	-	-	-	-	575.17	
Total		572.90	58	797.50	575.17	1376.67

**FAIR & Tenement Details**

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross Built Up Area (Sq.mt)	Total Built Up Area (Sq.mt)	Star Case	LIT Machine	Ramp	Parking	Educational	Star	Proposed FAR Area (Sq.mt)	Add Area In FAR (Sq.mt)	Total FAR Area (Sq.mt)
A EDUCATION BUILDING	1	6875.13	50.46	6824.67	67.71	18.20	4.58	121.11	854.17	5700.90	18.88	0.00	5789.93
Total	1	6875.13	50.46	6824.67	67.71	18.20	4.58	121.11	854.17	5700.90	18.88	0.00	5789.93



The plans are approved in accordance with the acceptance for approval by the Commissioner (L-10202) on date: 29/08/2019 vide number: BBMP/ADDLDIR/18-19/2019/28-18 - 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.

**OWNER / G/A HOLDER'S SIGNATURE**  
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:  
 St. Senas Novitas and training society #15, whitefield main road.

**ARCHITECT / ENGINEER / SUPERVISOR'S SIGNATURE**  
 MEBHOOB BASHA 03.08TH CROSS, 5TH MAIN, VENKATAPURAM BANGALORE E-10/00207-08

**PROJECT TITLE:** PROPOSED EDUCATIONAL PRIMARY SCHOOL BUILDING, AT KATHA NO 728/431, SY. NO. 15, WHITEFIELD VILLAGE, KR PURAM HOBLI, BENGALURU EAST TALUK, WARD NO 14, MAHADEVAPURA ZONE, BENGALURU

**DRAWING TITLE:** SITE PLAN

**SHEET NO.:** 1