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This Plan Sanction is issued subject to the following conditions								
. Sanction is accorded for the Educational Primary School Building at Katha No. 728/431,								
Sy. No. 15, Whitefiled Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 84,								

BBMP/ADDL.DIR/JD NORTH/LP/0055/2018-19

- Whitefield Sub Division, Mahadevapura Zone, Bangalore a) Consist of BF+GF+ 3UF (Three upper floors) only
- . Sanction is accorded for Educational Primary School use only. The use of the building shall not be deviated to any other use.
- B. 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 has to be paid to BWSSB and BESCOM if any.
- . Necessary ducts for running telephone cables, cubicles at 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.

conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.

- . 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 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 all the tenants and occupants. 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. 1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the per Bye-law No. 25.
- 12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, structures etc. in & around

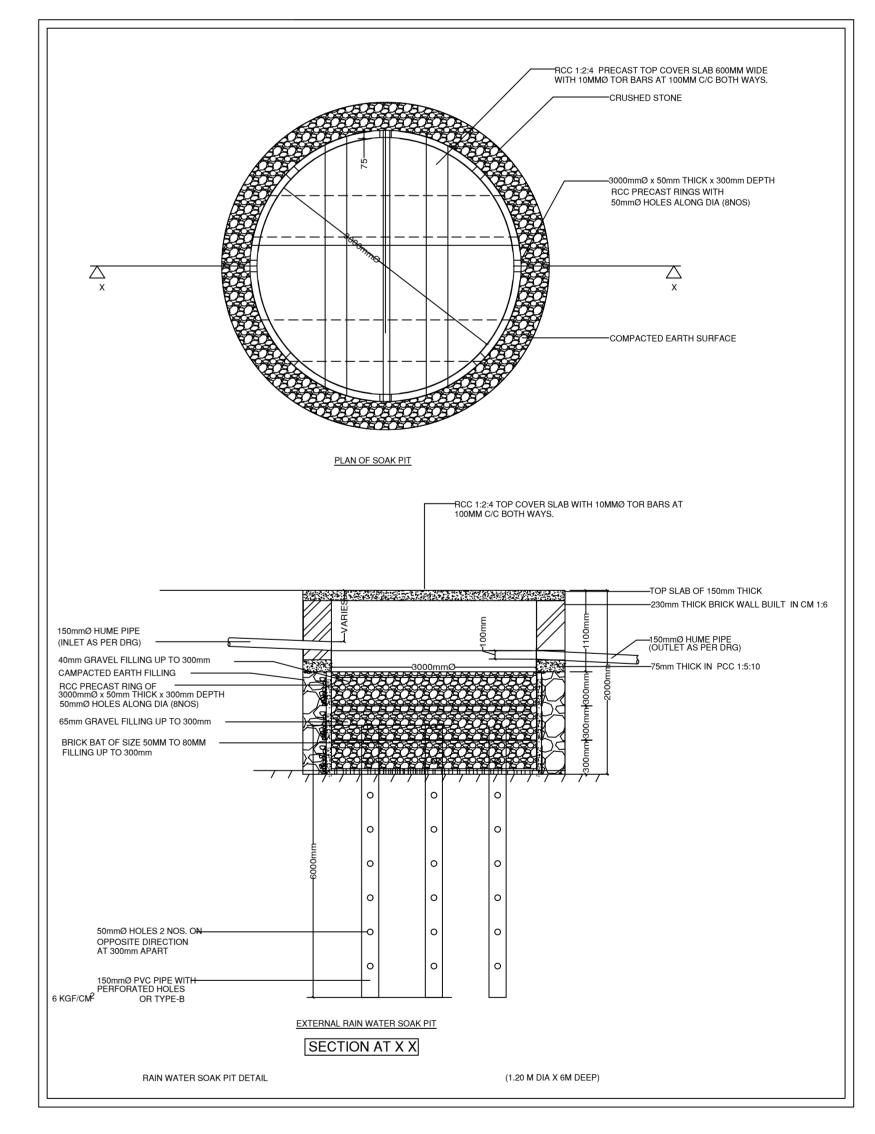
		Ш	NOC Details			
	29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and	SI	Name of the	Reference No. & Dat	e	Conditions I
۱, ۱,	 and not resume the work earlier than 7.00 Awr to avoid finite 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 50 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 	1.	KSPCB	CTE-316892 PCB ID 84119, 28-01-2020	dated:	All the condit imposed in the issued by the Statutory Boo be adhered to
g	 and above and 5000 Sqm and above built up area for Commercial building). 31. 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 th	e Applicant has pai e following:- . Ground Rent includ GST 18%	d the fees vide Receipt No. BBMP ding	:	9-20, dated: 25-10
y	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	3	Licence Fees	es	: 9,5	58,512-80 7,925-64
er Sk	 public by erecting safe barricades. 32. Sufficient two wheeler 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. 	1		harges and Plan charges ut obtaining authorized permission	6	68,465-00 00 3,84,652-00 61,600-00 1,29,676-00
it	 34. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor 	3	. 1% Service Charge to be paid to BBMP		TOTAL :	<u>10,572-00</u> 37,89,000-0
y	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.	4		Rs. 10,47,000/- Paid vide RTGS, UT 19, dated: 14-10-2019 . And	R No: SBINR	₹52019101400030
n	35. 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 approach of the cuttority. They shall explain to the supervision of work shall not	fo	bliowing:- Ground Rent inclue	the fees vide Receipt No. Re-ifms	:	
8	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.			within the byelaw limit but building	: 2,	,31,056-00 ,61,674-00
g	 36. The Construction or reconstruction of 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 / 	4	Constructed withou 1% Service Charge to be paid to BBMP		:	,93,716-00 <u>271-00</u> 87,000-00
it	Developer shall give intimation to BBMP of the intention to start work in the form prescribed				L. 7,0	1,000-00

SITE PLAN

foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

<u>;</u>	Reference No. & Date	Conditions Imposed	AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	
Э	Reference No. & Date	Conditions imposed	AREA STATEWIENT (BDIVIE)	VERSION DATE: 01/11/2018	
t			PROJECT DETAIL:		
	CTE-316892 PCB ID 84119, dated:	All the conditions imposed in the letter	Authority: BBMP	Plot Use: Educational	
	28-01-2020	issued by the Statutory Body should	Inward_No: BBMP/Addl.Dir/JD NORTH/0055/18-19	Plot SubUse: Primary Schools	
		be adhered to.	Application Type: General	Land Use Zone: Public and Semi Public	
bai	d the fees vide Receipt No. BBMP/14789/CH/1	9-20, dated: 25-10-2019	Proposal Type: Building Permission	Plot/Sub Plot No.: 728/431	
clu	ding :		Nature of Sanction: New	Khata No. (As per Khata Extract): 728/431	
	: 9, : 4	.88,678-30 58,512-80 7,925-64	Location: Ring-III	Locality / Street of the property: Whitefield Bangalore.	village, K.R. Puram Hobli,
rge	3S :	68,465-00	Building Line Specified as per Z.R: NA		
	:	00 3,84,652-00	Zone: Mahadevapura		
	harges and Plan charges	61,600-00 ,29,676-00	Ward: Ward-084		
	e on Labour Cess		Planning District: 315-Whitefiled		
ЛР	: TOTAL :	<u>10,572-00</u> 37,89,000-00	AREA DETAILS:		SQ.M
	Rs. 10,47,000/- Paid vide RTGS, UTR No: SBINF	R52019101400030834 Receipt	AREA OF PLOT (Minimum)	(A)	12140
201	9, dated: 14-10-2019 . And		Deduction for NetPlot Area		
id	the fees vide Receipt No. Re-ifms 331-TP/0000	041 dated: 11-06-2020 for the	Road Widening Area		230.
clu	ding :		Reservation Area		1214.
	Scrutiny fees : 2,	,31,056-00 ,61,674-00	Total		1444.
	within the byelaw limit but building ut obtaining authorized permission : 2,	93.716-00	NET AREA OF PLOT	(A-Deductions)	10695.5
	e on Labour Cess	271-00	Deduction for Balance Plot Area		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		87,000-00	Road Widening Area		230.
			Reservation Area		1214.
			Amenity Area		607.
			Total		2051.

25.00



12. The applicant chain maintain daming construction cach barroading do construction	deemed cancelled.
necessary to prevent dust, debris & other materials endangering the safety of people /	37. Parks and Open Spaces area and Surface Parking area shall be earmarked and
structures etc. in & around the site.	reserved as per Development Plan issued by the Bangalore Development Authority
13.The applicant shall plant at least two trees in the premises.	38. All other conditions laid down by Bangalore Development Authority while approving the
14.Permission shall be obtained from forest department for cutting trees before the	Development Plan for the project should be strictly adhered to
commencement of the work.	39. All other conditions and conditions mentioned in the work order issued by the
15.License and approved plans shall be posted in a conspicuous place of the licensed	Bangalore Development Authority vide No. BDA vide
premises. The building license and the copies of sanctioned plans with specifications shall	No.BDA/TPM/DLP-09/2016-17/566/2018-19 dated: 26-06-2018 while approving the
be mounted on a frame and displayed and they shall be made available during inspections.	Development Plan for the project should be strictly adhered to.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in	40. The NOC from BWSSB should be obtained and shall be submitted to this office before
force, the Architect / Engineer / Supervisor will be informed by the Authority in the first	obtaining Commencement Certificate
instance, warned in the second instance and cancel the registration if the same is repeated	41. In case of any false information, misrepresentation of facts, or pending court cases, the
for the third time.	plan sanction is deemed cancelled.
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. 3.6) under sub section	Special Condition as per Labour Department of Government of Karnataka vide
IV-8 (e) to (k).	ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013
18. The building shall be constructed under the supervision of a registered structural	1. Registration of Applicant / Builder / Owner / Contractor and the construction workers
engineer.	working in the construction site with the "Karnataka Building and Other Construction workers
19.On completion of foundation or footings before erection of walls on the foundation and	Welfare Board"should be strictly adhered to .
in the case of columnar structure before erecting the columns "COMMENCEMENT	2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment
CERTIFICATE" shall be obtained.	and list of construction workers engaged at the time of issue of Commencement Certificate.
20. Construction or reconstruction of the building should be completed before the expiry of	A copy of the same shall also be submitted to the concerned local Engineer in order to
five years from the date of issue of license & within one month after its completion shall	inspect the establishment and ensure the registration of establishment and workers working
apply for permission to occupy the building.	at construction site or work place.
21. The building should not be occupied without obtaining "OCCUPANCY	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of
CERTIFICATE" from the competent authority.	workers engaged by him.
22. Drinking water supplied by BWSSB should not be used for the construction activity of	4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction
the building.	worker in his site or work place who is not registered with the "Karnataka Building and Other
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided &	Construction workers Welfare Board"
maintained in good repair for storage of water for non potable purposes or recharge of	Note:
ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).	1. Accommodation shall be provided for setting up of schools for imparting education to the
24. The building shall be designed and constructed adopting the norms prescribed in	children of construction workers in the labour camps / construction sites.
National Building Code and in the "Criteria for earthquake resistant design of	2. List of children of workers shall be furnished by the builder / contractor to the Labour
structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making	Department which is mandatory.
the building resistant to earthquake.	
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for	3. Employment of child labour in the construction activities strictly prohibited.
the building.	4. Obtaining NOC from the Labour Department before commencing the construction work
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31)	is a must.
of Building bye-laws 2003 shall be ensured.	5. BBMP will not be responsible for any dispute that may arise in respect of property in
27. The applicant shall provide at least one common toilet in the ground floor for the use of	question.
the visitors / convents / drivers and ecourity men and also entrance shall be enpresented	

the visitors / servants / drivers and security men and also entrance shall be approached 6. In case if the documents submitted in respect of property in question is found to be through a ramp for the Physically Handicapped persons together with the stepped entry. false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be 28. The Occupancy Certificate will be considered only after ensuring that the provisions of initiated.

Block : A (EDUCATION BUILDING)

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	SCHEDULE OF OPENINGS			Gross	Deductions From Gross BUA(Area	Total Built		Deductio	ns (Area in	Sq.mt.)		Proposed FAR Area	Add Area In FAR	Total FAR
TYPE	SIZE	DESCRIPTION	Floor Name	Builtup Area	in Sq.mt.)	Up Area (Sq.mt.)				_		(Sq.mt.)	(Sq.mt.)	Area (Sq.mt.)
	7 0 0 1 0		$\left\{ \right\}$		Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Educational	Stair	
D	3.00 x 2.10	DOOR	Terrace Floor	111.40	0.00	111.40	67.71	0.00	4.55	0.00	0.00	0.00	0.00	39.14
D1	1.50 x 2.10	DOOR	Third Floor	1440.13	7.05	1433.08	0.00	4.55	0.00	0.00	0.00	1428.53	0.00	1428.53
	0.75 0.40		Second Floor	1426.81	7.05	1419.76	0.00	4.55	0.00	0.00	0.00	1415.21	0.00	1415.21
D2	0.75 x 2.10	DOOR	First Floor	1400.40	36.36	1364.04	0.00	4.55	0.00	0.00	0.00	1359.49	0.00	1359.49
W	3.00 x 2.00	WINDOW	Ground Floor	1502.23	0.00	1502.23	0.00	4.55	0.00	0.00	0.00	1497.68	0.00	1497.68
V V	0.00 × 2.00	VIINDOV	Basement Floor	994.16	0.00	994.16	0.00	0.00	0.00	121.11	854.17	0.00	18.88	18.88
W 1	1.50 x 1.50	WINDOW	Total:	6875.13	50.46	6824.67	67.71	18.20	4.55	121.11	854.17	5700.90	18.88	5758.93
W2	3.00 x 0.60	WINDOW	Number of Same Blocks	1										

 Total:
 6875.13
 50.46
 6824.67
 67.71
 18.20
 4.55
 121.11
 854.17
 5700.90
 18.88
 5758.93

BALANCE AREA OF PLOT	(A-Deductions)	10088.77
COVERAGE CHECK	· · ·	
Permissible Coverage are	a (55.00 %)	5882.69
Proposed Coverage Area	(14.89 %)	1502.23
Achieved Net coverage a	rea (14.89 %)	1502.23
Balance coverage area le	ft (40.11 %)	4380.46
FAR CHECK	•	
Permissible F.A.R. as per	zoning regulation 2015 (1.75)	19120.22
Additional F.A.R within Ri	ng I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60%	6 of Perm.FAR)	0.00
Premium FAR for Plot wit	nin Impact Zone (-)	0.00
Total Perm. FAR area (1	75)	19120.22
Special FAR (98.99%)		5700.90
	0.50)	5750.00
Achieved Net FAR Area (, ,	5758.93
Balance FAR Area (1.19)	
BUILT UP AREA CHECK		
Proposed BuiltUp Area		6824.67
		21.85
Achieved BuiltUp Area		

SQ.MT.

12140.46

230.04

1214.62 1444.66 10695.80

230.04 1214.62 607.03 2051.69

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/6469/CH/18-19	BBMP/6469/CH/18-19 62105		Online	7893859003	01/13/2019 11:45:04 AM	-
	No.		Head			Remark	
	1	Scrutiny Fee			62105	-	

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

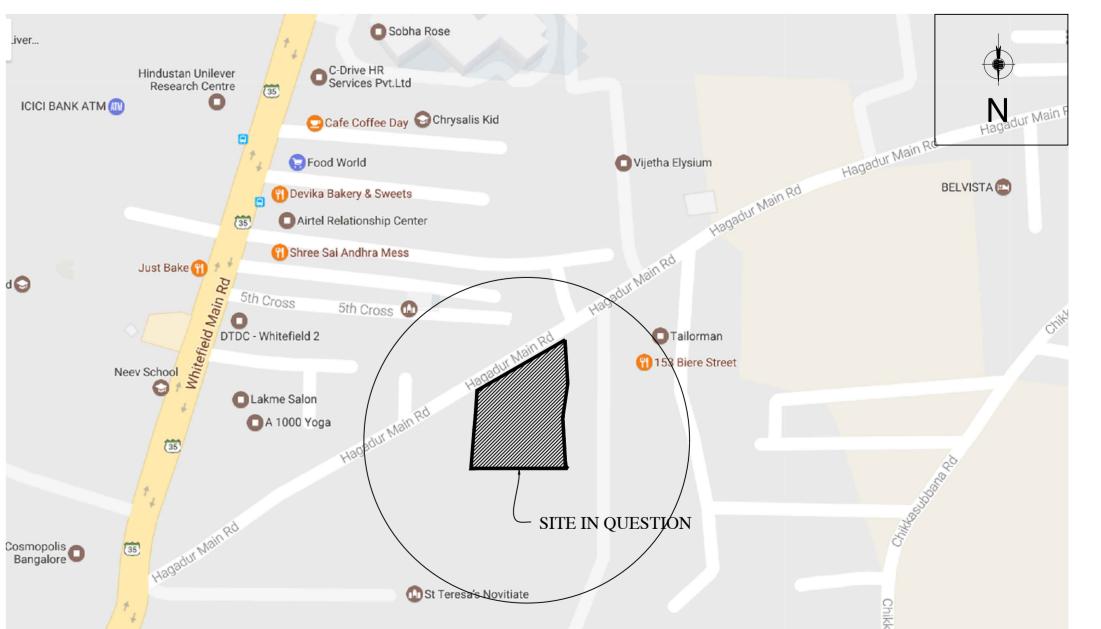
Block	Туре	SubUse	Area	Units		Car		
Name	Туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (EDUCATION BUILDING)	Educational	Tutorial Centre	> 0	150	5700.90	1	38	-
	Total :		-	-	-	-	38	58

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved				
	No. Area (Sq.mt.)		No.	Area (Sq.mt.)			
Car	38	522.50	58	797.50			
Total Car	38	522.50	58	797.50			
TwoWheeler	-	55.00	0	0.00			
Other Parking	-	-	-	579.17			
Total		577.50		1376.67			

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area i			Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Educational	Stair	
A (EDUCATION BUILDING)	1	6875.13	50.46	6824.67	67.71	18.20	4.55	121.11	854.17	5700.90	18.88	5758.93
Grand Total:	1	6875.13	50.46	6824.67	67.71	18.20	4.55	121.11	854.17	5700.90	18.88	5758.93



	OWNER / GPA HOLDER'S SIGNATURE
	OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : St. teresas Novitiate and training society #15, whitefield main road,
	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE MEHBOOB BASHA 03,6TH CROSS, 5TH MAIN, VENKATARANGAPURAM, BANGALORE E-3150/2007-08
The plans are approved in accordance with the acceptance for approval by the Commissioner (<u>NORTH</u>) on date: <u>29/08/2019</u> vide lp number: <u>BBMP/Addl.Dir/JD_NORTH/0055/18–19</u> subject to	Analysis (cm) The state and a state of the state of the state of the state of the state and a state of the state of the state of the state of the
terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.	PROJECT TITLE : PROPOSED EDUCATIONAL PRIMARY SCHOOL BUILDING , AT KATHA NO 728/431, SY. No. 15, WHITEFIELD VILLAGE, K.R.PURAM HOBLI, BENGALURU EAST TALUK, WARD NO 84, MAHADEVAPURA ZONE, BENGALURU.
Name : B MANJESH Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE NORTH Date : 20-Jun-2020 16: 37:11	DRAWING TITLE : SITE PLAN
	SHEET NO: 1

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedMetric (900.00 x 1320.00MM)