

COLOR INDEX

Approval Date :

LEGEND :

SITE BOUNDARY LINE -

BUILDING SETBACK LINE -

BASEMENT EXTENT LINE

PROPOSED BUILDING -

Non Converted 

Kharab Land -

FIRE DRIVEWAY - 

PARK & OPEN SPACE -

SURVEY NO. - Sy.No.91/2

RAIN WATER HARVESTING PIT - (RWH)

Dietary L-UCF/OLUUCF Diet/L-UCF

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Required Parking (Table 1a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	126	-
	Total :	-	-	-	-	-	126	165

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	126	1732.50	145	1993.75
Visitor's Car/Parking	13	178.75	0	0.00
Total Car	139	1911.25	145	1993.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	3265.78
Total		2090.00		5259.53

FAR & Tenement Details

Block		No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From BUA/Area in (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)										Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tent (No.)	Carpet Area other than Tenement
						Deductions (Area in Sq.mt)													
						Color	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Rel.					
A (APARTMENT)	1	2081.45	894.26	1977.21	377.32	140.79	28.27	27.77	8.10	229.54	5969.93	1936.22	1936.22	126	950.77				
Grand Areas	1	2081.45	894.26	1977.21	377.32	140.79	28.27	27.77	8.10	229.54	5969.93	1936.22	1936.22	126	950.77				

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UNHUA Type	UNHUA Area	Carpet Area	No of Rooms	No of Tenants
FIRST FLOOR PLAN	1	FLAT	134.97	83.71	11	
	2	FLAT	66.80	39.12	5	
	3	FLAT	66.80	39.12	5	
	12	FLAT	71.77	63.44	9	
	13	FLAT	66.83	39.14	5	
	14	FLAT	66.83	39.14	5	
	24	FLAT	66.43	73.73	10	
	25	FLAT	73.13	69.82	9	14
	4	FLAT	73.32	69.82	9	
TYPICAL 2-3 FLOOR PLAN	5	FLAT	66.43	77.44	10	
	6	FLAT	104.67	69.82	9	
	7	FLAT	90.44	81.16	10	
	8	FLAT	102.97	97.49	11	
	9	FLAT	66.30	39.07	5	
	TP10	FLAT	104.97	50.71	11	
	TP11	FLAT	66.81	79.18	9	
	TP12	FLAT	66.77	73.12	10	
	TP13	FLAT	71.77	63.44	9	
TYPICAL 4-5 FLOOR PLAN	TP14	FLAT	66.83	73.74	10	
	TP15	FLAT	66.43	77.13	10	
	TP16	FLAT	76.26	69.82	9	
	TP17	FLAT	73.27	69.82	9	112
	TP18	FLAT	66.43	77.13	10	
	TP19	FLAT	104.97	94.45	11	
	TP20	FLAT	90.59	81.16	10	
	TP18	FLAT	102.94	97.49	11	
	TP19	FLAT	66.31	78.97	9	
Total			1077.48	1009.88	1242	

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
DSR INFRA PROJECTS, GPA HOLDERS FOR DSR
INFRASTRUCTURE PVT.LTD, DSR TECHNO CUBE, 4TH FLOOR
BLOCK - C, BEMP Katha No.6396451P, Survey No.
68,Kundalahalli Gate , next to SKR Kalyan Mantapa,
Thubarahalli, Bengaluru, Karnataka 560066

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
KOVVURI SRINIVASA SATYANARAYANA REDDY S/O
SAMEREDDY KOVUMU NO.141, DSR ELITE SYNO-52/2,
MAHADEVAPURA BEHIND HP OFFICE
BCCBL 3.6/E-4047/2014-15

PROJECT TITLE :
SITE PLAN (1:200)
DETAILS OF RWH (NTS)
KEY PLAN (NTS)

DRAWING TITLE :

SHEET NO: 1

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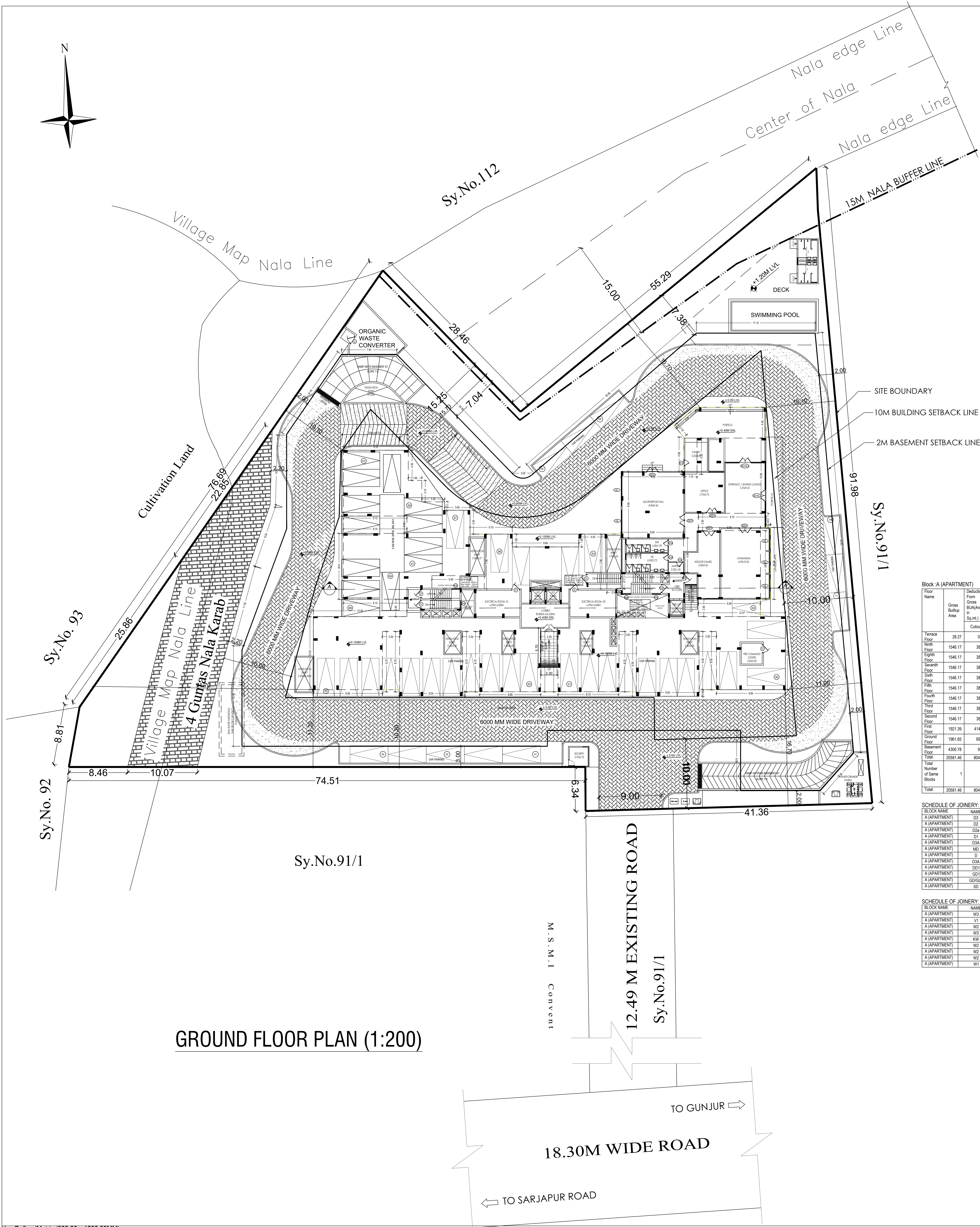


SANCTIONING AUTHORITY:

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.

UserDefinedMetric (900.00 x 1200.00MM)

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GROUND FLOOR PLAN (1:200)

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- The sanction is accorded for 4) Consisting of Block A (APARTMENT) Wing - A-1 (APARTMENT) Consisting of G F, BASEMENT-GUP.
 - The sanction is accorded for Apartment A (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 towards increasing the capacity of water supply, sanitary and power main has to be paid to BYSSS and BESCOM if any.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident (unavoided incidents arising during the line of construction).
 - 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.
 - 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.
 - The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R. (E&D) code having 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 4.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
 - 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.
 - Permittee 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 By-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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3) under sub-section (i) & (ii) & (iii).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or buildings before erection of walls on the foundation and in the case of columnar structure before the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 - Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BYSSS should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain Water Harvesting Systems are provided & maintained in a 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 By-law 32(a).
 - The building shall be designed and constructed adopting the norms specified in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 803-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (By-law - 31) of Building bye-law 2003 shall be ensured.
 - 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 designated entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide By-law No. 23, 24 & 25 are provided in the building.
 - 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 nuisance during late hour and early morning hours.
 - Garbage 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 re-use / recycling (applicable for basements with sale design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and localities, and besides ensuring safety of workers and general public by erecting safety barricades).
 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 safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and localities, and besides ensuring safety of workers and general public by erecting safety 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 clearance certificate from Karnataka Fire and Emergency Department every two years with due inspection by the department regarding working condition of the 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 empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
 - 35 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 installation / Lifts etc. The certificate should 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 construct two smoke - trails in the building one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.
 - 37 The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner 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.
 - 38 The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. 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 VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
 - 39 In case of Development plan Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
 - 40 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - 42 The applicant/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
 - 43 The Applicant / Owners / Developer shall make necessary provision to charge electrical vehicles.
 - 44 The Applicant / Owner / Developer shall plant one tree for a) sites measuring 100 Sqm up to 240 Sqm b) minimum 100 trees for sites measuring more than 240 Sqm. One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling and low-rise housing.
 - 45 In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - 46 Also see, building license shall be furnished by the contractor to the Labour Department which is mandatory.
 - 47 Employment of child labour in the construction activities strictly prohibited.
 - 48 Obtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.
 6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
- Note:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.
 6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block A (APARTMENT)													
Floor Name	Gross Built-up Area (Sq.mt.)	Total Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Total FAR Area (Sq.mt.)
			Cutout	Star/Case	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.	Real.	
Terrace Floor	28.27	0.00	28.27	0.00	0.00	28.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00
North Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
Eight Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
Seventh Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
South Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
Fourth Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
Third Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
Second Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
First Floor	1546.17	38.81	1507.36	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
Ground Floor	1921.39	414.81	1506.58	34.73	12.80	0.00	0.00	0.00	0.00	0.00	1459.83	1459.83	14
Basement Floor	1961.65	69.81	1891.84	32.17	12.79	0.00	145.99	0.26	0.00	1263.56	437.07	437.07	00
Total	4300.78	9.14	4291.64	32.58	12.80	0.00	131.91	7.84	229.54	3806.37	61.46	61.46	00
Total	20581.46	804.24	19777.22	377.32	140.79	28.27	277.90	8.10	229.54	5069.93	13636.22	13636.22	126
Total	20581.46	804.24	19777.22	377.32	140.79	28.27	277.90	8.10	229.54	5069.93	13636.22	13636.22	126

SCHEDULE OF JOINERY:				
Block Name	Name	Length	Height	NOS
A (APARTMENT)	G0	0.75	2.10	279
A (APARTMENT)	G2	0.75	2.10	81
A (APARTMENT)	G2a	0.75	2.10	45
A (APARTMENT)	G1	0.90	2.10	334
A (APARTMENT)	G3A	0.90	2.10	02
A (APARTMENT)	G4	1.05	2.10	126
A (APARTMENT)	G	1.20	2.10	09
A (APARTMENT)	D	1.54	2.10	01
A (APARTMENT)	G01	1.80	2.10	04
A (APARTMENT)	G01	1.80	2.10	01
A (APARTMENT)	G01G2	1.80	2.10	01
A (APARTMENT)	G5	2.00	2.10	126

SCHEDULE OF JOINERY:				
Block Name	Name	Length	Height	NOS
A (APARTMENT)	W0	0.70	1.70	18
A (APARTMENT)	V1	0.75	0.50	270
A (APARTMENT)	W2	0.75	1.70	45
A (APARTMENT)	W3	0.75	1.70	18
A (APARTMENT)	KW	0.90	0.50	117
A (APARTMENT)	W2	0.90	1.70	09
A (APARTMENT)	W2	1.20	1.70	09
A (APARTMENT)	W2	1.40	1.70	09
A (APARTMENT)	W1	1.50	1.70	135

Block Use/SUBUSE Details									
Block Name	Type	SubUse	Area (Sq.mt.)	Regd. Units	Prop. Units	Regd. Unit	Car Regd.	Prop.	Cat.
A (APARTMENT)	Residential	Apartment	90-225	1	-	1	126	145	
Total							126	145	

Required Parking (Table 7a)									
Vehicle Type	No.	Area (Sq.mt.)	Regd.	No.	Area (Sq.mt.)	Achieved	No.	Area (Sq.mt.)	Achieved
Car	126	1732.50	145	0	0.00	1993.75			
Visitor's Car Parking	13	178.75	0	0	0.00				
Type Car	130	1911.25	145	0	0.00	1993.75			
Two Wheeler	-	-	178.75	0	0.00				
Other Parking	-	-	-	-	2665.78				
Total			2090.00	-	-	5259.53			

Far & Tenement Details									
Block	No. of Same	Gross Built-up Area (Sq.mt.)	Deductions From Gross Built-up Area (Sq.mt.)	Total Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				
					Cutout	Star/Case	Lift	Lift Machine	Void
A (APARTMENT)	1	20581.46	804.24	19777.22	377.32	140.79	28.27	277.90	8.10
Gross Total	1	20581.46	804.24	19777.22	377.32	140.79	28.27	277.90	8.10

Unit/BUA Table for Block A (APARTMENT)									
FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement	No.	Name	No. of Tenement
FIRST FLOOR PLAN	1	FLAT	104.97	93.71	11				
	10	FLAT	88.80	75.18	9				
	11	FLAT	88.80	75.18	9				
	12	FLAT	71.77	63.44	9				
	13	FLAT	88.80	75.18	10				
	14	FLAT	88.80	75.18	10				
	2	FLAT	86.43	77.13	10				
	3	FLAT	79.32	69.82	9				
	4	FLAT	79.32	69.82	9				
	5	FLAT	86.43	77.14	10				
	6	FLAT	104.97	94.45	11				
	7	FLAT	90.44	81.16	10				
	8	FLAT	107.97	97.49	11				
	9	FLAT	88.30	74.97	10				
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9 FLOOR PLAN	TYP1	FLAT	104.97	93.71	11				
	TYP10	FLAT	88.81	75.18	9				
	TYP11	FLAT	88.77	75.12	9				
	TYP12	FLAT	71.77	63.44	9				
	TYP13	FLAT	88.82	75.14	10				
	TYP14	FLAT	88.78	75.14	10				
	TYP2	FLAT	86.43	77.13	10				
	TYP3	FLAT	79.26	69.82	9				
	TYP4	FLAT	79.32	69.82	9				
	TYP5	FLAT	86.43	77.14	10				
	TYP6	FLAT	104.97	94.45	11				
	TYP7	FLAT	90.44	81.16	10				
	TYP8	FLAT	107.94	97.49	11				
	TYP9	FLAT	88.31	78.97	10				
Total			11277.40	10090.88	1242				

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

DSR INFRA PROJECTS, CPA HOLDERS FOR DSR INFRASTRUCTURE PVT.LTD. DSR TECHNO CUBE, 4TH FLOOR BLOCK - C, BBMP Katta No.586401, Survey No. 68,Kundalahalli Gate, next to SKR Kalyan Maniraga, Thubarahalli, Bengaluru, Karnataka 560066

ARCHITECT/ENGINEER /SUPERVISOR S SIGNATURE

KOVILUR SRINIVASA SATYANARAYANA REDDY S/O SAMEREDDY KOVALAM NO-141, DSR ELITE SNO-4202, MANHARAVARU BECHING HP OFFICE BCOBL-3.9E-40472014-15

PROJECT TITLE

RESIDENTIAL APARTMENT AT SY NO. 91/2 KATHA NO.236 GUNJUR VILLAGE,VARTHUR HOBLI, BANGALURU EAST TALUK BANGALORE URBAN WARD NO-149

DRAWING TITLE :

GROUND FLOOR PLAN (1:200)

SHEET NO. : 3

SANCTIONING AUTHORITY :			
CHIEF ENGINEER (APPROVED)	CHIEF ENGINEER (APPROVED)	CHIEF ENGINEER (APPROVED)	CHIEF ENGINEER (APPROVED)

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.

NORTH

