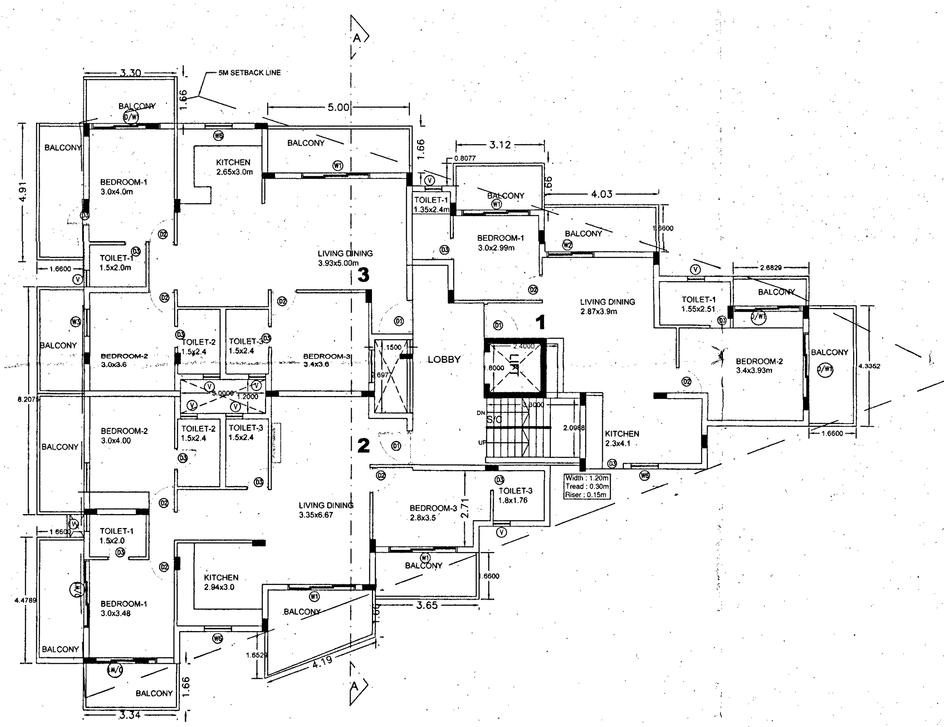
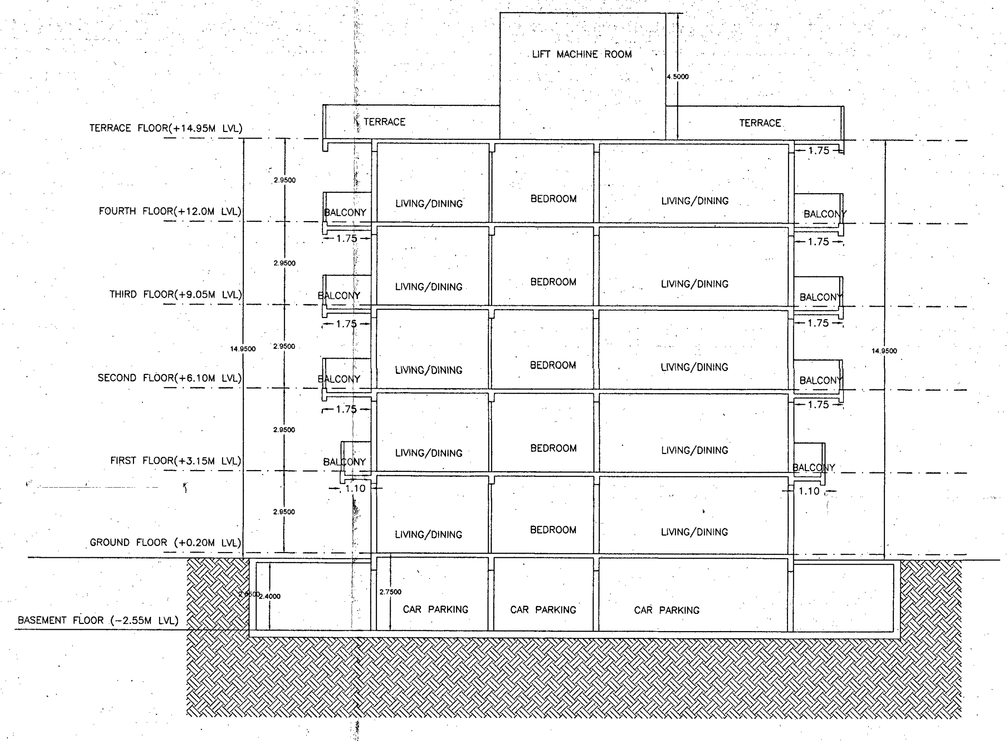
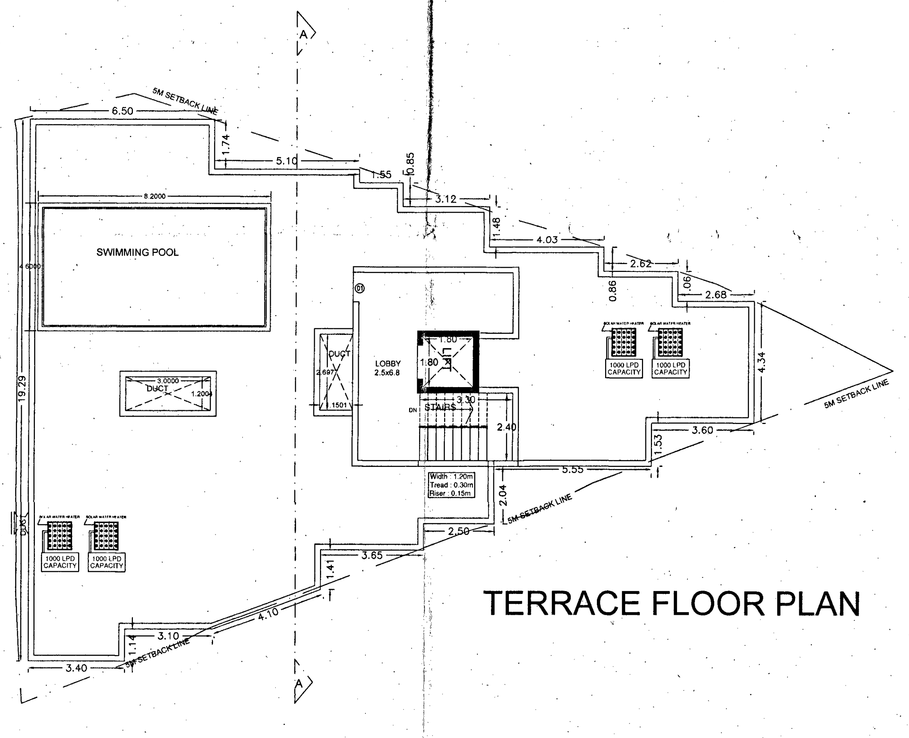
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



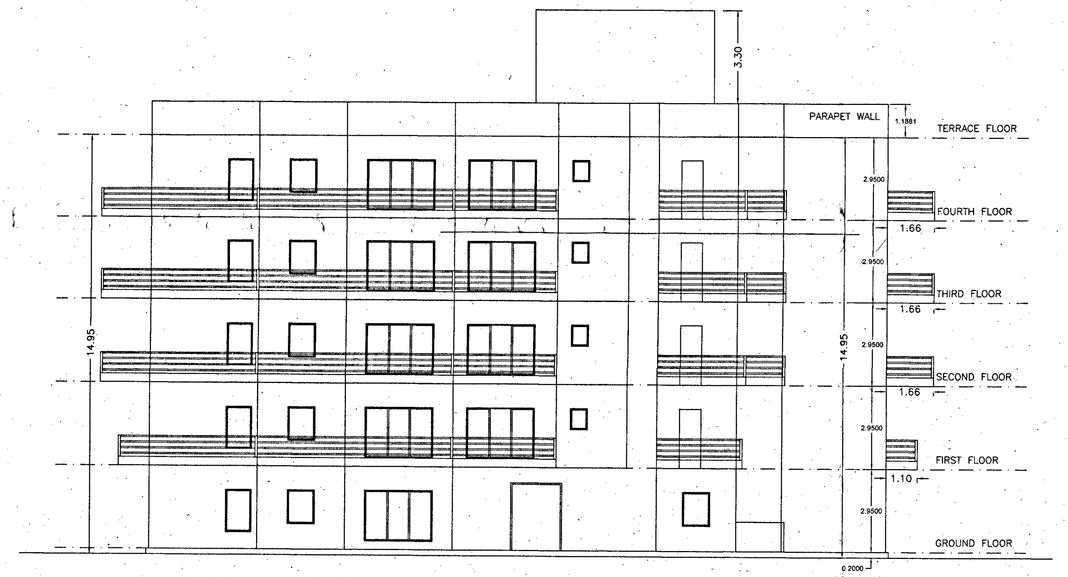
TYPICAL 2ND TO 4TH FLOOR PLAN

NO.OF UNITS = 3 X 3 FLOORS = 9nos





TERRACE FLOOR PLAN



SCHEMATIC front elevation

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.05 X 2.68 X 1	2.85	54.27
	1.03 X 4.17 X 1	4.08	
	1.10 X 3.65 X 1	4.02	
	1.10 X 4.34 X 1	4.77	
	1.10 X 3.41 X 1	3.75	
	1.10 X 5.10 X 1	5.61	
	1.10 X 4.03 X 1	4.44	
	1.10 X 3.12 X 1	3.43	
	1.10 X 3.69 X 1	4.05	
	1.10 X 3.90 X 1	4.29	
	1.10 X 4.30 X 1	4.73	
	1.10 X 4.26 X 1	4.62	
	1.10 X 3.30 X 1	3.63	
SECOND FLOOR	1.66 X 3.65 X 1	6.06	82.94
	1.65 X 5.10 X 1	8.47	
	1.55 X 4.20 X 1	6.30	
	1.66 X 4.34 X 1	7.20	
	1.05 X 2.68 X 1	2.85	
	1.66 X 3.40 X 1	5.65	
	1.66 X 4.03 X 1	6.69	
	1.66 X 3.12 X 1	5.17	
	1.66 X 4.29 X 1	7.12	
	1.66 X 3.30 X 1	5.48	
	1.65 X 4.84 X 1	8.04	
	1.66 X 4.48 X 1	7.44	
	1.66 X 3.30 X 1	5.48	
THIRD FLOOR	1.65 X 3.65 X 1	6.06	82.94
	1.65 X 5.10 X 1	8.47	
	1.55 X 4.20 X 1	6.30	
	1.66 X 4.34 X 1	7.20	
	1.05 X 2.68 X 1	2.85	
	1.66 X 3.40 X 1	5.65	
	1.66 X 4.03 X 1	6.69	
	1.66 X 3.12 X 1	5.17	
	1.66 X 4.29 X 1	7.12	
	1.66 X 3.30 X 1	5.48	
	1.66 X 4.84 X 1	8.04	
	1.66 X 4.48 X 1	7.44	
	1.66 X 3.30 X 1	5.48	
FOURTH FLOOR	1.66 X 3.65 X 1	6.06	82.94
	1.65 X 5.10 X 1	8.47	
	1.55 X 4.20 X 1	6.30	
	1.66 X 4.34 X 1	7.20	
	1.06 X 2.68 X 1	2.85	
	1.66 X 3.40 X 1	5.65	
	1.66 X 4.03 X 1	6.69	
	1.66 X 3.12 X 1	5.17	
	1.66 X 4.29 X 1	7.12	
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	1.66 X 4.84 X 1	8.04	
	1.66 X 4.48 X 1	7.44	
	1.66 X 3.30 X 1	5.48	

BBMP/Addl.Dir/JD NORTH/0303/14-15

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building #192, DOMLUR, WARD NO.72, BANGALORE.
   a)Consist of BF+GF+4UF (Four upper floors) only
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use
3) Basement Floor is reserved for 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 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 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If 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-laws No.3.6) under sub section IV-B(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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-laws 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 6.00 PM to avoid hindrance during late 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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 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 highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
35) 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 / Engineer/ Supervisor 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.
36)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 owners 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.
37)The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38)The Demand for payment of Park and Open Spaces area market value in interim stay as per the order of the Hon'ble High Court vide W.P.No.1118/2016 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders.
39) The Road area of 69.08sqm reserved as per RMP-2015 in the plot, should be relinquished to BBMP before Commencement Certificate.
40) 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 (ಪೆಪ್ಪಾಮಾಗಿ ಜೊಡಣೆ) ಆದ್ದ ನಂಖ್ಯೆ:ಎಲ್‌ಡಿಆ/ಕೆಟ್ಟಿ/ಎಲ್‌ಇಟಿ/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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. "

II. FEE DETAILS:

The Applicant has paid Rs.8,70,000/- vide Receipt No. RE-ifma-331-TP/000185 dated: 06/01/16 for the following:-

1.	Licence Fees(368497-12720 (already paid vide Receipt No.Jan/0077 dated-28-01-2015)=3,55,777)	: Rs. 3,55,777.00
2.	Ground Rent	: Rs. 1,75,475.00
3.	Betterment Charges	
	a) For Building	: Rs. 5,179.00
	b) For Site	: Rs. 22,251.00
4.	Security Deposit	: Rs. 2,58,927.00
5.	Plan copy & Compound wall charges	: Rs. 48,000.00
6.	1% Labour Cess Service Charges	: Rs. 3,907.00
	TOTAL	Rs. 8,69,515.00
	Rounding off Rs.485 Say Rs. :	8,70,000/-

7. Labour Cess
The Applicant has produced DD No. 003978 dated: 04/01/2016 Amount Rs. 3,87,000/-
Rs. 3,86,787.00
Rounding off Rs 213 TOTAL Rs. 3,87,000/-

FLOORWISE FAR STATEMENT: A (LGCL)

Name of Floor	Total BUArea	Lift Deduction	Lift M/C Deduction	Void Deduction	SubStruc. Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	65.90	0.00	4.32	0.00	37.72	0.00	44.86	44.86	0.00	25.10
Fourth Floor...	396.62	4.32	0.00	6.70	0.00	0.00	387.59	387.59	3.00	16.30
Third Floor...	396.62	4.32	0.00	6.70	0.00	0.00	387.59	387.59	3.00	16.30
Second Floor...	396.62	4.32	0.00	6.70	0.00	0.00	387.59	387.59	3.00	16.30
First Floor...	369.97	4.32	0.00	6.58	0.00	0.00	359.07	359.07	3.00	16.28
Ground Floor...	297.03	4.32	0.00	7.77	0.00	0.00	284.94	284.94	3.00	15.53
Basement Floor...	535.51	4.32	0.00	0.00	0.00	0.00	612.42	22.77	0.00	10.16
Total	2589.26	25.92	4.32	34.46	37.72	0.00	612.42	1874.42	15.00	115.97

ನಕಲು ಪ್ರತಿ

ಸ್ಥಳ ಮೋಜಣಿ ನಡೆಸಿ ಸರ್ವೆ ಅರ್ಜಿಯ ಆದೇಶದ ದಿನಾಂಕ 29/12/2015
ಮೇರೆಗೆ ಸಹಾಕ ಸರ್ವೇಕ್ಷಣಾ (ಅ) ಬೆಂಗಳೂರು ಉ. ಉಪ 030/16-15
ದಿನಾಂಕದಂದು 01/16 ಅಭ್ಯ ನಡೆಸಲಾಗಿರುವುದನ್ನು ಪ್ರಮಾಣೀಕರಿಸಿದೆ
ಹಾಗೂ ಭೂಮಿಯ ಅಳತೆಯನ್ನು ದಿನಾಂಕ 05/01/2016
ರಂದು ಮಿಳಿ/ಬಿ/01/2018 ಅಡಿಯ ಮಜ್ಜ ನಡಿಗೆ ಪಡೆಯಲಾಗಿದೆ
(ಅವಶ್ಯ ಜಜ್ಜಗಳ ಬಂದಿಗೆ ಮಜ್ಜ)

ಸಹಾಕ ಸರ್ವೇಕ್ಷಕರು (ಅಥವ ಮೇಲಾಧಿಕಾರಿ ಅಧಿಕಾರಿ)
ಭೂಮಾಪನ ಇಲಾಖೆ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

PROPOSED SITE
DOMLUR MAIN ROAD
OLD AIRPORT ROAD
POST OFFICE
SHANTI SAGAR HOTEL
SWEEK TANK SUB-DIVISION
CHANNASANDRA MAIN ROAD
DOMLUR FLY OVER

LOCATION PLAN (NTS)

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0303/14-15		
Application Type:	General	Zone:	East
Proposal Type:	Proposed Development	Ward:	Ward-112
Nature of Sanction:	New	Plot No Value:	-
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1112.53
DEDUCTION FOR		
Plot area deducted for Road Widening		69.08
Total		69.08
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	1043.45
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	1112.53
MAX. PERMISSIBLE COVERAGE AREA (60%)		626.07
Proposed Coverage Area (29.15%)		304.15
Achieved Net coverage area (29.15%)		304.15
BALANCE COVERAGE AREA LEFT (30.85%)		321.92
PERMISSIBLE FAR (As per Zoning Regulation 2015) (2.50)		2781.32
ADDITIONAL FAR		-
Residential FAR		1874.42
Proposed FAR Area		1874.42
Substructure Area Add in FAR (Layout Lvl)		0.01
ACHIEVED NET FAR AREA (1.68)		1874.42
BALANCE FAR AREA (0.82)		906.90
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		2589.27

ARCH / ENGG / SUPERVISOR (Regd)	OWNER

For LGCL Properties Pvt. Ltd.
Authorised Signatory

R. Vasanth Madhava
BCC/BL-3.6/E:3213.08-09

LGCL
GPA HOLDER FOR
DIWAKAR.J.REDDY &
OTHERS(KHATA HOLDER)
#12/1,REST HOUSE ROAD,
BANGALORE - 560 001

OWNER'S NAME:
DIWAKAR.J.REDDY & OTHERS

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING #192, DOMLUR, WARD NO.72, BANGALORE.

ARCHITECT:
R. Vasanth Madhava
BCC/BL-3.6/E:3213.08-09

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (LGCL)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht

Parking Type	Regd No.	Regd Area	Prop No.	Prop Area
Car	15	206.25	17	233.75
Visitor's Car Parking	2	27.50	0	0.00
Total Car	17	233.75	17	233.75
Two/Wheeler	2	27.50	0	0.00
Total Area	-	261.25	-	612.42

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (LGCL)	1874.42	1874.42	2589.26	15.00	115.97
Total	1874.42	1874.42	2589.26	15.00	115.97

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D3	0.75	2.10	56
D2	0.90	2.10	39
D1	1.20	2.40	17
D	1.47	2.10	04
D	1.80	2.10	11
D/W	2.40	1.20	04

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W8	0.60	0.75	44
W6	0.90	1.50	10
W5	0.96	1.20	05
W3	1.20	2.10	30
W2	1.65	2.10	05
W1	2.40	1.20	24
W1	2.40	2.10	05

TITLE: TYPICAL 2ND TO 4TH FLOOR, TERRACE FLOOR, SECTION & ELEVATION.

SCALE-1:100

Sheet - 03 of 03

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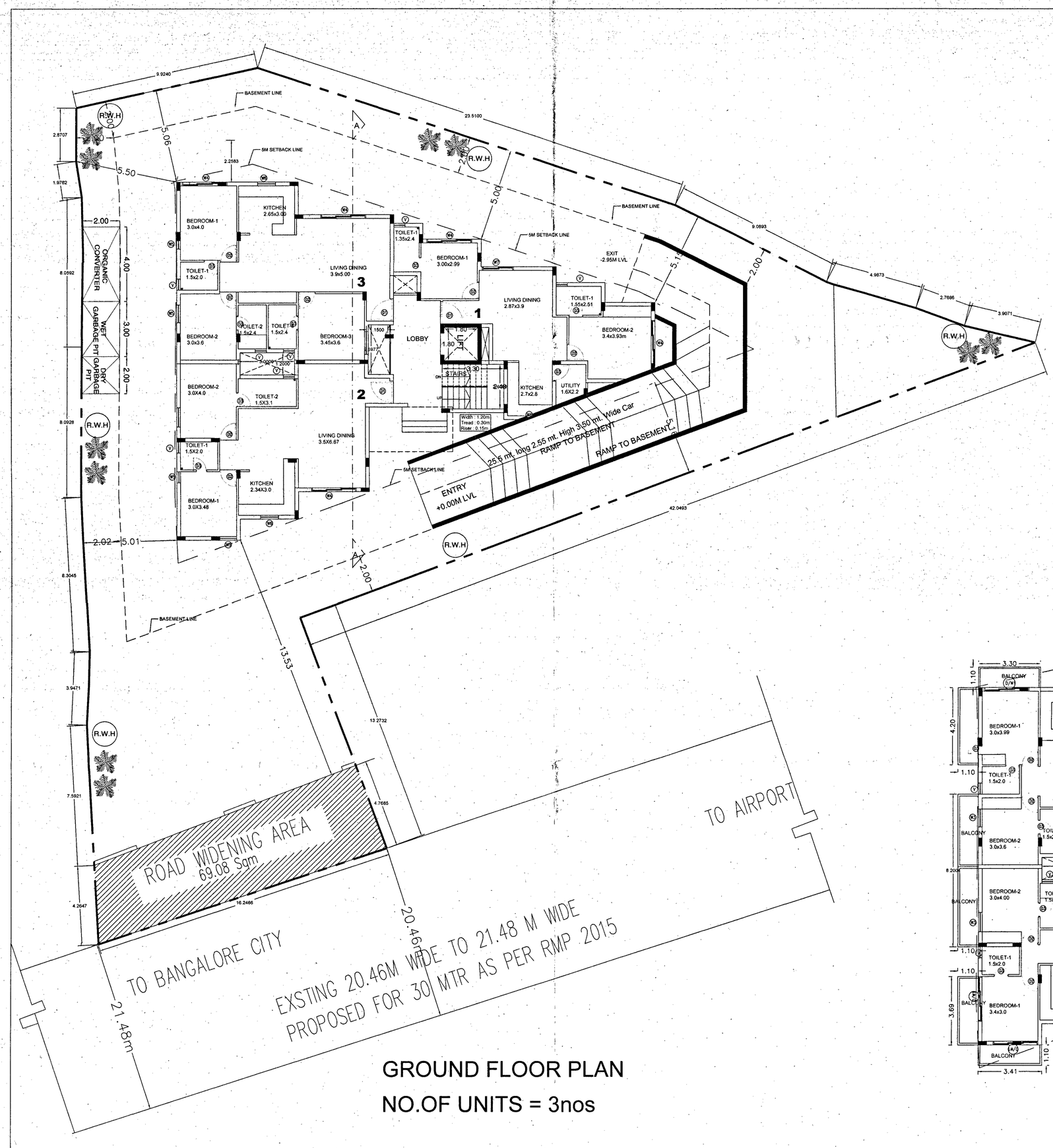
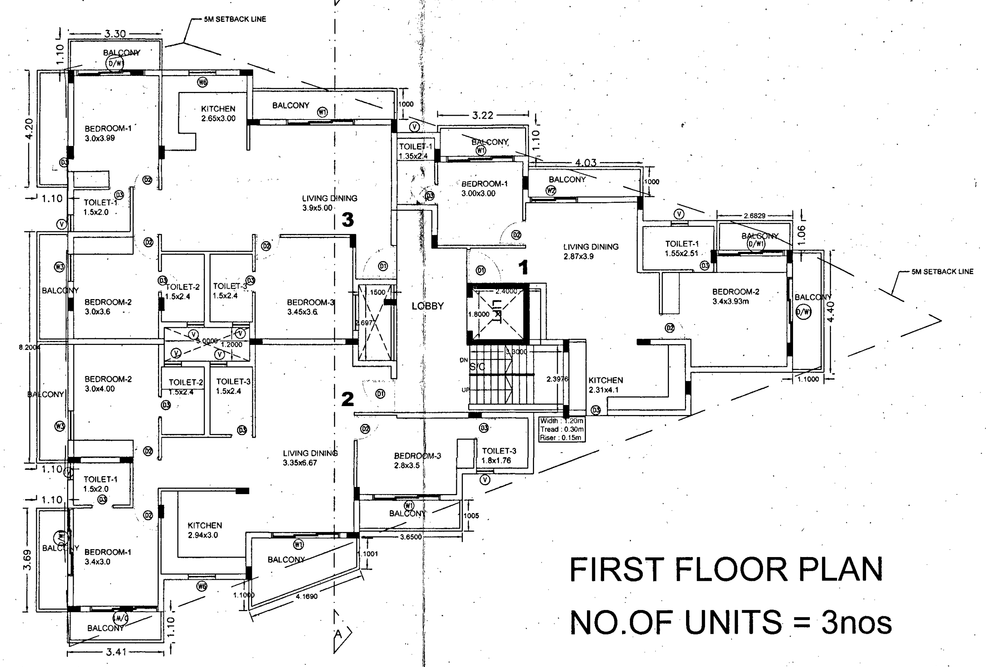
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



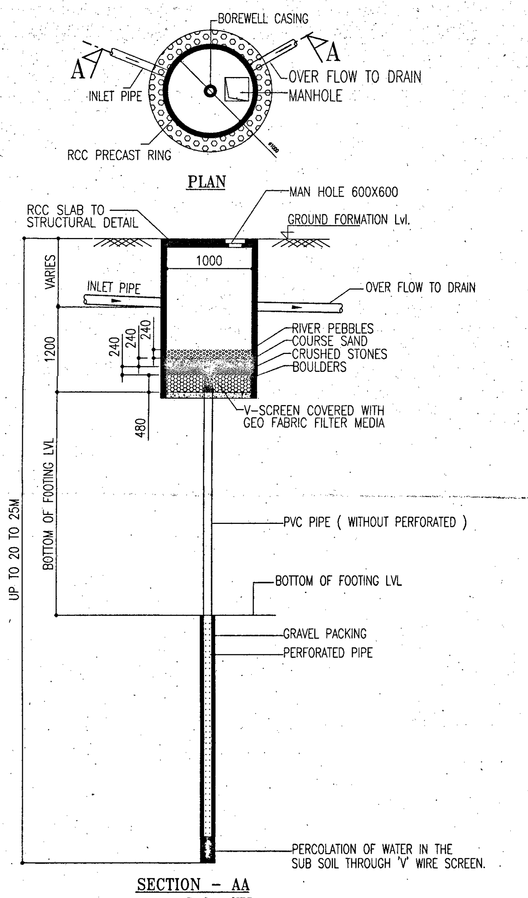
GROUND FLOOR PLAN

NO.OF UNITS = 3nos



FIRST FLOOR PLAN

NO.OF UNITS = 3nos



SECTION – AA

Scale : NTS

RAIN WATER HARVESTING PIT DETAIL

BALCONY CALCULATION

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	1.10 X 4.03 X 1	4.44	
	1.10 X 3.12 X 1	3.43	
	1.10 X 3.69 X 1	4.05	
	1.10 X 3.80 X 1	4.29	
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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.
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 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If 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-laws No.3.6) under sub section IV-B(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 columned structure after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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-laws 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 6.00 PM to avoid hindrance during late 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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 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 highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P No. 4906/2008 & 2993/2008.
35) 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 / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professinal if the same is repeated for the third time.
36) 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 owners 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.
37) The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Demand for payment of Park and Open Spaces area market value in interim stay as per the order of the Hon'ble High Court vide W.P.No.1118/2016 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders.
39) The Road area of 69.08sqm reserved as per RMP-2015 in the plot, should be relinquished to BBMP before Commencement Certificate.
40) 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 (ಜಿಲ್ಲಾಡಳಿತ ಜಂಟಿಯಾಗಿ) ಪತ್ರ ಸಂಖ್ಯೆ:LD/95/LET/2013, dated: 01-04-2013

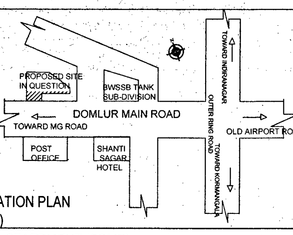
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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.

II. FEE DETAILS:

The Applicant has paid Rs.8,70,000/- vide Receipt No. RE-ifms-331-TP/000185 dated 06/01/16 for the following:-

1. Licence Fees(368497-12720 (already paid vide Reciept No.Jan/0077 dated-28-01-2015)=3,55,777) : Rs. 3,55,777.00
2. Ground Rent : Rs. 1,75,475.00
3. Betterment Charges
   a) For Building : Rs. 5,179.00
   b) For Site : Rs. 22,251.00
4. Security Deposit : Rs. 2,58,927.00
5. Plan copy & Compound wall charges : Rs. 48,000.00
6. 1% Labour Cess Service Charges : Rs. 3,907.00
   TOTAL : Rs. 8,69,515.00
   Rounding off Rs.485 Say Rs. : 8,70,000/-
7. Labour Cess
   The Applicant has produced DD No. 003978 dated 04/01/2016 Amount Rs. 3,87,000/- Rs. 3,86,787.00
   Rounding off Rs.213 TOTAL Rs. 3,87,000/-



LOCATION PLAN (NTS)

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl Dir/JD NORTH/0303/14-15		
Application Type:	General	Zone:	East
Proposal Type:	Proposed Development	Ward:	Ward-112
Nature of Sanction:	New	Plot No Value:	-
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1112.53
DEDUCTION FOR		
Plot area deducted for Road Widening		69.08
Total	-	69.08
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	1043.45
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	1112.53
MAX. PERMISSIBLE COVERAGE AREA (60%)		626.07
Proposed Coverage Area (29.15%)		304.15
Achieved Net coverage area (29.15%)		304.15
BALANCE COVERAGE AREA LEFT (30.85%)		321.92
PERMISSIBLE FAR (As per Zoning Regulation 2015) (2.50)		2781.32
ADDITIONAL FAR	-	-
Residential FAR		1874.42
Proposed FAR Area		1874.42
Substructure Area Add in FAR (Layout Lvl)	-	0.01
ACHIEVED NET FAR AREA (1.68)		1874.42
BALANCE FAR AREA (0.82)		906.90
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		2589.27

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	For LGCL Properties Pvt. Ltd. Authorised Signatory
R. Vasanth Madhava BCC/BL-3.6/E:3213.08-09	LGCL GPA HOLDER FOR DIWAKAR.J.REDDY & OTHERS(KHATA HOLDER) #121,REST HOUSE ROAD, BANGALORE - 560 001

OWNER'S NAME:

DIWAKAR.J.REDDY & OTHERS

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING #192, DOMLUR, WARD NO.72, BANGALORE.

ARCHITECT:

R. Vasanth Madhava
BCC/BL-3.6/E:3213.08-09

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (LGCL)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	15	206.25	17	233.75
Visitor's Car Parking	2	27.50	0	0.00
Total Car	17	233.75	17	233.75
Two/Wheeler	2	27.50	0	0.00
Total Area		261.25	-	612.42

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (LGCL)	1874.42	1874.42	2589.26	15.00	115.97
Total	1874.42	1874.42	2589.26	15.00	115.97

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D3	0.75	2.10	56
D2	0.90	2.10	39
D1	1.20	2.40	17
D	1.47	2.10	04
O	1.80	2.10	11
D/W	2.40	1.20	04

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W8	0.60	0.75	44
W6	0.90	1.50	10
W6	0.96	1.20	05
W3	1.20	2.10	20
W2	1.65	2.10	06
W1	2.40	1.20	24
W1	2.40	2.10	05

FLOORWISE FAR STATEMENT: A (LGCL)

Name of Floor	Total BUArea	Lift Deduction	Lift M/C Deduction	Void Deduction	SubStruc. Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	89.99	0.00	4.32	0.00	37.72	0.00	44.95	44.95	0.00	25.10
Fourth Floor...	398.62	4.32	0.00	6.70	0.00	0.00	387.59	387.59	3.00	16.30
Third Floor...	398.62	4.32	0.00	6.70	0.00	0.00	387.59	387.59	3.00	16.30
Second Floor...	398.62	4.32	0.00	6.70	0.00	0.00	387.59	387.59	3.00	16.30
First Floor...	369.97	4.32	0.00	6.58	0.00	0.00	359.07	359.07	3.00	16.28
Ground Floor...	297.03	4.32	0.00	7.77	0.00	0.00	284.94	284.94	3.00	15.53
Basement Floor...	639.51	4.32	0.00	0.00	0.00	0.00	612.42	22.77	0.00	10.16
Total	2589.26	25.92	4.32	34.45	37.72	612.42	1874.42	1874.42	15.00	115.97

ನಕಲು ಪ್ರತಿ

ನಿಷ್ಠೆ ಯೋಜನಾ ವಿಭಾಗದ ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ: 29/12/2015
ಮೇರೆಗೆ, ಇ.ಎ.ಪಿ.ಎಂ.ಸಿ (ಆ) /ಪ್ರಸ್ತಾವನೆ ಸಂ.ಬ್ಯೂ 0303/14-15
ದಿನಾಂಕ: 26/01/16 ರಲ್ಲಿ ನಡೆ ಸಂಯುಕ್ತಾಭಿವೃದ್ಧಿಯ ಕೇಂದ್ರಾಧಿಕಾರಿಯ
ಆದೇಶ ಬಿ.ಎಲ್.ಡಿ.ಎ/ಸಂಯುಕ್ತಾಭಿವೃದ್ಧಿ ದಿನಾಂಕ: 25/01/2016K.
ಅಂತೆ..... 26/01/2016 ಷರತ್ತು ಮತ್ತು ಮಿತಿಗಳೊಂದಿಗೆ
(ಎರಡು ಪ್ರತಿಗಳು) ಅಧಿಗೆ ಮಂಜೂರಿ ನೀಡಿದೆ

ಸಂಯುಕ್ತ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೆಂಗಳೂ ಮಹಾನಗರ ಪಾಲಿಕೆ ಪಾಲಿಕೆ

25/1 25/1/16

TITLE: GROUND FLOOR & FIRST FLOOR PLAN.

SCALE-1:100

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