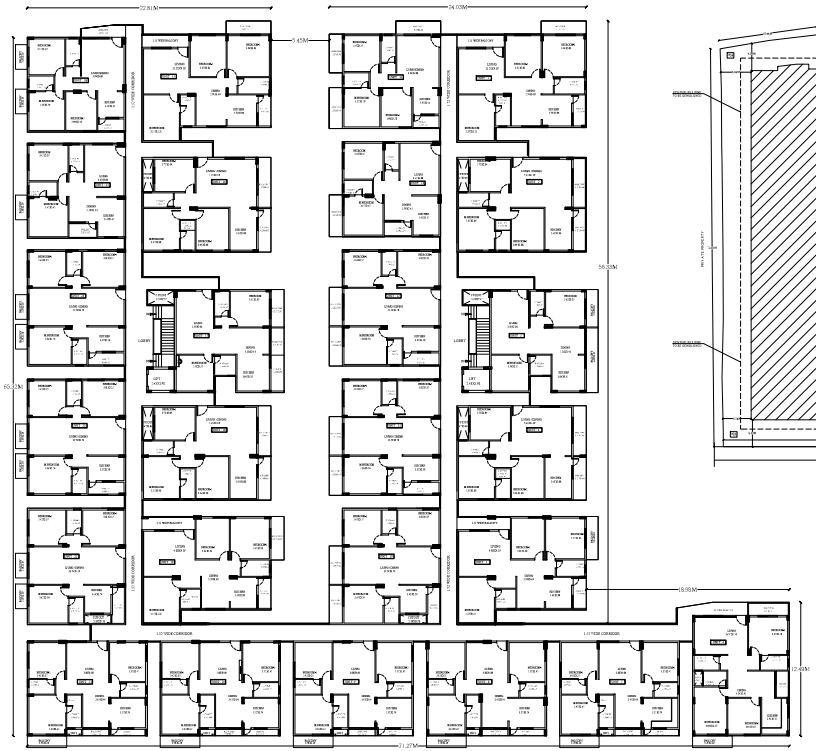
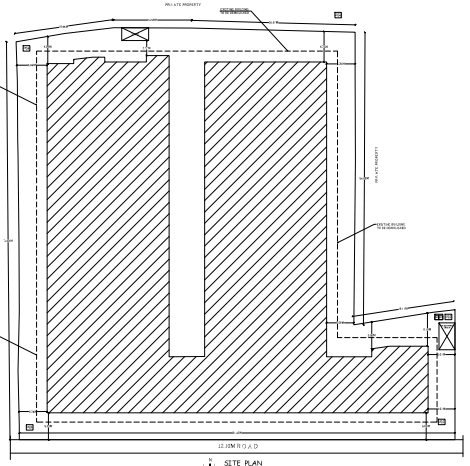
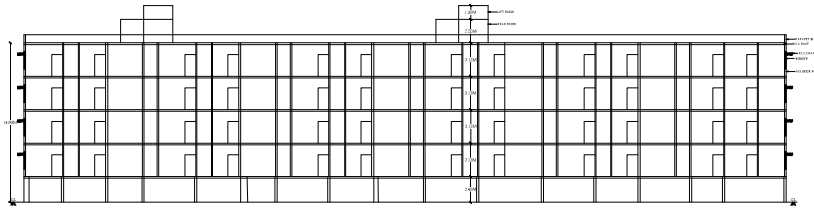


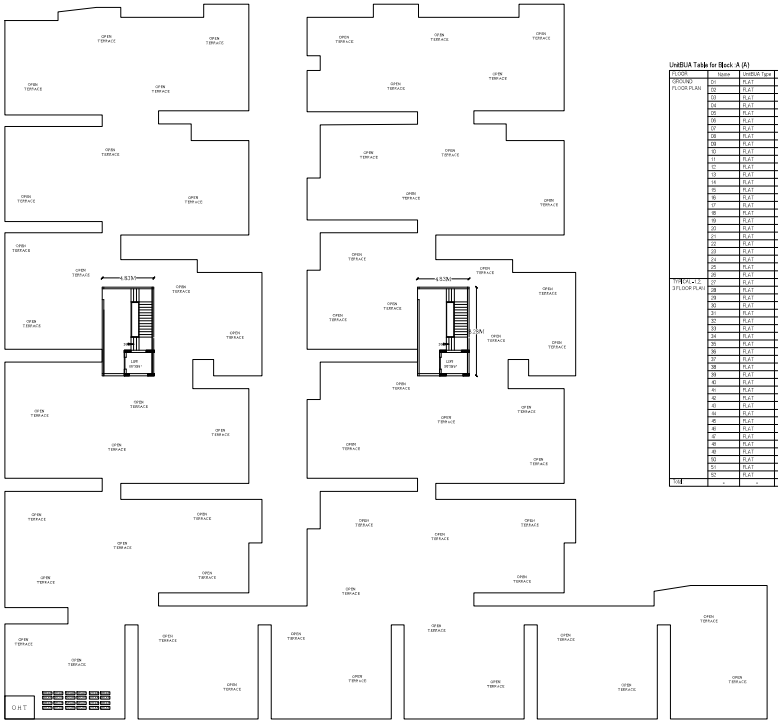
TYPICAL FIRST, SECOND & THIRD FLOOR PLAN



SITE PLAN
1:200



SECTION A-A



TERRACE FLOOR PLAN

SHEET 2 OF 2
SCALE 1:150

Block A (A)

Floor Name	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)					Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking	Resi.		
Parking Floor	816.08	79.00	0.00	16.66	0.00	0.00	0.00	0.00	00
Grnd Floor	2591.20	216.74	9.00	16.66	25.40	0.00	2325.24	2325.24	28
Second floor	2591.20	216.74	9.00	16.66	25.40	0.00	2325.24	2325.24	28
Third floor	2591.20	216.74	9.00	16.66	25.40	0.00	2325.24	2325.24	28
Fourth floor	2591.20	216.74	9.00	16.66	25.40	0.00	2325.24	2325.24	28
Terrace floor	1140.20	216.74	9.00	0.00	0.00	0.00	914.46	914.46	00
Total	13251.10	1162.70	45.00	66.66	101.60	0.00	11217.42	11217.42	104
Total Number of Same Blocks	1								
Total	13251.10	1162.70	45.00	66.66	101.60	0.00	11217.42	11217.42	104

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.90	2.10	104

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W1	0.90	1.20	104

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 1 TO 3 FLOOR PLAN	0.675 X 2.30 X 7 X 3	10.71	106.05
	0.675 X 2.75 X 1 X 3	5.58	
	0.675 X 3.05 X 1 X 3	6.18	
	0.675 X 3.85 X 1 X 3	7.80	
Total	-	-	106.05

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1.The sanction is accorded for,
a).Consisting of 01(G+3+4) (Nos.) A (A) Consisting of 01(G), GF-01(S)*,
2.The sanction is accorded for 104 Dwelling Units A (A) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan shall not be converted for any other purpose.
4.Adequate drinking water arrangements shall be made to meet the capacity of water supply, sanitary and power main as per the norms of BWSSB and BESCOM if any.
5.Necessary space for installing telephone cable, cable box at ground level for post & pensioner & 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 completion.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to never by dumping yard.
9.The applicant / builders 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 to facilitate the distribution transformers & associated equipment as per K.E.R.C. (Elec.S) Guidelines,2005 only, from the building within the premises.
11.The applicant shall provide a separate room preferably 4.20 X 3.20 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byelaw No. 35.

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.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.Licence and approved plans shall be posted in a conspicuous place of the licenced premises, The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor shall 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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Byelaw No.32) under rule-21 (4) in the KMC Act No. 70.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of a framed structure before erecting the framework "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The water supply available is regulated by BWSSB and should not be used for the construction activity of the building.
22.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 Byelaw-32 (b).
23.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" (earmarking IS: 1893-2002) published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide roof rain water harvesting structure as per bye law 32 of the building.
25.Ramps for physically handicapped persons prescribed in schedule-VI (Byelaws – 21) of Building Byelaws, 2003 shall be ensured.
26.The applicant shall provide at least one common toilet on the ground floor for the use of the visitors (servants / drivers and security men and the entrance shall be approached through a ramp for the Physically Handicapped persons, together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide 18, 19, 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience 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 hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing and ___ kg capacity installed at site for its reuse / disposal (Applicable to Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with rule design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.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.
33.The Owner / Association of high-rise building shall obtain Awareness certificate from Karnataka Fire and Emergency Department every Two years with due inspection by fire department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good condition and functioning, and an affidavit to the effect shall be submitted to the Corporation and Fire Department every year.
35.The Owner / Association of high-rise building shall obtain Awareness certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical Installation. Life etc. The certificate shall be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall that shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall report to the owners about the non-bail and/or contravention of the provisions of the Act, Rules, Byelaws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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-IX. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls in lieu of the foundation, Otherwise the plans are to be deemed cancelled.
39.In case of Development Lake, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project shall be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management byelaw 2016.
42.The applicant / owner / developer shall abide by sustainable construction and demolition waste management as per solid waste management byelaw 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for every sites measuring 180 Sqms up to 240 Sqms(), minimum of two trees for sites measuring with more than 240 Sqms. (One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / Group housing / multi-dwelling unit buildings) and shall ensure the same.
45.Owner / Builder / GPA Holder / developer shall take all precautionary measures to ensure the safety / disposal of workers at the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or property damage and / or personal injuries or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA Holder / developer shall indemnify the respondent BBMP against all such claims or injuries or personal disability.
47.In case of any violation / misrepresentation of facts, or pending court cases, the plan sanction shall be deemed cancelled.
48.Approval of building plans is governed by conditions, if any, imposed in Special Condition as per Labour Department of Government of Karnataka vide ACD 201 ELM (Miscellaneous) Proceedings (Industrial Labour No. LL 189 ELC 2013), dated 13-04-2015.

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 shall 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 be aware 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 workplace 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 camps / construction sites.
2.List of children of workers shall be furnished by the Builder / contractor to the Labour Department wherever necessary.
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. But even 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.

UnitBUA Table for Block :A (A)

FLOOR	Unit No.	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	01	FLAT	65.14	55.14	3	26
	02	FLAT	52.44	42.44	2	
	03	FLAT	52.45	42.45	2	
	04	FLAT	65.36	55.36	3	
	05	FLAT	65.68	55.68	3	
	06	FLAT	97.11	87.11	3	
	07	FLAT	97.11	87.11	3	
	08	FLAT	107.25	97.25	3	
	09	FLAT	101.70	91.70	3	
	10	FLAT	52.43	42.43	2	
	11	FLAT	65.46	55.46	3	
	12	FLAT	101.88	91.88	3	
	13	FLAT	84.34	74.34	3	
	14	FLAT	51.48	41.48	2	
	15	FLAT	64.31	54.31	3	
	16	FLAT	106.81	96.81	3	
	17	FLAT	104.81	94.81	3	
	18	FLAT	87.11	77.11	3	
	19	FLAT	97.15	87.15	3	
	20	FLAT	87.11	77.11	3	
	21	FLAT	103.48	93.48	3	
	22	FLAT	102.39	92.39	3	
	23	FLAT	101.70	91.70	3	
	24	FLAT	99.87	89.87	3	
	25	FLAT	102.81	92.81	3	
	26	FLAT	99.87	89.87	3	
TYPICAL 1 TO 3 FLOOR PLAN	27	FLAT	84.13	74.13	3	78
	28	FLAT	53.44	43.44	2	
	29	FLAT	52.44	42.44	2	
	30	FLAT	97.36	87.36	3	
	31	FLAT	65.68	55.68	3	
	32	FLAT	87.11	77.11	3	
	33	FLAT	87.11	77.11	3	
	34	FLAT	107.25	97.25	3	
	35	FLAT	101.70	91.70	3	
	36	FLAT	52.43	42.43	2	
	37	FLAT	65.46	55.46	3	
	38	FLAT	101.88	91.88	3	
	39	FLAT	84.34	74.34	3	
	40	FLAT	51.48	41.48	2	
	41	FLAT	64.31	54.31	3	
	42	FLAT	106.81	96.81	3	
	43	FLAT	104.81	94.81	3	
	44	FLAT	87.11	77.11	3	
	45	FLAT	97.15	87.15	3	
	46	FLAT	87.11	77.11	3	
	47	FLAT	104.87	94.87	3	
	48	FLAT	103.78	93.78	3	
	49	FLAT	101.70	91.70	3	
	50	FLAT	99.87	89.87	3	
	51	FLAT	102.81	92.81	3	
	52	FLAT	99.91	89.91	3	
Total	-	-	8805.41	8005.41	104	104

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

SCALE 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.31
	VERSION DATE: 18/12/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PR/0190/21/CH/22	Plot SubUse: Multi Dwelling Unit
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Revised Type: No
Nature of Sanction: NEW	City Survey No.: -
Location: HIGHER	Khata No.: As per Khata Extract - [SITE KATHA NO 198/BSY NO 82]
Building Line Specified as per Z.R. No:	Locality / Street of the property: UTTARAHALLI [UTTARAHALLI] HOBLI BANGALORE, WARD NO 184.
Zone: Bommanahalli	
Ward: Ward-184	
Planning District: 22-Anjanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	4870.26
NET AREA OF PLOT	4870.26
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2435.13
Proposed Coverage Area (49.28 %)	2400.31
Achieved Net coverage area (49.28 %)	2400.31
Balance coverage area (0.72 %)	34.82
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2017 (1.75)	11999.88
Additional F.A.R within Ring I and II (for AH/Special Zone)	0.00
Allowable TDR Area (60% of Perm.) FAR	0.00
Premium FAR for Plot within Impact Zone	0.00
Total Perm. FAR area (2.25)	11999.88
Proposed FAR Area (2.30)	11217.42
Proposed FAR Area	11217.42
Achieved Net FAR Area (2.30)	11217.42
Balance FAR Area (0.57)	782.46
BUILT UP AREA CHECK	
Proposed Built Up Area	13251.10
Substructure Area Add in BUA if applicable	0.00
Achieved Built Up Area	13251.10

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Multi Dwelling Unit	Bldg upto 15.00 Mts.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt.)	Units		Car		Two Wheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd.	Prop.
A (A)	Residential	Multi Dwelling Unit	8005.41	104	-	1	104	-	-
	Total		-	-	-	-	104	175	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	104	1560.00	115	1725.25
Visitor's Car Parking	11	165.00	0	0.00
Total Car	115	1725.25	115	1725.25
Two Wheeler	-	131.25	0	0.00
Other Parking	-	-	-	918.24
Total	-	1856.50	-	2643.49

FAR &Tenement Details

Block	No. of Same Blks	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)					Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking	Resi.		
A (A)	1	13251.10	1162.70	45.00	66.66	101.60	0.00	11217.42	11217.42	104
Grand Total	1	13251.10	1162.70	45.00	66.66	101.60	0.00	11217.42	11217.42	104 (A)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
R.ASHOK, S.,SHANTHAMMA, MANJUNATH,K.S & ARKHA DEVELOPERS
UTTARAHALLI,BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LAKSHMI NARAYANA B.M. 2ND CROSS, KATHRIGUPPA, BENGALURU,BCC/BL-1/016-4/2A/2017-18

PROJECT TITLE
PROPOSED PLAN FOR RESIDENTIAL APARTMENT BUILDING AT SITE KATHA NO 198/BSY NO 82, UTTARAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE, WARD NO 184.

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR OF TOWN PLANNING

This approval of Building plan/Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

BOMMANAHALLI

Digitally signed by BBMP (Approving Authority)
Date: 21-Dec-2020 16:20:15
Project No. PR/0190/21/CH/22
Application Type: General
Architect/Engineer/Owner
Building Plan & Application Status
Approved Planning Authority
BBMP
BBMP Web Site: BBMPOnline.com