

BBMP/Addl.Dir/ JD NORTH/ 0036/2020-21

3.00 mts. from the building within the premises.

- This Plan Sanction is issued subject to the following conditions

 1. Sanction is accorded for the Educational School Building at Khata No. 271/61/2/62/1, 62/2, 67/3, 67/8, 69/3, Kuvempu nagara, Singapura Village, Yelahanka Hobli, Ward No. 11, Yelahanka, Bangalore
 - a) Block- A Consisting of BF+GF+3 UF (Three Upper Floors only).2. Sanction is accorded for Educational School use only. The use of the building shall not be deviated to any other use.
 - Surface area reserved for car parking shall not be converted for any other purpose.
 Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if
 - 5. 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.
 - 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 near by dumping yard.

 A9. 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
 - 11. 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 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 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
 - 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 IV-8 (e) to (k).

 18. The building shall be constructed under the supervision of a registered structural engineer.
 - 19. 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.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 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 32(a).
 - 24. 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.
- YNO: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.
- 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 SI. 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 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** required 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 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 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 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.
- 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.
- bye law no. 3.8 note(i) of Building Bye-law-2003.

 35. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.

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

 37. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law
- 2016.
- 38. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 39. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqmupto 240 Sqm b) minimum of two trees for sites
- measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.

 40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No.
- BDA/TPM/DP-03/2020-21/677/2020-21, dated: 25-09-2020 while approving the Development Plan for the project should be strictly adhered to.
- 41. The NOC from BWSSB Should be submitted before issue of Commencement Certificate.
 42. 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 (HosadaagiHoodike) Letter No. <u>LD/95/LET/2013, dated: 01-04-2013</u>

- 1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka
- 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.
- 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

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

camps / construction sites.

2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

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.

Building and Other Construction workers Welfare Board"should be strictly adhered to .

- 4. Obtaining NOC from the Labour Department before commencing the construction work is a mu
- 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

II. NOC Details

automatically and legal action will be initiated.

SI No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	KSPCB	CTE-321597 PCB ID: 99341 dated: 13-11-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to

III. The Applicant has paid the fees vide Receipt No. BBMP/19034/CH/20-21 dated:27-11-2020 for the following:-

8	Labour Cess Rs. 17,12,000-00 Paid vide Receipt No. dated: 27-11-2020	HO/16141/2020
		48,65,000-00
	Total	48,63,703-00
	Already paid vide Receipt NO.BBMP/17572/CH/20-21, dated: 04-11-2020	1,89,763-00
	Total	50,53,466-00
7	Administrative Charges (1% Labour Cess)	17,286-00
	Compound Wall Charges	20,000-00
6	Plan Copy Charges	51,600-00
5	Security Deposit	10,41,229-00
	b) For Site	00-00
	a) For Building	10,41,229-00
4	Betterment Charges	
3	Ground Rent (18% GST)	13,51,515-00
2	Licence Fee	14,57,721-00
1	Scrutiny fees	72,886-00

			00,122 . 11,100
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.16		
	VERSION DATE: 10/11/2020		
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Public and Semi Public		
Inward_No: BBMP/Addl.Dir/JDNORTH/0036/20-21	Plot SubUse: Educational Institutions		
Application Type: General	Land Use Zone: Residential (Main)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 271/61/2,62/1,62/2P	,67/3,67/8P,69	/3
Nature of Sanction: NEW	City Survey No.: 271/61/2,62/1,62/2P,6	57/3,67/8P,69/3	}
Location: RING-III	Khata No. (As per Khata Extract): 271/6		
Building Line Specified as per Z.R: NA	Locality / Street of the property: SINGA HOBLI,BANGALORE	PURA VILLAG	E,YELAHANKA
Zone: Yelahanka			
Ward: Ward-011			
Planning District: 304-Byatarayanapua			
AREA DETAILS:	<u> </u>		SQ.MT.
AREA OF PLOT (Minimum)	(A)		28631.26
Deduction for NetPlot Area	-	·	
Kharabland Area			910.28
Total			910.28
NET AREA OF PLOT	(A-Deductions)		27720.98
COVERAGE CHECK	-	·	
Permissible Coverage area (5	50.00 %)		13860.49
Proposed Coverage Area (9.0	02 %)		2500.74
Achieved Net coverage area	(9.02 %)		2500.74
Balance coverage area left (40.98 %)			11359.75
FAR CHECK			
Permissible F.A.R. as per zor	ning regulation 2015 (2.25)		62372.21
Additional F.A.R within Ring I	and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of	Perm.FAR)		0.00
Premium FAR for Plot within I	Impact Zone (-)		0.00
	, ,	1	

COLOR INDEX PLOT BOUNDARY

ABUTTING ROAD

Total Perm. FAR area (2.25 Special FAR (100.00%)

Achieved Net FAR Area (0.32

Substructure Area Add in BUA (Layout Lvl

Balance FAR Area (1.87)

Proposed BuiltUp Area

Achieved BuiltUp Area

Proposed FAR Area

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

OCK USE/SUBUSE Details

Block Name

Plack Structure

Block Lice

Block Structure

Block Lice

Block Structure

 Block Name
 Block Use
 Block SubUse
 Block Structure
 Block Lan Category

 A0 (EDUCATIONAL)
 Public and Semi Public
 Educational Institutions
 Bldg upto 15.0 mt. Ht.
 P-SP

red Parking(Table 7a)

BIOCK	Type	Type SubUse	Area	Units		Car		
Name	Туре		(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A0 (EDUCATIONAL)	Public and Semi Public	Educational Institutions	> 0	150	8971.82	1	60	-
	Total :		-	-	-	-	60	134

hicle Type

1.00	4	Achieved		
No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
60	825.00	134	1842.50	
60	825.00	134	1842.50	
-	82.50	0	0.00	
-	-	-	0.00	
	907.50		1842.50	
	No. 60 60	No. Area (Sq.mt.) 60 825.00 60 825.00 - 82.50	No. Area (Sq.mt.) No. 60 825.00 134 60 825.00 134 - 82.50 0 - - -	

R &Tenement Details

	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				FAR Area (Sq.mt.)	Total FAR Area
Bidg	Area (oq.m.)	StairCase	Lift	Lift Machine	Void	Public and Semi Public	(Sq.mt.)	
A0 (EDUCATIONAL)	1	10397.29	130.25	39.08	4.77	1251.38	8971.82	8971.81
Grand Total:	1	10397.29	130.25	39.08	4.77	1251.38	8971.82	8971.81

Block :A0 (EDUCATIONAL)

	Total Built Up Area (Sq.mt.)	Deductions (Area in eq.mt.)				(Sq.mt.)	Total FAR Area (Sq.mt.)	
	Area (oq.mi.)	StairCase	Lift	Lift Machine	Void	Public and Semi Public	Area (oq.mi.)	
Terrace Floor	139.02	130.25	4.00	4.77	0.00	0.00	0.00	
Third Floor	2391.34	0.00	8.77	0.00	254.71	2127.86	2127.86	
Second Floor	2471.57	0.00	8.77	0.00	254.71	2208.09	2208.09	
First Floor	2532.57	0.00	8.77	0.00	377.70	2146.10	2146.10	
Ground Floor	2500.73	0.00	8.77	0.00	364.26	2127.70	2127.70	
Basement Floor	362.06	0.00	0.00	0.00	0.00	362.06	362.06	
Total:	10397.29	130.25	39.08	4.77	1251.38	8971.82	8971.81	
Total Number of Same Blocks	1							

Total: 10397.29 130.25 39.08 4.77 1251.38 8971.82 8971.81

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (EDUCATIONAL)	D1	1.10	2.10	84
A0 (EDUCATIONAL)	ED	2.00	2.10	01
SCHEDULE OF JO	DINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (EDUCATIONAL)	W	1.80	1.20	529
A0 (EDUCATIONAL)	V	1.80	1.20	28
A0 (EDUCATIONAL)	W	2.75	1.20	02
A0 (EDUCATIONAL)	W	2.97	1.20	04
A0 (EDUCATIONAL)	W	3.06	1.20	04

UnitBUA Table for Block :A0 (EDUCATIONAL) FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

	i i i i i i i i i i i i i i i i i i i	- · · · · · · · · · · · · · · · · · · ·	OTHEDOTETRIOG		140. 01 1 (001110	140. Of Toffollion
FIRST FLOOR PLAN	SPLIT split tenement	CLASS ROOM	2146.10	2146.10	24	1
SECOND FLOOR PLAN	SPLIT split tenement	CLASS ROOM	2208.09	2208.09	20	1
THIRD FLOOR PLAN	SPLIT split tenement	CLASS ROOM	2127.86	2127.86	19	1
GROUND FLOOR PLAN	SPLIT split tenement	CLASS ROOM	2127.70	2019.51	23	1
BASEMENT FLOOR PLAN	SPLIT split tenement	CLASS ROOM	362.06	362.06	2	1
Total:	-	-	8971.81	8863.62	88	5

OWNER / GPA HOLDER'S

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
M/S .Designaxle Rep By its Partner Sri.AJAY ASHOKA #1554/57,1st Floor Thindlu Vidyaranyapura,BAngalore

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
vidya NS #4,Next To Lakshmi Medical,Nagashettihalli Bus
Stop,Nagashettihalli,Bangalore /A-2817/2017-18

PROJECT TITLE:
PLAN SHOWING THE PROPOSED EDUCATIONAL SCHOOL BUILDING
@ KATHA NO:271/61/2,62/1,62/2,67/3,67/8,69/3,
(DP SYNO:61/2,62/1,62/2P,67/3,67/8P,69/3,SINGAPURA VILLAGE,
YELAHANKA HOBLI,BANGALORE IN WARD NO:11

DRAWING TITLE: SITE PLAN

The plan are Approved in accordance with the acceptance for approval by the commissioner on date:25/11/2020 .

vide Ip number:BBMP/Addl.Dir/JDNORTH/0036/20-21 subject to terms and conditions laid down along with this building plan approval.

This approval of Building plan is valid for two years from the date of issue of plan and building because by the competent arthority (JDTP)

Organization: BRUHAT BANGALORE MAHANAGARA PALIKE

PALIKE
Date: 05-Dec-2020 15: 56:31

NORTH

SHEET NO: 1