




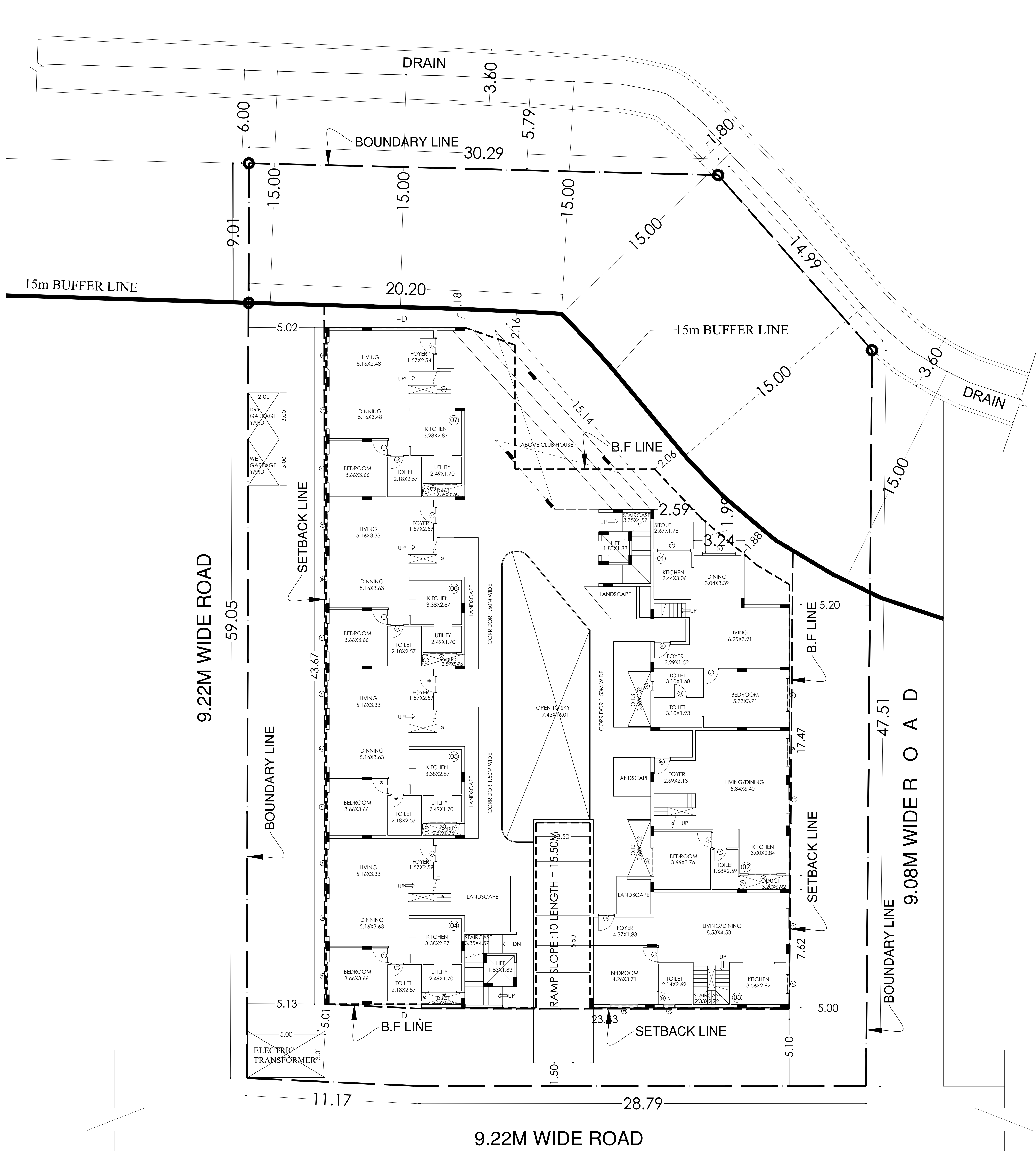


authority.



Digitally signed by RAJARAMAS I K
Date: 15.08.2023 12:45:03
Project No: RAJARA/2022-23/N
Organization: Kuvempu Bengaluru Mahanagara
Palike
Designation: Assistant Director Town Planning
(ADTP)
Phone: 8860946263 Email: 11562/22-23
Karnataka Palike

RAJARAMESHWARINAGAR



GROUND FLOOR PLAN

NO OF UNITS = 07 NOS

Appendix C

The Plan/Contract is issued subject to the following conditions:

1. The contract is accorded for

a. Consisting of BSR (RESI (BUILDING) Wing- RESI (BUILDING) Consignment of BASEMENT 1 OF G-F-0F

2. The contract is accorded for Apartment RESI (BUILDING) Only. The use of the building shall not be devoted to any other use.

3. The use of the building shall not be for anything other than its purpose.

4. Development charges towards increasing the capacity of water supply, sanitation and power main line to be paid by BWSB and BESCOM if any.

5. Noxious fumes for ground level shall be avoided at ground level for postal services & space for dumping garbage within the premises shall be provided.

6. The apartment shall be constructed in accordance with the construction works and to be demolished after the expiry of 20 years.

7. The apartment shall NOT be allowed involved in the use of construction works against any accident / untoward incidents arising during the time of construction.

8. The apartment shall not store any building materials / debris or footpath or on roads or on drains. The debris shall be removed and taken away to the dumping site.

9. The apartment building is prohibited from sealing the setback area / open spaces and the common areas, which shall be accorded to the residents of the building.

10. The apartment will provide a space for locating the distribution transformers & associated equipment per K.E.R.C (S&S) load bearing 3.0 m. from the building within the premises.

11. The apartment shall be constructed in accordance with the K.E.R.C (S&S) in the basement for the installation of equipment and to make 10 provisions for telecom services as per by-Law No. 10.

12. The apartment shall maintain during construction such barricading as recommended by the project, debris & other materials endangering the safety of people / structures etc. in a sound site.

13. The apartment shall be obtained from front parking for cutting lines before the commencement of the work.

14. 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.

15. In case of any worker / builder / contractor / professional / Building Engineer and rules for the Architect / Engineer / Supervisor will be informed to the Authority in the first instance, warned in the second instance and fined in the third instance.

16. Technical personnel, applicant or on the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - I (before No. 3.5) under sub section 10 (a) to 10 (k).

17. The building of any kind of registered electrical appliances.

18. No completion of foundation in future shall be taken up on the foundation and in the case of structural member and the "COMBINATION CERTIFICATE" bearing the date of completion.

19. Construction or reconstruction of the building shall be completed before the expiry of five years from the date of completion of the building.

20. The building shall be completed within one month after the completion shall apply for permission to occupy the building.

21. The building shall not be occupied without obtaining "CONSTRUCTION CERTIFICATE" from the competent authority.

22. Drinking water supply by BWSB should not be used for the construction activity of the building.

23. The apartment shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non-potable purpose or recharge of ground water at all times having a minimum total capacity mentioned in the By-Law 22.01.

24. The building shall be designed and constructed according to the norms prescribed in National list of construction codes and standards as prescribed in the National Building Code of India 1983-2002 prepared by the Bureau of Indian Standards making the building resistant to earthquake.

25. The apartment shall provide waste water treatment as per table 17 of bye-law No. 25/01 of the building.

26. Facilities for physical handover between persons prescribed in Schedule 10 (Bye-laws 3.31) of Building Bye-laws 2003 shall be ensured.

27. The apartment shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / residents and also an entrance shall be approached through a ramp for the Physically Handicapped persons together with the allotted entry.

28. The "Occupancy Certificate" will be considered only after ensuring that the provisions of conditions rules No. 23, 24, 25 and 26 are provided in the building.

29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction work and construction work shall be completed before 12:00 PM.

30. The apartment shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction work after 7:30 AM to avoid hindrance during lunch hours and early morning hours.

31. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and to be processed in the Recycling process only. - Kg capacity (defined as 1 kg per sq.ft) shall be provided for Residents units at 20 sq.ft per unit.

32. The apartment shall ensure that the building shall be constructed in accordance with the 2000 S&S and above built up area for Commercial building.

33. The structure with its foundation shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe depth for retaining walls and sub structure for the safety of the structure as well as neighboring property, public works and footpaths, and basements and safety of the structure and general public safety.

34. The structure shall be constructed in accordance with the 2000 S&S and above built up area for Commercial building.

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112. The structure shall be constructed in accordance with the 2000 S&S and above built up area for

[illegible]

Approval Date :

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RES1 (BUILDING)	Residential	Apartment	Blg upto 15.0 mt. Ht.	R

FAZ & Tenement Details															
Block	No. of Same Bldg	Gross Bldg Up-Area (Sq. Mtr.)	Deductions From Gross FAZ/Area (Sq. Mtr.)	Total Bldg Up-Area (Sq. Mtr.)	Deductions (Area in Sq. Mtr.)							Tenant (No.)	Carpet Area from Tenement		
			Cutout		StarCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi				
RESI (BUILDING)	1	5914.21	522.82	5391.39	395.78	33.45	6.69		31.41	54.22	1078.15	3791.70	3791.70	14	88.41

Block RESI (BUILDING)														
Floor Name	Grain Area	Deductions From Gross S&A/Area in Sq.ft	Total Built Up Area in Sq.ft	Deductions (Area in Sq.ft)							Proposed FAR Area (Sq.ft)	Total FAR Area (Sq.ft)	Tnt (No.)	Carpet Area other than Tenement
		Column	Stair Case	Lift Machine	Substructure	Ramp	Parking	Res.						
Tenace Floor	84.60	0.00	84.60	77.91	0.00	6.69	0.00	0.00	0.00	0.00	0.00	0.00		
Ground Floor	1189.50	131.84	1048.66	76.69	6.69	0.00	0.00	0.00	0.00	965.01	965.01	0.00	43.67	
First Floor	1181.74	112.35	1069.39	76.69	6.69	0.00	0.00	0.00	0.00	992.10	992.10	0.00		
Second Floor	1161.82	131.84	1029.98	76.69	6.69	0.00	0.00	0.00	0.00	946.30	946.30	0.00	63.74	
Third Floor	1194.36	146.79	967.57	72.14	6.69	0.00	0.00	0.00	0.00	888.29	888.29	0.00	63.74	
Ground Floor	1161.19	0.00	1161.19	71.18	6.69	0.00	30.96	54.22	1078.15	0.00	0.00	0.00		
Total	5994.21	522.82	5391.39	396.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89.41	
Number of Same Blocks	1													
Total	5994.21	522.82	5391.39	396.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89	

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	14	192.50	28	385.00
Visitor's Car Parking	2	27.50	0	0.00
Total Car	16	220.00	28	385.00
TwoWheeler	-	27.50	0	0.00
Other Parking	-	-	-	693.15
Total		247.50		1078.15

Block Name	Type	SubUse	Area (Sq.ft.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	14	-
	Total :		-	-	-	-	14	28

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.67 X 1 X 1	3.21	53.6
	1.20 X 2.32 X 1 X 1	1.86	
	1.10 X 4.01 X 1 X 1	4.41	
	1.10 X 4.80 X 1 X 1	5.28	
	1.10 X 4.47 X 1 X 1	4.93	
	1.10 X 3.11 X 1 X 1	3.43	
SECOND FLOOR PLAN	1.10 X 3.39 X 4 X 1	11.72	70.9
	1.10 X 3.32 X 3 X 1	10.51	
	1.37 X 2.50 X 1 X 1	3.56	
	1.52 X 4.01 X 1 X 1	6.12	
	1.53 X 4.80 X 1 X 1	7.32	
	1.10 X 4.47 X 1 X 1	4.93	
THIRD FLOOR PLAN	1.50 X 3.32 X 4 X 1	20.08	72.9
	1.50 X 3.39 X 4 X 1	21.88	
	1.52 X 3.37 X 1 X 1	5.13	
	1.37 X 2.66 X 1 X 1	3.66	
	1.50 X 3.21 X 1 X 1	3.89	
	1.52 X 3.39 X 1 X 1	5.13	
Total	1.50 X 4.80 X 1 X 1	7.32	196.9
	1.50 X 4.47 X 1 X 1	6.72	
	1.50 X 3.32 X 4 X 1	20.08	
	1.50 X 3.39 X 4 X 1	21.88	

OWNER / GPA HOLDER'S

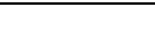
OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
Y G KASHINATH REP BY ITS GPA HOLDER M/s. SAI KIRAN
CONSTRUCTIONS Rep By Its Proprietrix G S PRIYA No 55/1,
2nd main, Vinayaka Layout, Uttarahalli Main Road
Bengaluru- 560061

ARCHITECT/ENGINEER
/SUPERVISOR'S SIGNATURE
MANOJ D NO-379, 5TH CROSS, SUBRAMANYA LAYOUT
(PRAKRUTHI LAYOUT) ANCHEPALYA
BCC(B)-3.6(E)-029821-22

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO
242/6,7,8,9,10,11,12,13,14,15/234, CHANNASANDRA VILLAGE,
UTTARAHALLI HOBLI, BANGALORE WARD NO 160

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :		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.	 <p> Digitally signed by RAJAJEESHWARINAGAR DN: cn=RAJAJEESHWARINAGAR, o=RAJAJEESHWARINAGAR, ou=RAJAJEESHWARINAGAR, email=rajajeeshwarinagar@gmail.com, c=IN Date: 2024.08.14 16:05:22 +05'30' Reason: I have signed the document </p>
APPROVED BY: _____ <small>APPROVED BY: RAJAJEESHWARINAGAR</small>	APPROVED DATE: ____/____/____		

FIRST FLOOR PLAN

SECOND FLOOR PLAN
NO OF UNITS = 07 NOS

This architectural elevation drawing shows a symmetrical building facade with a grid of windows and doors. The facade is divided into four horizontal levels by lines. The top level features a series of windows with a height dimension of 1.65. The second level from the top has a height dimension of 2.40. The third level from the top has a height dimension of 2.40. The bottom level features a series of doors with a height dimension of 2.40. The facade is symmetrical around a central vertical axis. The drawing includes various window and door symbols, such as double doors, single doors, and windows with different frame styles. The overall style is a technical architectural drawing with clean lines and no shading.

Appendix C

The Plan/Contract is issued subject to the following conditions:

1. The contract is accorded for

a. Consisting of BSR (RESI (BUILDING) Wing- RESI (BUILDING) Consignment of BASEMENT 1 OF G-F-0F

2. The contract is accorded for Apartment RESI (BUILDING) Only. The use of the building shall not be devoted to any other use.

3. The use of the building shall not be for anything other than its purpose.

4. Development charges towards increasing the capacity of water supply, sanitation and power main line to be paid by BWSB and BESCOM if any.

5. Noxious fumes for fire fighting shall be allowed at ground level for postal services & space for dumping garbage within the premises shall be provided.

6. The apartment shall be constructed in accordance with the construction works and to be demolished after the expiry of 20 years.

7. The apartment shall NOT be allowed involved in the use of construction works against any accident / untoward incidents arising during the time of construction.

8. The apartment shall not store any bulky materials / debris or footpath or on roads or on drains. The debris shall be removed and taken away to the dumping site.

9. The apartment building is prohibited from sealing the setback area / open spaces and the common areas, which shall be accorded to the residents of the building.

10. The apartment will provide a space for locating the distribution transformers & associated equipment per K.E.R.C (S&S) load bearing 3.0 m. from the building within the premises.

11. The apartment shall be constructed in accordance with the K.E.R.C (S&S) in the basement for the installation of electric equipment and to make provisions for telecom services as per By-Law No. 10.

12. The apartment shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. at

a. Around the site.

13. The contract shall be obtained from front position for cutting lines before the commencement of the work.

14. 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.

15. In case of any worker / builder / contractor / professional / Building Engineer and rules for the Architect / Engineer / Supervisor will be informed to the Authority in the first instance, warned in the second instance and penalized in the third instance.

16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - I (By-Law No. 3.5) under sub section 1 (b) to (i) & (ii).

17. The building of any kind shall be constructed in accordance with the approved drawings.

18. Completion of foundation in accordance with the plan on the foundation and in the case of basement structure the foundation shall be in accordance with the approved drawings.

19. Construction or reconstruction of the building shall be completed before the expiry of five years from the date of completion of the building.

20. The building shall be occupied within one month after the completion shall apply for permission to occupy the building.

21. The building shall not be occupied without obtaining "CONSTRUCTION CERTIFICATE" from the competent authority.

22. Drinking water supply by BWSB should not be used for the construction activity of the building.

23. The apartment shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non-potable purpose or recharge of ground water at all times having a minimum total capacity mentioned in the By-Law 20.1.

24. The building shall be designed and constructed according to the norms prescribed in National list of construction codes and standards as prescribed in the National Building Code of India 1983-2002 prepared by the Bureau of Indian Standards making the building resistant to earthquake.

25. The apartment shall provide waste water treatment as per table 17 of By-Law No. 25/19 of the building.

26. Facilities for physical handwashing should be provided in accordance with By-Laws 3.5 (1) - Building Bye-Laws 2003 shall be ensured.

27. The apartment shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / residents and also an entrance shall be approached through a ramp for the Physically Handicapped persons together with the allotted entry.

28. The "Occupancy Certificate" will be considered only after ensuring that the provisions of conditions vis. No. 23, 24, 25 & 26 are provided in the building.

29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction works and construction activities shall be completed before 12:00 PM.

30. The construction work shall be carried out in accordance with the approved drawings and ensure the work earlier than 7:30 AM to avoid hindrance during lunch hours and early morning hours.

31. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and to be processed in the Recycling process only. - Kg capacity (defined as 1 kg per sq.ft) shall be provided for Residents units at 20 sq.ft per unit.

32. The apartment shall be constructed in accordance with the approved drawings and to be demolished after 2000 S&S and above built up area for Commercial building.

33. The structure with its foundation shall be constructed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and sub structure for the safety of the structure as well as neighboring property, public works and footpaths, and besides ensuring safety of the structure and general public safety.

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128. The structure shall be constructed in accordance with the approved drawings and to be demolished after

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RES1 (BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

FAR & Tenement Details													No. of Tenement	Capex other than Tenement
Block	No of Sale Sizing	Gross Built-Up Area (Sq.Mt)	Deductions From Gross BDA/NA (Sq.Mt)	Total Built-Up Area (Sq.Mt)	Deductions (Area in Sq.Mt.)							Total FAR Area (Sq.Mt)		
			Cutout	Site/Care	Lift Machinery	SubStructure	Ramp	Parking	Resi.					
RESI (Grand Grand total)	1	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89.41
1	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14.00	89.41	

Block RESI (BUILDING)														
Floor Name	Gross Built Up Area (Sq.ft)	Deductions From Gross S&A/Area in Sq.ft	Total Built Up Area in Sq.ft	Deductions (Area in Sq.ft)							Proposed FAR Area (Sq.ft)	Total FAR Area (Sq.ft)	Tenant No.	Carpet Area other than Tenant
		Column	Stair Case	Lift Machine	Substructure	Ramp	Parking	Res.						
Tenace Floor	84.60	0.00	84.60	77.91	0.00	6.69	0.00	0.00	0.00	0.00	0.00			
Ground Floor	1189.50	131.84	1048.66	76.69	6.69	0.00	0.00	0.00	0.00	965.01	965.01	00	43.67	
First Floor	1181.74	112.35	1069.39	76.69	6.69	0.00	0.00	0.00	0.00	992.10	992.10	07		
Second Floor	1161.82	131.84	1029.98	76.69	6.69	0.00	0.00	0.00	0.00	946.30	946.30	00	63.74	
Third Floor	1194.36	146.79	967.57	72.14	6.69	0.00	0.00	0.00	0.00	888.29	888.29	07	63.74	
Ground Floor Basement	1161.19	0.00	1161.19	71.18	6.69	0.00	30.96	54.22	1078.15					
Total	5994.21	522.82	5391.39	396.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89.41	
Number of Same Blocks	1													
Total	5994.21	522.82	5391.39	396.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89	

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Visitor's Car Parking	14	192.50	28	385.00
Total Car	2	27.50	0	0.00
Two Wheeler	16	220.00	28	385.00
Other Parking	-	27.50	0	0.00
Total	-	-	-	693.15
		247.50		1078.15

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.ft.)	Units		Car		
				Req'd.	Prop.	Req'd./Unit	Req'd.	Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	14	-
	Total :		-	-	-	-	14	28

Balcony Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
FIRST FLOOR PLAN	1.50 X 2.67 X 1 X 1	3.21	58.67	
	1.50 X 3.86 X 1 X 1	3.86		
	1.10 X 4.01 X 1 X 1	4.43		
	1.10 X 4.80 X 1 X 1	5.28		
	1.10 X 4.47 X 1 X 1	4.93		
	1.10 X 3.11 X 1 X 1	3.43		
	1.10 X 3.37 X 1 X 1	3.72		
SECOND FLOOR PLAN	1.10 X 3.33 X 1 X 1	3.66	70.93	
	1.37 X 2.68 X 1 X 1	3.65		
	1.52 X 4.01 X 1 X 1	6.12		
	1.53 X 4.80 X 1 X 1	7.32		
	1.10 X 4.47 X 1 X 1	4.93		
	1.50 X 3.33 X 1 X 1	20.00		
	1.50 X 3.97 X 1 X 1	23.88		
THIRD FLOOR PLAN	1.50 X 3.37 X 1 X 1	5.13	72.36	
	1.37 X 2.67 X 1 X 1	3.66		
	1.50 X 3.21 X 1 X 1	4.82		
	1.52 X 3.91 X 1 X 1	5.96		
	1.53 X 4.80 X 1 X 1	7.32		
	1.50 X 4.47 X 1 X 1	6.72		
	1.50 X 3.33 X 1 X 1	20.00		
Total	1.50 X 3.97 X 1 X 1	23.88		196.96

Color Notes	
COLOR INDEX	
PLUT BOUNDARY	
ADDITIONING ROW	
PROPOSED WATER COVERAGE AREA	
EXISTING (To be retained)	
EXTERIOR (To be demolished)	
EMERY (SMP)	VERSION NO. 1.0.0
	DATE: 23/06/2022
DETAIL:	
SMP	Plot Use: Residential
	Plot SubUse: Residential
PLUT/RS/22-23	Land Use Code: Residential (MPL)
Type: General	Plot Area: 24.678.11.01.12.13.14.15/24
Water Body: Buffering/Permeation	City/Zone No.: 24.678.11.01.12.13.14.15/24
Control: NEW	Chk/Plan No.: 24.678.11.01.12.13.14.15/24
NOTING:	Chk/Plan No.: 24.678.11.01.12.13.14.15/24
As Specified per Z.R. NA	Chk/Plan No.: 24.678.11.01.12.13.14.15/24
As Specified per Z.R. NA	Chk/Plan No.: 24.678.11.01.12.13.14.15/24
	Location: Street of the project: CHANANANADIA VILLAGE, UTTARAHATHI, BANGALORE URBAN DISTRICT NO. 160

AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	2311.40
NET AREA OF PLOT	(A-Deductions)	2311.40
COVERAGE CHECK		
Permissible Coverage area (55.0 %)		1271.27
Proposed Coverage Area (41.88 %)		967.57
Achieved Net coverage area (19.16 %)		462.57
Balance coverage area left (13.14 %)		307.57
FAR CHECK		
Permissible FAR as per zoning regulator (2.175)		604.84
Additional FAR within Ring 1 and 10 (for unsegregated plot -)		0.00
Alternate Total Area (50% of Perm FAR)		0.00
Platinum FAR for 10' wide impact Zone (-)		0.00
Total Perm FAR area (1.5)		604.84
Residential FAR (100.00%)		3791.71
Achieved Net FAR Area (1.54)		2193.17
Balance FAR Area (0.11)		253.23
BUILT UP AREA CHECK		
Proposed BuiltUp Area		3930.39
Subterranean Area Ass in BU/L (Area/Lvl)		24.89
Achieved BuiltUp Area		5416.28

Approval Date :



TERRACE FLOOR PLAN



This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for:
1. Consenting to RESI (BUILDING) Form- RES-1 (BUILDING) Consenting of BASEMEN OF G/F.
2. The sanction is accorded for the applicant RESI (BUILDING) only. The use of the building shall not be for any other purpose.
3. Car Parking reserved in the plan should not be converted for any other purpose.
4. Demolition charges for running the capacity of water supply, sanitary and power main shall be borne by the applicant RESI (BUILDING).
5. Necessary ducts for tunneling (telephone cables, cables at ground level for postal services & space heating garage within the premises) shall be provided.
6. The applicant shall ensure that the safety of construction works and it should be demolished after the completion of the project.
7. The applicant shall ensure that no accident or fire of construction work against any accident /unlawful incidents arising during the time of construction.
8. The applicant shall take up any building materials / debris on footpaths or on roads or on drains. Debris shall be removed and transported to the appropriate disposal site.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common areas to any third party.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment per sec K.E.R.C (E & S) code leaving 3.0 mts. from the building within the premises.
11. The applicant shall provide a separate room for E & S, 4.5 m by 3 m for the provision for installation of telecom equipment and also make provisions for telecom service as per Eir- Eye No.

structures which will get approved from the Competent Authority if necessary.

3. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department regarding fire safety measures taken by the owner for the existing 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.

4. The Owner / Association of high-rise building shall get the inspection conducted by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation.

5. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the Department regarding working condition of electrical system, including all electrical installations and wiring systems.

6. The Owner / Association of high-rise building shall submit the application for the renewal of the permit of occupation of the high-rise building at least one month before the expiry of the period of validity of the permit.

7. The Owner / Association of high-rise building shall conduct mock drills and assemble in the building one before the expiry of the period of validity of the permit.

8. The Builder / Contractor / Professional responsible for supervision of work shall not shed his materials and structurally degrade the construction from the ascertained plan, without previous approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BEMP.

years from date of release. Before the expiry of 10 years, the Owner/ Developer shall give intimation to BMR (Sardarshingla Authority) of the intention to stop work in the site present in the form of a written statement. The statement shall contain details of the location of the formation or loading of wastes / columns of the formation. Otherwise the plan sanctioned document cancelled. The statement shall be submitted to BMR (Sardarshingla Authority) for its consideration and shall be examined and returned on the Development Plan issued by the Sardarshingla Development Authority. After the expiry of 10 years, the Owner/ Developer shall submit the Development Plan to the Sardarshingla Development Authority while applying the Development Plan for the project should be strictly as per the following:-

41. The Owner/ Developer shall approve by the collection of solid waste and the segregation as per solid waste management bye-law 2016.
42. The Owner/ Developer shall provide the sustainable collection and disposal waste management as per solid waste management bye-law 2016.
43. The Owner/ Developer shall provide the necessary provision to demarcate electrical vehicles.
44. The Owner/ Developer shall provide one free for all the parking 150 Sqm to up to 20 Sqm minimum of two trees for sites maximum less than 240 Sqm. On the free of every 240 Sqm of the FAR as per entered in case of Apartment/ group housing/ multi dwelling residential project.
45. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanctioned shall be cancelled.
46. Also, building/ kitchen for special conditions, if any.

For more information on Land Use and Building Regulations, visit the Sardarshingla Municipal Corporation (Rashidabad Housing) Letter No. SP/05/2021, 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".

1. Accommodation shall be provided for setting up of schools for imparting education to the children o 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. BMMF 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.

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

FAR & Tenement Details															
Block	No. of Same Bldg	Gross Bldg Area (Sq.Mt)	Deductions From Gross Built Up Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenant (No.)	Carpet Area per Tenement
			Cutout		Stair/Case	Lift	Lift Machine	SubStructure	Ramp	Parking					
RESI	1	1694.21	572.82	5381.39	266.78	33.45	6.69	31.41	54.22	1078.15	3931.70	3781.70	14	89.41	

Block :RESI (BUILDING)

Floor Name	Gross Builtup Area (Sq.ft.)	Deductions From Gross BUA (Area in Sq.ft.)		Deductions (Area in Sq.ft.)							Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Total No.	Carpet Area other than Terrace
		Total Built Up Area (Sq.ft.)	Star Case	Lift Machine	Substructure	Ramp	Parking	Res.	Total FAR Area (Sq.ft.)					
										Cutout				
Terrace Floor	84.60	0.00	84.60	77.91	0.00	6.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Second Floor	1180.50	131.84	1048.66	79.56	6.69	0.00	0.00	0.00	0.00	965.01	965.01	0.00	43.67	
Third Floor	1181.74	112.36	1069.38	70.60	6.69	0.00	0.00	0.00	0.00	992.10	992.10	0.00	43.67	
Ground Floor	1161.82	131.84	1029.98	79.56	6.69	0.00	0.00	0.00	0.00	946.30	946.30	0.00	45.74	
First Floor	1143.36	146.79	997.57	72.14	6.69	0.00	0.45	0.00	0.00	888.29	888.29	0.00	45.74	
Basement Floor	1151.19	0.00	1151.19	21.18	6.69	0.00	36.96	54.22	1078.15	0.00	0.00	0.00	0.00	
Total	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89.41	
Total Number of Same Blocks		1												
Total	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89	

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	14	192.50	28	385.00
Visitor's Car Parking	2	27.50	0	0.00
Total Car	16	220.00	28	385.00
Two/Wheeler	-	27.50	0	0.00
Other Parking	-	-	-	693.15
Total		247.50		1078.15


Required Parking (Table 7a)							
Block Name	Type	SubUse	Area (Sq.ft.)	Units		Car	
				Req'd.	Prop.	Req'd./Unit	Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	14 -
	Total :		-	-	-	-	14 28

Balcony Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
FIRST FLOOR PLAN	120 X 2.67 X 1 X 1	3.21	53.6	
	20.1 X 2.67 X 1 X 1	5.35		
	1.10 X 4.01 X 1 X 1	4.41		
	1.10 X 4.80 X 1 X 1	5.28		
	1.10 X 4.47 X 1 X 1	4.93		
	1.10 X 3.11 X 1 X 1	3.43		
	1.10 X 3.39 X 4 X 1	17.52		
SECOND FLOOR PLAN	1.10 X 3.33 X 3 X 1	11.01	70.9	
	3.7 X 2.67 X 1 X 1	9.76		
	1.52 X 4.01 X 1 X 1	6.12		
	1.53 X 4.80 X 1 X 1	7.32		
	1.52 X 4.47 X 1 X 1	6.80		
	1.50 X 3.33 X 4 X 1	20.00		
	1.50 X 3.39 X 4 X 1	23.88		
THIRD FLOOR PLAN	1.52 X 3.33 X 1 X 1	5.13	72.9	
	3.7 X 2.67 X 1 X 1	9.76		
	1.50 X 3.21 X 1 X 1	4.82		
	1.52 X 3.91 X 1 X 1	5.96		
	1.53 X 4.80 X 1 X 1	7.32		
	1.50 X 4.47 X 1 X 1	6.72		
	1.50 X 3.33 X 4 X 1	20.00		
Total	1.50 X 3.39 X 4 X 1	23.88	196.9	

Color Notes

COLOR INDEX					
PLOT BOUNDARY					
ADJOINING ROAD					
PROPOSED WORK (COVERAGE AREA)					
EXISTING TO BE retained					
EXISTING TO BE demolished					
ELEMENT (BMP#)					
VERSION NO. 1.0.9					
VERSION DATE: 23/08/2022					
DETAIL:					
BMP#	PLOT User: Residential				
RU4-RE27-22-23	PLOT SubUser: Apartment				
Type General	Land Use Zone: Residential (Rear)				
Not Banked Permission	PLOT No.: 2426, 7.8.5, 10.1, 12.13, 14, 16/24				
Consent NEW	City Survey No.: 2426, 7.8.5, 10.1, 12.13, 14, 16/24				
Consent OLD	Plot No. As per Plot Details: 2426, 7.8.5, 10.1, 12.13, 14, 16/24				
Specified as per Z.R. NA	PLOT No. As per Amd. Notification: 2426, 7.8.5, 10.1, 12.13, 14, 16/24				
ASCI#	Locality / Street of the property: CHANNARASAPURA VILLAGE, UTTARA KALLI, HANGLOORE NARAD NO.160.				
-160					
Plot Size: 30x70m					
USE OF PLOT	(A) Deductions				
PERMITS CHECK					
Permissible Coverage area (55.50 %)					
Permissible Coverage area (1.8 %)					
Achieved Net coverage area (4.16 %)					
Balance coverage area left (13.14 %)					
F.A.R. CHECK					
Permissible F.A.R. as per zoning regulation (2015) (1.75)					
Additional F.A.R. either Regn I and II or for amalgamated plot -					
Allowable TSP Area (85% of Perm.FAR)					
Premium FAR for Plot within Impact Zone -					
Total Perm. FAR Area (1.75)					
Bestowed FAR (100.00%)					
Proposed FAR Area					
Achieved net FAR Area (1.64)					
Area Left over Area (0.11)					
AREA CHECK					
Proposed Built-up Area					
Setback/Retreat Area (as per BU&L Layout/L)					
Proposed Built-up Area					

Approval Date :

<p>SANCTIONING AUTHORITY</p> <p>NAME OF THE SANCTIONING AUTHORITY: _____</p> <p>DESIGNATION: _____</p> <p>DATE: _____</p>	<p>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.</p>	 <p>RAJAJESHWARINAGAR</p>
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