

SHEET-1 OF 2
SCALE: 1:150



Approval Conditions:

This Plan Section is issued subject to the following conditions:

- The structure is according to:
 - Consisting of BLOCK 2 (APARTMENT) Wing - Consisting of BASEMENT-OF-4UP and BLOCK 1 (APARTMENT) Wing OF-4UP.
 - The structure is according to MultiDwelling Units BLOCK 2 (APARTMENT) and MultiDwelling Units BLOCK 1 (APARTMENT) only.
 - The use of the building shall not deviate to any other use.
- Car Parking reserved in the plan should not be converted for any other purpose.
- Development charges
- Owners 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, cables at ground level for postal services is space for running garbage within premises shall be provided.
- The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
- The details shall be removed and restoration to near for dumping yard.
- The applicant / builder is prohibited from selling the adjacent area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for loading the distribution transformers & associated equipment as per I.E.C. & G.S. O. Code having 3.0 m. free from the building within the premises.
- The applicant shall provide a separate room for the installation of telecom equipment and also make provisions for telecom services as per bye-law No. 4.25.

- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials encroaching the safety of people / structures etc. in & around the site.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authorities in the first instance, warned to the second instance and cancel the registration if the same is repeated for the third time.
- If technical personnel, applicant or owner or in case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law).

- The building shall be constructed under the supervision of a registered structural engineer.
- 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.
- On construction or reconstruction of a 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained.
- In good repair for storage of water for not potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 23(a).
- The building shall be designed and constructed according to the norms prescribed in National Building Code and in 1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide water heaters as per table 17 of Bye-law No. 29 for the building.
- For physically handicapped persons prescribed in schedule VI (Bye-law - 31) of Building Bye-laws 2003 shall be ensured.
- At least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stipulated entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no encroachment is caused to the neighbors 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 noise nuisance during late hours and early morning hours.

- Storage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit — 1 kg capacity installed at site for its use as / disposed / Applicable for Residential units of 20 and above and 2000 Sqm and above built up areas for Commercial buildings.
- The structures with basements and be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

25 Storage originating from Apartments

- Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit — 1 kg capacity installed at site for its use as / disposed / Applicable for Residential units of 20 and above and 2000 Sqm and above built up areas for Commercial buildings.
- The structures with basements and be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

25 Storage originating from Apartments

Block - BLOCK 2 (RES)

Floor Name	Total Built Up Area (Sq.mt.)	Star/Case	Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
Terrace Floor	47.66	40.42	3.62	3.62	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1675.55	20.08	7.25	0.00	61.16	0.00	0.00	1587.06	1587.06	16
Third Floor	1675.55	20.08	7.25	0.00	61.16	0.00	0.00	1587.06	1587.06	16
Second Floor	1675.55	20.08	7.25	0.00	61.16	0.00	0.00	1587.06	1587.06	16
First Floor	1675.55	20.08	7.25	0.00	61.16	0.00	0.00	1587.06	1587.06	16
Ground Floor	1675.55	20.08	7.25	0.00	61.16	0.00	0.00	1587.06	1587.06	16
Basement Floor	3218.56	29.60	10.78	0.00	0.00	82.74	3095.45	0.00	0.00	00
Total	11644.70	170.42	50.65	3.62	305.80	82.74	3095.45	7936.03	7936.03	80
Total	11644.70	170.42	50.65	3.62	305.80	82.74	3095.45	7936.03	7936.03	80

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (RES)	D2	0.75	2.10	51
BLOCK 2 (RES)	D2	0.76	2.10	129
BLOCK 2 (RES)	D1	0.91	2.10	395
BLOCK 2 (RES)	D1	1.00	2.10	30
BLOCK 2 (RES)	D1	1.07	2.10	80

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 2 (RES)	W2	0.76	1.20	185
BLOCK 2 (RES)	W1	1.11	1.20	05
BLOCK 2 (RES)	W1	1.18	1.20	09
BLOCK 2 (RES)	W1	1.20	1.20	1009

UnitBUA Table for Block - BLOCK 2 (RES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	10	FLAT	86.19	78.28	8	7
	11	FLAT	80.78	72.58	7	7
	12	FLAT	102.00	92.82	10	10
	13	FLAT	101.55	92.28	10	10
	14	FLAT	80.98	73.22	7	7
	15	FLAT	79.72	72.15	8	8
	16	FLAT	97.17	88.17	10	10
	17	FLAT	97.22	88.00	10	10
	18	FLAT	97.48	88.25	9	9
	3	FLAT	99.51	90.66	9	9
	4	FLAT	82.15	74.23	8	8
	5	FLAT	82.06	74.24	8	8
	6	FLAT	81.83	74.10	8	8
	7	FLAT	81.47	73.17	8	8
	8	FLAT	79.72	72.13	8	8
	9	FLAT	95.99	87.47	9	9
	29	29	29	29	29	29
	30	30	30	30	30	30
	31	31	31	31	31	31
	32	32	32	32	32	32
	33	33	33	33	33	33
	34	34	34	34	34	34
	35	35	35	35	35	35
	36	36	36	36	36	36
	37	37	37	37	37	37
	38	38	38	38	38	38
	39	39	39	39	39	39
	40	40	40	40	40	40
	41	41	41	41	41	41
	42	42	42	42	42	42
	43	43	43	43	43	43
	44	44	44	44	44	44
	45	45	45	45	45	45
	46	46	46	46	46	46
	47	47	47	47	47	47
	48	48	48	48	48	48
	49	49	49	49	49	49
	50	50	50	50	50	50
	51	51	51	51	51	51
	52	52	52	52	52	52
	53	53	53	53	53	53
	54	54	54	54	54	54
	55	55	55	55	55	55
	56	56	56	56	56	56
	57	57	57	57	57	57
	58	58	58	58	58	58
	59	59	59	59	59	59
	60	60	60	60	60	60
	61	61	61	61	61	61
	62	62	62	62	62	62
	63	63	63	63	63	63
	64	64	64	64	64	64
	65	65	65	65	65	65
	66	66	66	66	66	66
	67	67	67	67	67	67
	68	68	68	68	68	68
	69	69	69	69	69	69
	70	70	70	70	70	70
	71	71	71	71	71	71
	72	72	72	72	72	72
	73	73	73	73	73	73
	74	74	74	74	74	74
	75	75	75	75	75	75
	76	76	76	76	76	76
	77	77	77	77	77	77
	78	78	78	78	78	78
	79	79	79	79	79	79
	80	80	80	80	80	80
	81	81	81	81	81	81
	82	82	82	82	82	82
	83	83	83	83	83	83
	84	84	84	84	84	84
	85	85	85	85	85	85
	86	86	86	86	86	86
	87	87	87	87	87	87
	88	88	88	88	88	88
	89	89	89	89	89	89
	90	90	90	90	90	90
	91	91	91	91	91	91
	92	92	92	92	92	92
	93	93	93	93	93	93
	94	94	94	94	94	94
	95	95	95	95	95	95
	96	96	96	96	96	96
	97	97	97	97	97	97
	98	98	98	98	98	98
	99	99	99	99	99	99
	100	100	100	100	100	100
	101	101	101	101	101	101
	102	102	102	102	102	102
	103	103	103	103	103	103
	104	104	104	104	104	104
	105	105	105	105	105	105
	106	106	106	106	106	106
	107	107	107	107	107	107
	108	108	108	108	108	108
	109	109	109	109	109	109
	110	110	110	110	110	110
	111	111	111	111	111	111
	112	112	112	112	112	112
	113	113	113	113	113	113
	114	114	114	114	114	114
	115	115	115	115	115	115
	116	116	116	116	116	116
	117	117	117	117	117	117
	118	118	118	118	118	118
	119	119	119	119	119	119
	120	120	120	120	120	120
	121	121	121	121	121	121
	122	122	122	122	122	122
	123	123	123	123	123	123
	124	124	124	124	124	124
	125	125	125	125	125	125
	126	126	126	126	126	126
	127	127	127	127	127	127
	128	128	128	128	128	128
	129	129	129	129	129	129
	130	130	130	130	130	130
	131	131	131	131	131	131
	132	132	132	132	132	132
	133	133	133	133	133	133
	134	134	134	134	134	134
	135	135	135	135	135	135
	136	136	136	136	136	136
	137	137	137	137	137	137
	138	138	138	138	138	138
	139	139	139	139	139	139
	140	140	140	140	140	140
	141	141	141	141	141	141
	142	142	142	142	142	142
	143	143	143	143	143	143
	144	144	144	144	144	144
	145	145	145	145	145	145
	146	146	146	146	146	146
	147	147	147	147	147	147
	148	148	148	148	148	148
	149	149	149	149	149	149
	150	150	150	150	150	150
	151	151	151	151	151	151
	152	152	152	152	152	152
	153	153	153	153	153	153
	154	154	154	154	154	154
	155	155	155	155	155	155
	156	156	156	156	156	156
	157	157	157	157	157	157
	158	158	158	158	158	158
	159	159	159	159	159	159
	160	160	160	160	160	160
	161	161	161	161	161	161
	162	162	162	162	162	162
	163	163	163	163	163	163
	164	164	164	164	164	164
	165	165	165	165	165	165
	166	166	166	166	166	166
	167	167	167	167	167	167
	168	168	168	168	168	168
	169	169	169	169	169	169
	170	170	170	170	170	170
	171	171	171	171	171	171

