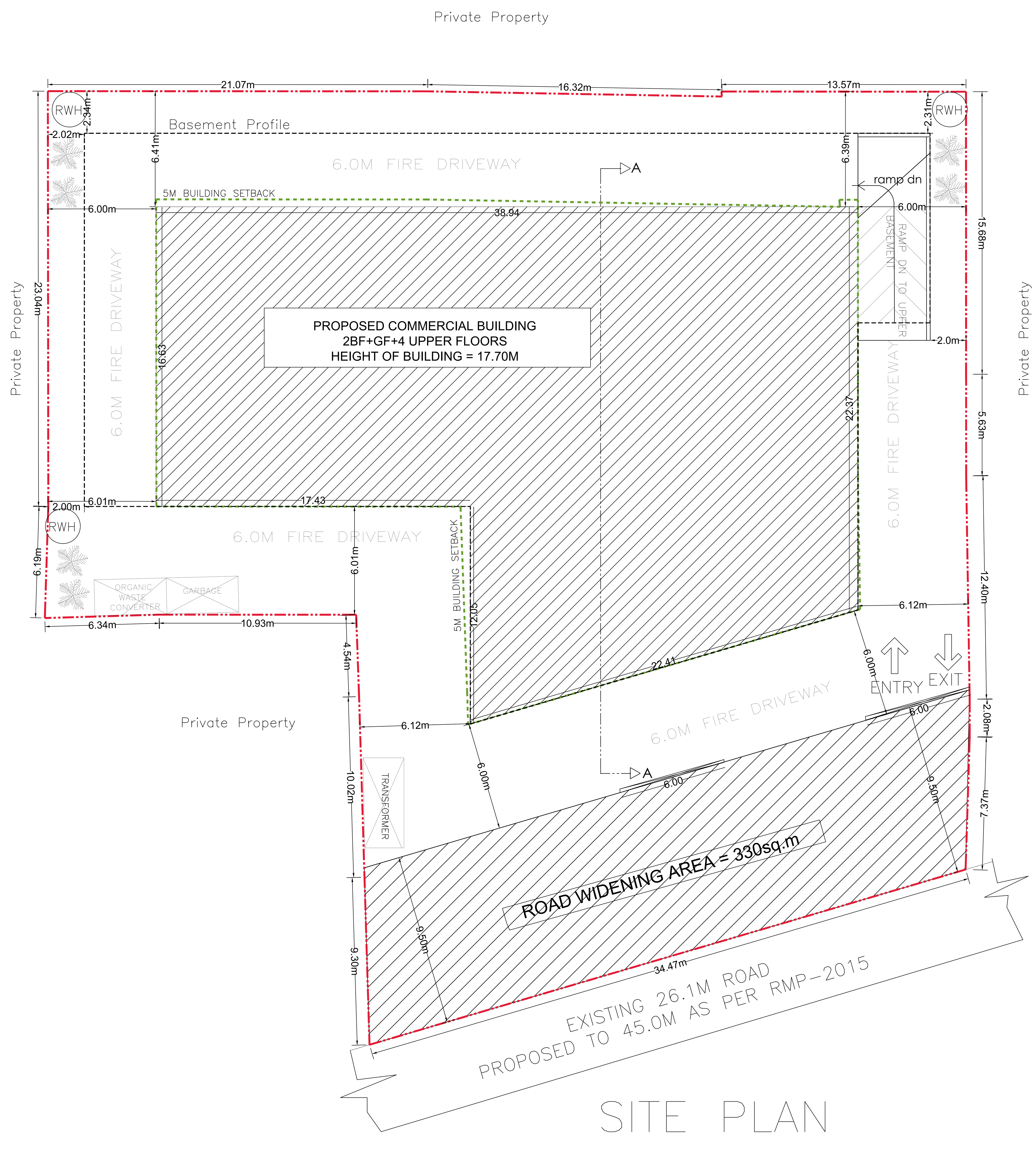


SITE PLAN

SCALE : 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Proposed Commercial Building at Katha No. 104/2, PID No. 85-74-104/2, Sarvajnanagara, Kolar Road, Ward No. 79, Bengaluru East Taluk, Bengaluru
a) Consisting of 2BF+GF+4UF (Four Uppers Floors Only)
2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor area is 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.
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 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.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 Stilt 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 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. 3.6) 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 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 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.
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, 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 300 k.g 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 stilts 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.
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 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 d ate of issue of licence. 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 Relinquishment Deed before the issue of Occupancy Certificate 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 (HosadaagiHoodike) Letter No. LD/95/LET/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 fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.49 X 14.59 X 1 X 1	21.76	99.90
	1.76 X 19.58 X 1 X 1	34.37	
	1.75 X 11.15 X 1 X 1	19.52	
	1.75 X 13.86 X 1 X 1	24.25	
THIRD FLOOR PLAN	1.50 X 5.20 X 1 X 1	7.76	107.42
	1.48 X 14.59 X 1 X 1	21.63	
	1.75 X 19.58 X 1 X 1	34.26	
	1.75 X 11.15 X 1 X 1	19.52	
	1.75 X 13.86 X 1 X 1	24.25	
SECOND FLOOR PLAN	1.50 X 5.20 X 1 X 1	7.77	73.18
	1.48 X 14.59 X 1 X 1	21.64	
	1.75 X 11.15 X 1 X 1	19.52	
	1.75 X 13.86 X 1 X 1	24.25	
FIRST FLOOR PLAN	1.06 X 10.53 X 1 X 1	11.12	66.07
	1.10 X 9.69 X 1 X 1	10.65	
	1.09 X 14.59 X 1 X 1	15.95	
	1.10 X 11.91 X 1 X 1	13.10	
	1.10 X 13.86 X 1 X 1	15.25	
Total	-	-	346.57

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
GCC (BUILDING)	Commercial	Commercial Bldg	> 0	50	4390.08	1	88	-
	Total :		-	-	-	-	88	87

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	88	1210.00	58	797.50
Mech.Car	-	-	29	398.75
Total Car	88	1210.00	87	1196.25
TwoWheeler	-	123.75	0	0.00
Other Parking	-	-	-	910.72
Total		1333.75		2106.97

Block :GCC (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Commercial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)
Terrace Floor	40.50	29.58	0.00	10.92	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	938.55	0.00	10.92	0.00	0.00	0.00	0.00	927.63	0.00	927.63
Third Floor	946.04	0.00	18.37	0.00	0.00	0.00	0.00	927.67	0.00	927.67
Second Floor	911.25	0.00	18.37	0.00	0.00	0.00	0.00	892.88	0.00	892.88
First Floor	873.98	0.00	18.37	0.00	0.05	0.00	0.00	855.56	0.00	855.56
Ground Floor	804.71	0.00	18.37	0.00	0.00	0.00	0.00	786.34	0.00	786.34
Upper Basement Floor	1122.10	0.00	18.37	0.00	0.00	186.25	869.78	0.00	47.71	47.71
Lower Basement Floor	1044.33	0.00	18.37	0.00	0.00	139.82	838.44	0.00	47.71	47.71
Total:	6681.46	29.58	121.14	10.92	0.05	326.07	1708.22	4390.08	95.42	4485.50
Total Number of Same Blocks :	1									
Total:	6681.46	29.58	121.14	10.92	0.05	326.07	1708.22	4390.08	95.42	4485.50

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Addl.Dir/JD NORTH/0058/18-19	Plot SubUse: Commercial Bldg	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 104/2	
Nature of Sanction: New	City Survey No.: 104/2	
Location: Ring-II	Khata No. (As per Khata Extract): 85-74-104/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: 104/2, Sarvagnanagar, Kolar Road, Banagalore	
Zone: East		
Ward: Ward-079		
Planning District: 205-Baiyyappanahalli		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2116.94
Deduction for NetPlot Area		
Road Widening Area		330.33
Total		330.33
NET AREA OF PLOT	(A-Deductions)	1786.61
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		1071.97
Proposed Coverage Area (45.04 %)		804.71
Achieved Net coverage area (45.04 %)		804.71
Balance coverage area left (14.96 %)		267.26
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		6350.83
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 Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		6350.83
Commercial FAR (97.87%)		4390.08
Proposed FAR Area		4485.49
Achieved Net FAR Area (2.12)		4485.49
Balance FAR Area (0.88)		1865.34
BUILT UP AREA CHECK		
Proposed BuiltUp Area		6681.46
Substructure Area Add in BUA (Layout Lvl)		0.21
Achieved BuiltUp Area		6681.67

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
GCC (BUILDING)	Commercial	Commercial Bldg	Highrise	C3

Payment Details

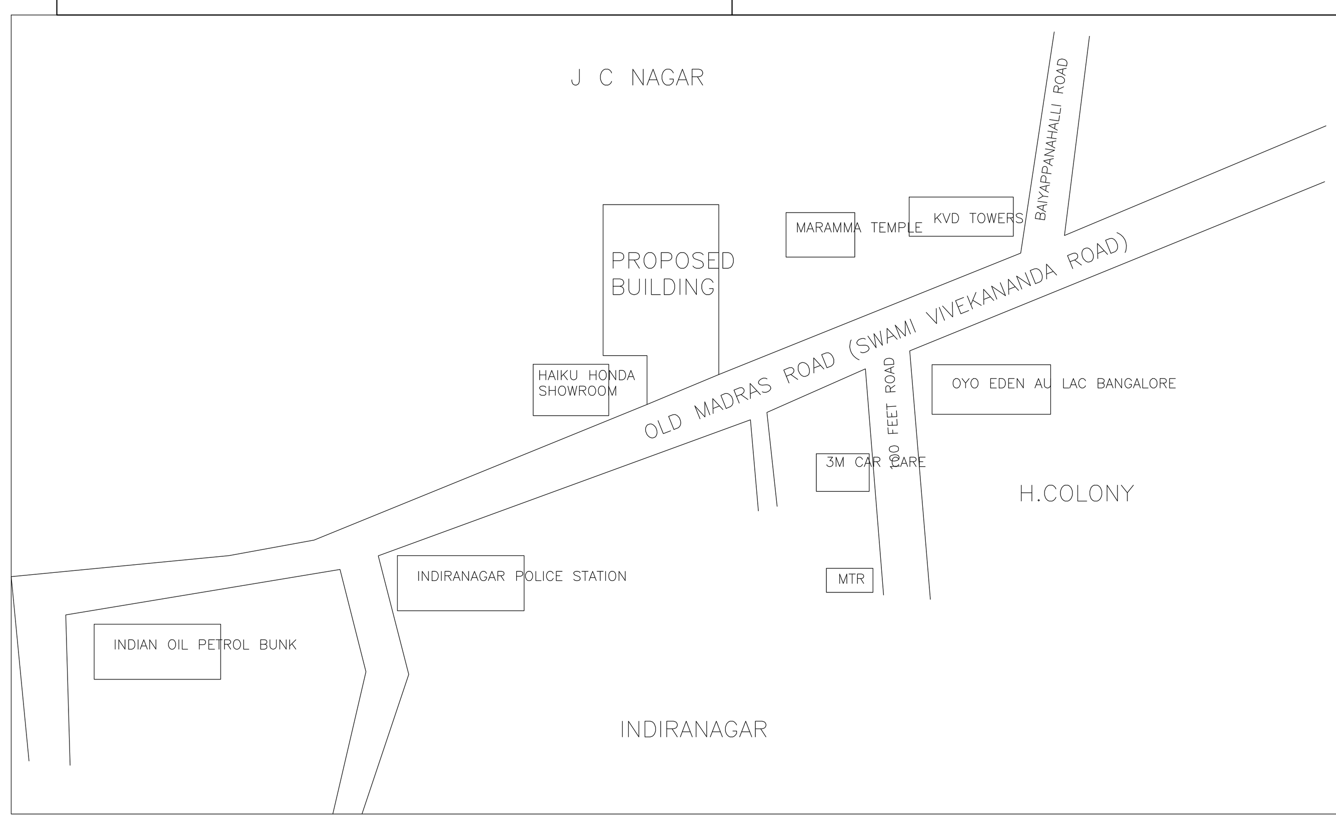
Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8998/CH/18-19	BBMP/8998/CH/18-19	87475.38	Online	8037468179	02/15/2019 3:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			87475.38	-	
2	BBMP/12969/CH/19-20	BBMP/12969/CH/19-20	3100000.00	ONLINE	8970914565	18/09/2019	Remarks
	No.	Head			Amount (INR)	Remarks	
	1.	Scrutiny fee			55009.00		
	2.	Ground rent (with 19% GST)			1020029.00		
	3.	Security Deposit			668237.00		
	4.	Lake Rejuvenation Cess			52925.00		
	5.	Add 1% for administrative charges towards labour cess			10358.00		
	6.	Licence fee			1100185.00		
	7.	Compound wall charges			53000.00		
	8.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building			66824.00		
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Site			158775.00		
	BBMP/12970/CH/19-20	BBMP/12970/CH/19-20	1026000.00	FDRLR52019082700275979		27/08/2019	
	No.	Head			Amount (INR)	Remarks	
	1.	Labour Cess amount			1026000.00		

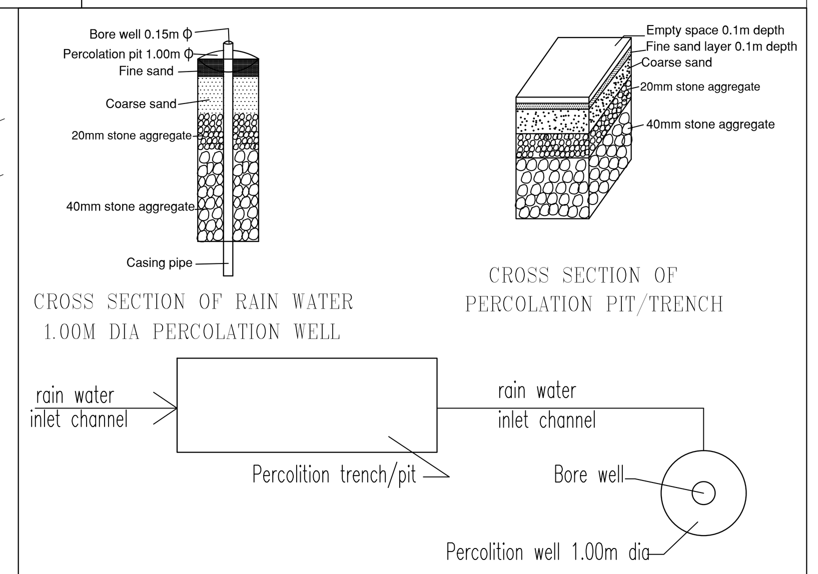
FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Commercial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)
GCC (BUILDING)	1	6681.46	29.58	121.14	10.92	0.05	326.07	1708.22	4390.08	95.42	4485.50
Grand Total:	1	6681.46	29.58	121.14	10.92	0.05	326.07	1708.22	4390.08	95.42	4485.50

NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	KSPCB	CTE-311526 PCB ID: 77708/1354, dated: 21-03-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-II/TA(M)-II/1611/2019-20, dated:11-07-2019	





DETAILS OF RAIN WATER HARVESTING STRUCTURES

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Dr.Joseph V G No.508, 16th Cross, 7th main, Indiranagar, 1st stage

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (NORTH) on date:16/08/2019 vide lp number:BBMP/Addl.Dir/JD NORTH/0058/18-19 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.

Name : RAJESH S V
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 04-Oct-2019 12: 00:00
ASSISTANT DIRECTOR OF TOWN PLANNING (NORTH)

BHRUHAT BENGALURU MAHANAGARA PALIKE

PROJECT TITLE :
PLAN SHOWING THE COMMERCIAL BUILDING@ khatha no:104/2, PID No.85-74-104/2, Sarvagnanagar,Kolar Road, Bangalore.Ward No.79

DRAWING TITLE : SITE PLAN

SHEET NO : 1

UserDefinedMetric (1189.00 x 841.00MM)_1

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