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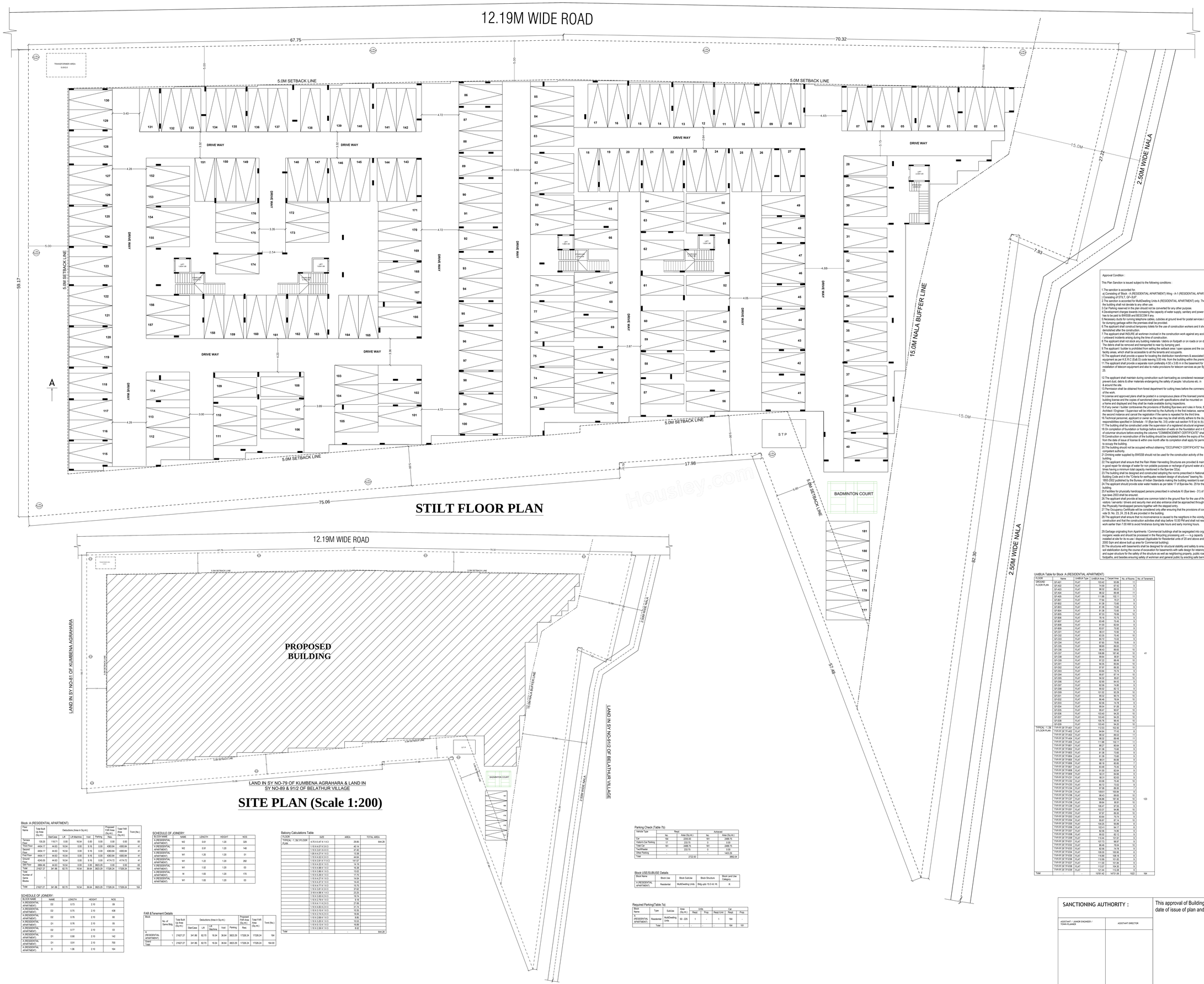
STILT FLOOR PLAN



SITE PLAN (Scale 1:200)

Color Notes

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.: 1.0.9	
	VERSION DATE: 23/06/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7194/22-23	Plot Sub Use: MultiDwelling Units	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 90,91/1&80 (NEW NO-80/A&80/B)	
Nature of Sanction: NEW	City Survey No.: 0	
Location: RING-III	Khata No. (As per Khata Extract): 3092/90,91/1&80 (NEW NO-80/A&80/B)	
Building Line Specified as per Z.R: NA	Locality / Street of the property: BELATHUR & KUMBENA AGRAHARA VILLAGE, BEKANALLI HOBLI, BANGALORE	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7790.09
NET AREA OF PLOT	(A-Deductions)	7790.09
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3895.05
Proposed Coverage Area (49.86 %)		3884.46
Achieved Net coverage area (49.86 %)		3884.46
Balance coverage area left (0.14 %)		10.59
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		17527.71
Additional F.A.R within Ring I and II (for amalgamated plot -)		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)		17527.71
Residential FAR (100.00%)		17526.25
Proposed FAR Area		17526.25
Achieved Net FAR Area (2.22)		17526.25
Balance FAR Area (0.03)		201.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21627.27
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21642.27

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
A (RESIDENTIAL) Use (RESIDENTIAL APARTMENT) Wing - A-1 (RESIDENTIAL APARTMENT) Consisting of STILT, GF+21+2UF.
2.The sanction is accorded for MultiDwelling Units A (RESIDENTIAL APARTMENT) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should 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 (Sub.S) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

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.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.If any 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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section 7=9 (e) to (k).
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 columner structure before erecting the columns "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 license & 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.Drinking water supplied by BWSSB 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 Bye-law 323(a).
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" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate for the building shall be issued after ensuring that the provisions of conditions vide Sl. No. 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 unit ---- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and Commercial building of 2000 Sqm and above built up area for Commercial building).
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 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 clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the 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 time to time every Two years.
34.The Owner / Association of high-rise building shall get their lifts inspected by empanelled 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 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 time to time every Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials 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 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 s 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 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 Appendix - VIII. After the commencement of construction, the construction 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.
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 should 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 bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan
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 for special conditions, if any.
Special Condition as per Lalbaug Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodle) Letter No. LD/SKILET/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 children o f 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.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.

UnitBUA Table for Block :A (RESIDENTIAL APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-A01	FLAT	103.42	93.89	11	
	GF-A02	FLAT	74.09	67.42	3	
	GF-A03	FLAT	98.32	89.53	11	
	GF-A04	FLAT	98.32	89.48	11	
	GF-A05	FLAT	111.88	102.11	11	
	GF-B01	FLAT	77.64	70.21	9	
	GF-B02	FLAT	81.39	73.60	9	
	GF-B03	FLAT	81.39	73.60	9	
	GF-B04	FLAT	81.39	73.60	9	
	GF-B05	FLAT	81.03	79.06	10	
	GF-B06	FLAT	78.16	70.75	9	
	GF-B07	FLAT	81.39	73.60	9	
	GF-B08	FLAT	91.05	82.64	9	
	GF-B09	FLAT	83.07	75.92	9	
	GF-C01	FLAT	80.51	73.82	9	
	GF-C02	FLAT	83.35	75.40	10	
	GF-C03	FLAT	80.72	73.02	9	
	GF-C04	FLAT	87.85	79.85	9	
	GF-C05	FLAT	99.69	89.93	11	
	GF-C06	FLAT	98.43	89.66	10	
	GF-C07	FLAT	106.88	167.46	10	
	GF-C08	FLAT	99.64	90.81	10	
	GF-C09	FLAT	97.22	89.48	10	
	GF-D01	FLAT	94.35	86.86	10	
	GF-D02	FLAT	91.51	84.20	10	
	GF-D03	FLAT	83.64	75.74	9	
	GF-D04	FLAT	95.67	87.14	10	
	GF-D05	FLAT	94.32	85.81	10	
	GF-D06	FLAT	92.90	84.43	9	
	GF-D07	FLAT	82.96	74.80	9	
	GF-D08	FLAT	90.02	82.12	9	
	GF-D09	FLAT	101.02	92.29	10	
	GF-E01	FLAT	99.32	90.74	10	
	GF-E02	FLAT	96.45	79.04	10	
	GF-E03	FLAT	82.96	74.78	9	
	GF-E04	FLAT	99.64	91.06	9	
	GF-E05	FLAT	99.41	90.87	10	
	GF-E06	FLAT	104.47	94.91	10	
	GF-E07	FLAT	103.45	94.20	10	
	GF-E08	FLAT	105.76	96.45	10	
	GF-E09	FLAT	103.46	94.20	10	
TYPICAL – 1, 2& 3 FLOOR PLAN	TYP-FF (F.F)-A01	FLAT	112.03	102.50	11	
	TYP-FF (F.F)-A02	FLAT	84.64	77.43	8	
	TYP-FF (F.F)-A03	FLAT	98.32	89.53	11	
	TYP-FF (F.F)-A04	FLAT	98.32	89.48	11	
	TYP-FF (F.F)-A05	FLAT	111.88	102.11	11	
	TYP-FF (F.F)-B01	FLAT	86.27	80.54	8	
	TYP-FF (F.F)-B02	FLAT	81.39	73.60	9	
	TYP-FF (F.F)-B03	FLAT	81.39	73.60	9	
	TYP-FF (F.F)-B04	FLAT	81.39	73.60	9	
	TYP-FF (F.F)-B05	FLAT	90.01	82.66	9	
	TYP-FF (F.F)-B06	FLAT	86.16	79.26	7	
	TYP-FF (F.F)-B07	FLAT	83.48	75.45	9	
	TYP-FF (F.F)-B08	FLAT	91.05	82.64	9	
	TYP-FF (F.F)-B09	FLAT	92.21	84.66	9	
	TYP-FF (F.F)-C01	FLAT	90.31	82.93	9	
	TYP-FF (F.F)-C02	FLAT	83.58	75.40	10	
	TYP-FF (F.F)-C03	FLAT	80.72	73.02	9	
	TYP-FF (F.F)-C04	FLAT	97.58	89.30	7	
	TYP-FF (F.F)-C05	FLAT	109.61	100.94	9	
	TYP-FF (F.F)-C06	FLAT	98.43	89.65	10	
	TYP-FF (F.F)-C07	FLAT	106.88	167.46	10	
	TYP-FF (F.F)-C08	FLAT	99.64	90.81	10	
	TYP-FF (F.F)-C09	FLAT	106.47	97.33	9	
	TYP-FF (F.F)-D01	FLAT	103.37	94.96	10	
	TYP-FF (F.F)-D02	FLAT	91.97	89.30	10	
	TYP-FF (F.F)-D03	FLAT	83.64	75.74	9	
	TYP-FF (F.F)-D04	FLAT	95.67	87.14	10	
	TYP-FF (F.F)-D06	FLAT	104.25	95.99	8	
	TYP-FF (F.F)-D08	FLAT	102.41	94.17	8	
	TYP-FF (F.F)-D07	FLAT	82.96	74.80	9	
	TYP-FF (F.F)-D08	FLAT	90.02	82.12	9	
	TYP-FF (F.F)-D09	FLAT	110.44	101.61	9	
	TYP-FF (F.F)-E01	FLAT	107.73	98.97	9	
	TYP-FF (F.F)-E02	FLAT	96.45	79.04	10	
	TYP-FF (F.F)-E03	FLAT	82.96	74.78	9	
	TYP-FF (F.F)-E04	FLAT	109.33	100.95	8	
	TYP-FF (F.F)-E05	FLAT	114.06	105.16	9	
	TYP-FF (F.F)-E06	FLAT	110.99	101.63	9	
	TYP-FF (F.F)-E07	FLAT	111.00	101.84	9	
	TYP-FF (F.F)-E08	FLAT	113.07	104.30	9	
	TYP-FF (F.F)-E09	FLAT	121.44	112.28	9	
Total:	-	-	15761.42	14731.59	1522	164

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. DB INFRA DEVELOPERS (Repersented By Its, Partner, Mr. T. PRATHEESH KUMAR) NO-508, 5TH FLOOR, SAPTHAGIRI HOMES, 4TH CROSS,MANJUNATHA LAYOUT, MUNNEKOLALA, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
DERICK ROLPHY DSOUZA #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR. #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR
BCC-BL-3.6/SE-235/2016-17

PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO'S-90,91/1&80 (NEW NO-80/A&80/B) KATHA NO-3092/90,91/1&80(NEW NO-80/A&80/B) BELATHUR & KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE.

DRAWING TITLE : 907027448-23-09-202201-32-04$_$DB INFRA 164K

SHEET NO : 1

Block :A (RESIDENTIAL APARTMENT)

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.		
Terrace Floor	135.25	118.71	0.00	16.54	0.00	0.00	0.00	0.00	00
Third Floor	4404.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
Second Floor	4404.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
First Floor	4404.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
Ground Floor	4245.09	44.63	16.54	0.00	9.16	0.00	4174.72	4174.72	41
Stilt Floor	3984.46	44.63	16.54	0.00	0.00	3823.29	0.00	0.00	00
Total:	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164
Total Number of Same Blocks	1								
Total:	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	D2	0.73	2.10	09
A (RESIDENTIAL APARTMENT)	D2	0.75	2.10	438
A (RESIDENTIAL APARTMENT)	D2	0.76	2.10	60
A (RESIDENTIAL APARTMENT)	D1	0.76	2.10	05
A (RESIDENTIAL APARTMENT)	D2	0.77	2.10	03
A (RESIDENTIAL APARTMENT)	D1	0.90	2.10	142
A (RESIDENTIAL APARTMENT)	D1	0.91	2.10	700
A (RESIDENTIAL APARTMENT)	D	1.06	2.10	164

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	W2	0.61	1.20	329
A (RESIDENTIAL APARTMENT)	W2	0.91	1.20	148
A (RESIDENTIAL APARTMENT)	W1	1.20	1.20	01
A (RESIDENTIAL APARTMENT)	W1	1.22	1.20	292
A (RESIDENTIAL APARTMENT)	W1	1.52	1.20	03
A (RESIDENTIAL APARTMENT)	W	1.83	1.20	170
A (RESIDENTIAL APARTMENT)	W1	1.83	1.20	03

FAR &Tenement Details

Block	No. of Same Blg	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 (RESIDENTIAL APARTMENT)	1	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164
Grand Total:	1	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164.00

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 1, 2& 3 FLOOR PLAN	4.70 X 0.47 X 1 X 3	29.65	644.28
	1.10 X 4.47 X 2 X 3	45.14	
	1.10 X 3.81 X 4 X 3	47.40	
	1.10 X 4.47 X 1 X 3	13.06	
	1.10 X 4.2 X 3 X 3	44.64	
	1.10 X 3.81 X 1 X 3	14.07	
	1.10 X 3.81 X 2 X 3	28.14	
	1.10 X 4.06 X 1 X 3	16.38	
	1.10 X 3.96 X 1 X 3	13.02	
	1.10 X 3.39 X 1 X 3	17.70	
	1.10 X 4.27 X 1 X 3	14.04	
	1.10 X 4.37 X 1 X 3	14.43	
	1.10 X 4.77 X 1 X 3	15.75	
	1.10 X 3.81 X 1 X 3	37.62	
	0.10 X 4.06 X 1 X 3	23.25	
	1.10 X 3.93 X 2 X 3	19.74	
	1.10 X 3.79 X 1 X 3	9.18	
	1.10 X 4.11 X 2 X 3	27.06	
	1.10 X 3.81 X 2 X 3	28.14	
	1.10 X 3.72 X 1 X 3	10.39	
	1.10 X 2.74 X 2 X 3	18.08	
	1.10 X 2.69 X 1 X 3	8.89	
	1.10 X 3.20 X 1 X 3	10.53	
	1.10 X 5.13 X 1 X 3	16.89	
	1.10 X 2.69 X 1 X 3	8.52	
Total:	-	-	644.28

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	164	2255.00	181	2488.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	181	2488.75	181	2488.75
Twowheeler	-	233.75	0	0.00
Other Parking	-	-	-	1402.29
Total:		2722.50		3891.04

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL APARTMENT)	Residential	MultiDwelling Units	50 - 225	1	-	1	164	-
Total:			-	-	-	-	164	181

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER

ASSISTANT DIRECTOR

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.

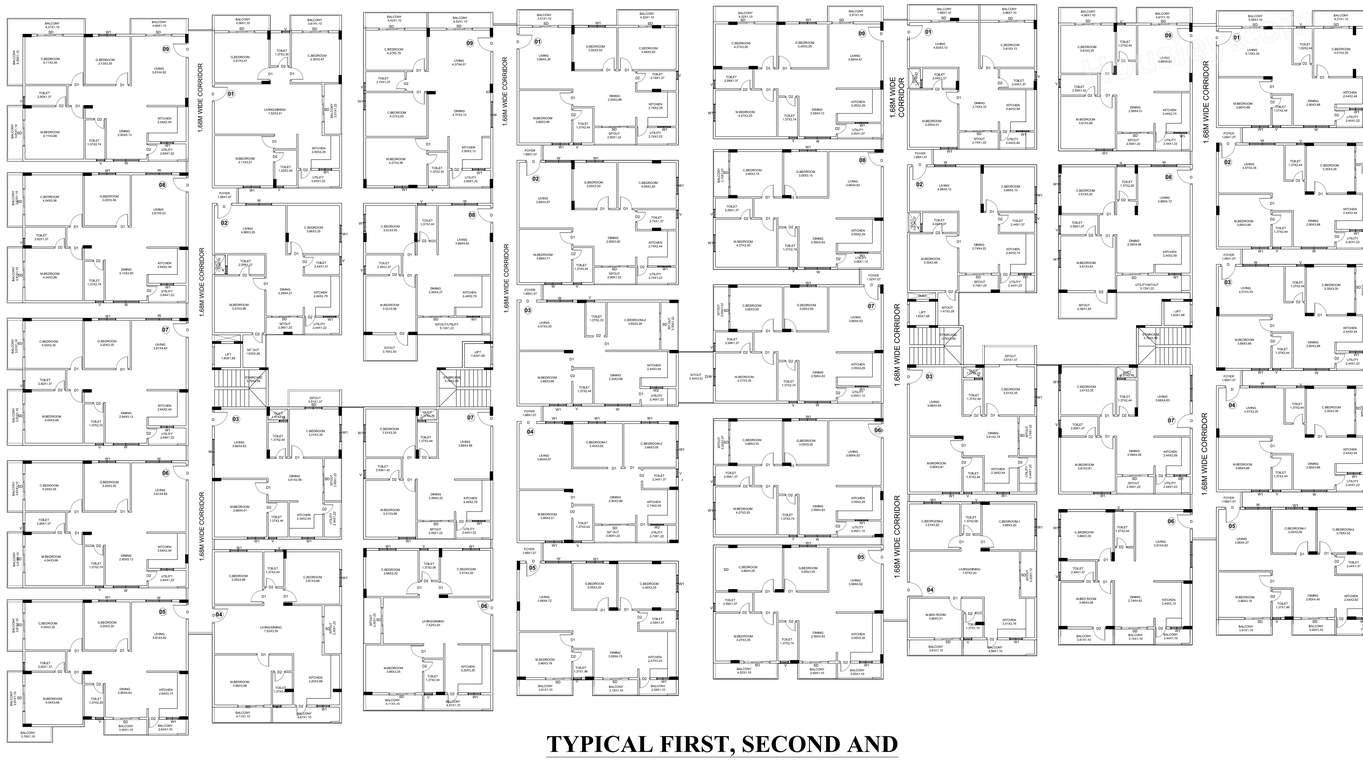
MAHADEVAPURA

This is system generated report and does not require any signature.

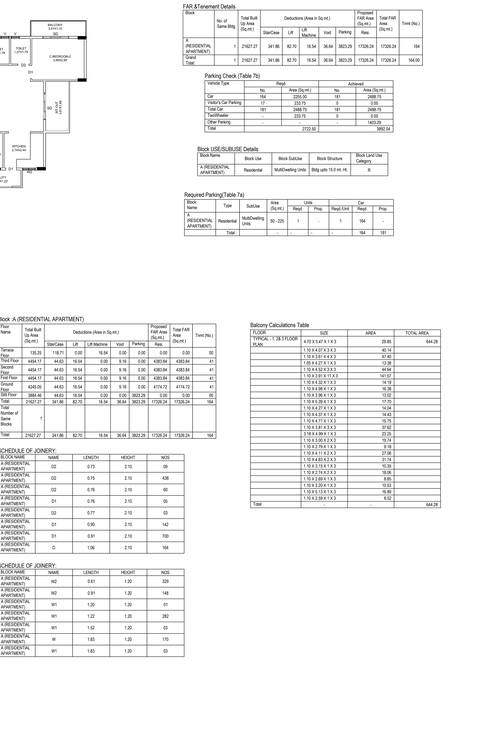
UserDefinedMetric (1800.00 x 1300.00MM)_1

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

GROUND FLOOR PLAN



TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN



SCALE : 1:100

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 23/08/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/715/22-23	Plot SubUse: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 90,91/1&80 (NEW NO-80/A&80/B)
Nature of Sanction: NEW	City Survey No.: 0
Location: RING-III	Khata No. (As per Khata Extract): 3092/90,91/1&80 (NEW NO-80/A&80/B)
Building Line Specified as per Z.R: NA	Locality / Street of the property: BELATHUR & KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, BANGALORE.
Zone: Mahadevapura	
Ward: Ward-054	
Planning District: 315-Whitefield	

AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum) (A)	7790.09
NET AREA OF PLOT (A-Deductions)	7792.09
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3895.05
Proposed Coverage Area (49.86 %)	3884.46
Achieved Net coverage area (49.86 %)	3884.46
Balance coverage area left (0.14 %)	10.59
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	17527.71
Additional F.A.R within Ring I and II (for amalgamated plot -)	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)	17527.71
Residential FAR (100.00%)	17526.25
Proposed FAR Area	17526.25
Achieved Net FAR Area (2.22)	17526.25
Balance FAR Area (0.03)	201.46
BUILT UP AREA CHECK	
Proposed BuiltUp Area	21627.27
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	21642.27

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.
a) Consisting of "Block - A (RESIDENTIAL APARTMENT) Wing - A-1 (RESIDENTIAL APARTMENT) Consisting of STILT, GF+3UF"
2.The sanction is accorded for MultiDwelling Units A (RESIDENTIAL APARTMENT) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main lines to be paid to BWSSB and BESCOM if any.
5.The applicant shall make arrangements for letter boxes 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 / unforeseen 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.(Eak.S) code leaving 3.50 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the 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 public hazards & other materials endangering the safety of people / structures etc. in & around the site.
13.The applicant shall not be obtained from forest department for cutting trees 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.If any 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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section IV-B (vi) to (x).
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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of two years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent Authority.
21.Drinking water supplied by BWSSB 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 capacity mentioned in the Bye-law 32(a).
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" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant shall provide at least one ramp with a slope not exceeding 1in 10 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.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.
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 unit ---- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
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 footpaths, and besides ensuring safety of workmen 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 clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the 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 empaneled 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 and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate, CEIG, Government of Karnataka or 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 conduct two mock - trials 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 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 s 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 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 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.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while sanctioning the Development Plan for the project should 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 bye-laws 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/ Hoodlee) Letter No. 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 shall obtain from the changes if any of the list of workers engaged by him.

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 children o f 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 from time to time.
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.
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.

UnitBUA Table for Block :A (RESIDENTIAL APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-A01	FLAT	103.42	93.89	10	41
	GF-A02	FLAT	74.59	67.42	9	
	GF-A03	FLAT	96.57	88.53	11	
	GF-A04	FLAT	95.38	89.48	11	
	GF-A05	FLAT	111.88	102.11	11	
	GF-B01	FLAT	81.37	73.92	9	
	GF-B02	FLAT	81.38	73.60	9	
	GF-B03	FLAT	81.38	73.60	9	
	GF-B04	FLAT	81.38	73.60	9	
	GF-B05	FLAT	87.33	79.06	10	
	GF-B06	FLAT	78.14	70.79	9	
	GF-B07	FLAT	83.45	75.63	9	
	GF-B08	FLAT	91.00	82.64	9	
	GF-B09	FLAT	83.57	75.63	9	
	GF-C01	FLAT	80.51	72.82	9	
	GF-C02	FLAT	80.51	72.82	9	
	GF-C03	FLAT	83.70	73.83	9	
	GF-C04	FLAT	87.69	79.85	9	
	GF-C05	FLAT	98.66	90.81	10	
	GF-C06	FLAT	96.43	89.65	10	
	GF-C07	FLAT	97.87	107.40	10	41
	GF-C08	FLAT	99.64	90.81	10	
	GF-C09	FLAT	87.22	79.06	10	
	GF-D01	FLAT	94.30	85.84	10	
	GF-D02	FLAT	87.87	79.85	10	
	GF-D03	FLAT	83.64	75.74	9	
	GF-D04	FLAT	96.67	87.74	10	
	GF-D05	FLAT	94.32	85.61	10	
	GF-D06	FLAT	87.87	79.85	10	
	GF-D07	FLAT	83.56	75.74	9	
	GF-D08	FLAT	90.03	82.10	9	
	GF-D09	FLAT	87.87	79.85	10	
	GF-E01	FLAT	99.33	90.74	10	
	GF-E02	FLAT	86.46	78.24	10	
	GF-E03	FLAT	82.96	74.78	9	
	GF-E04	FLAT	89.54	81.06	10	
	GF-E05	FLAT	99.47	90.67	10	
	GF-E06	FLAT	103.40	94.20	10	
	GF-E07	FLAT	103.40	94.20	10	
	GF-E08	FLAT	105.76	96.45	10	
	GF-E09	FLAT	103.40	94.20	10	
TYPICAL - 1,2& 3 FLOOR PLAN	TYP-FF,SF,TF-A01	FLAT	103.42	93.89	10	123
	TYP-FF,SF,TF-A02	FLAT	74.59	77.42	9	
	TYP-FF,SF,TF-A03	FLAT	96.32	89.53	11	
	TYP-FF,SF,TF-A04	FLAT	96.32	89.48	11	
	TYP-FF,SF,TF-A05	FLAT	111.88	102.11	11	
	TYP-FF,SF,TF-B01	FLAT	85.27	83.64	9	
	TYP-FF,SF,TF-B02	FLAT	81.38	73.60	9	
	TYP-FF,SF,TF-B03	FLAT	81.38	73.60	9	
	TYP-FF,SF,TF-B04	FLAT	81.38	73.60	9	
	TYP-FF,SF,TF-B05	FLAT	90.01	85.66	10	
	TYP-FF,SF,TF-B06	FLAT	88.18	80.85	7	
	TYP-FF,SF,TF-B07	FLAT	83.45	75.63	9	
	TYP-FF,SF,TF-B08	FLAT	91.00	82.64	9	
	TYP-FF,SF,TF-B09	FLAT	83.57	75.63	9	
	TYP-FF,SF,TF-C01	FLAT	80.73	72.82	9	
	TYP-FF,SF,TF-C02	FLAT	83.58	75.40	10	
	TYP-FF,SF,TF-C03	FLAT	80.73	73.02	9	
	TYP-FF,SF,TF-C04	FLAT	87.06	89.30	7	
	TYP-FF,SF,TF-C05	FLAT	109.61	100.94	10	
	TYP-FF,SF,TF-C06	FLAT	96.43	89.65	10	
	TYP-FF,SF,TF-C07	FLAT	106.88	97.92	10	
	TYP-FF,SF,TF-C08	FLAT	99.64	90.81	10	
	TYP-FF,SF,TF-C09	FLAT	106.47	97.55	10	
	TYP-FF,SF,TF-D01	FLAT	92.31	84.66	9	
	TYP-FF,SF,TF-D02	FLAT	90.31	82.62	9	
	TYP-FF,SF,TF-D03	FLAT	83.58	75.40	10	
	TYP-FF,SF,TF-D04	FLAT	96.67	87.74	10	
	TYP-FF,SF,TF-D05	FLAT	94.32	85.61	10	
	TYP-FF,SF,TF-D06	FLAT	87.87	79.85	10	
	TYP-FF,SF,TF-D07	FLAT	83.56	75.74	9	
	TYP-FF,SF,TF-D08	FLAT	111.00	101.84	10	
	TYP-FF,SF,TF-D09	FLAT	113.57	104.30	9	
	TYP-FF,SF,TF-E01	FLAT	121.46	113.29	10	
Total:		-	10761.42	10731.35	1522	164

FAR &Tenement Details

Block	No. of Same Bldg	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 (RESIDENTIAL APARTMENT)	1	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164
Grand Total:	1	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	164	3550.00	181	3499.75
Visitor's Car Parking	17	333.75	0	0.00
Total Car	181	3499.75	181	3499.75
TwoWheeler	-	333.75	-	0.00
Other Parking	-	-	-	1453.29
Total	-	3722.50	-	3953.04

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL APARTMENT)	Residential	MultiDwelling Units	50 - 225	1	-	1	164	-
	Total:		-	-	-	-	164	181

Block :A (RESIDENTIAL APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.) Resi.	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking			
Terrace Floor	139.29	118.71	0.00	16.54	0.00	0.00	0.00	00
Third Floor	4454.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
Second Floor	4454.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
First Floor	4454.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
Ground Floor	4240.05	44.63	16.54	0.00	9.16	0.00	4174.72	4174.72	41
Stilt Floor	3884.46	44.63	16.54	0.00	0.00	3823.29	0.00	0.00	00
Total:	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164
Total Number of Blocks	1								
Total:	21627.27	341.86	82.70	16.54	36.64	3823.29	17326.24	17326.24	164

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	D2	0.75	2.10	438
A (RESIDENTIAL APARTMENT)	D2	0.76	2.10	90
A (RESIDENTIAL APARTMENT)	D1	0.76	2.10	05
A (RESIDENTIAL APARTMENT)	D2	0.77	2.10	03
A (RESIDENTIAL APARTMENT)	D1	0.90	2.10	142
A (RESIDENTIAL APARTMENT)	D1	0.91	2.10	700
A (RESIDENTIAL APARTMENT)	D	1.06	2.10	164

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	W2	0.61	1.20	329
A (RESIDENTIAL APARTMENT)	W2	0.91	1.20	148
A (RESIDENTIAL APARTMENT)	W1	1.20	1.20	01
A (RESIDENTIAL APARTMENT)	W1	1.22	1.20	282
A (RESIDENTIAL APARTMENT)	W1	1.52	1.20	03
A (RESIDENTIAL APARTMENT)	W	1.83	1.20	170
A (RESIDENTIAL APARTMENT)	W1	1.83	1.20	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2& 3 FLOOR PLAN	4.70 X 0.67 X 1 X 3	28.89	644.28
	1.10 X 4.67 X 3 X 3	45.14	
	1.10 X 3.67 X 4 X 3	47.80	
	1.10 X 4.67 X 4 X 3	60.74	
	1.10 X 3.62 X 3 X 3	44.84	
	1.10 X 3.35 X 11 X 3	147.57	
	1.10 X 4.32 X 7 X 3	74.19	
	1.10 X 4.68 X 1 X 3	16.39	
	1.10 X 3.86 X 1 X 3	13.52	
	1.10 X 5.38 X 1 X 3	17.70	
	1.10 X 4.37 X 1 X 3	14.39	
	1.10 X 4.27 X 1 X 3	14.43	
	1.10 X 4.78 X 1 X 3	15.75	
	1.10 X 3.81 X 3 X 3	37.62	
	2.10 X 4.38 X 1 X 3	23.26	
	1.10 X 3.09 X 2 X 3	16.74	
	1.10 X 3.62 X 2 X 3	23.78	
	1.10 X 4.11 X 2 X 3	27.06	
	1.10 X 4.63 X 2 X 3	31.74	
	1.10 X 3.15 X 7 X 3	72.35	
	1.10 X 2.74 X 2 X 3	18.06	
	1.10 X 3.89 X 1 X 3	8.85	
	1.10 X 3.20 X 1 X 3	10.53	
	1.10 X 5.15 X 1 X 3	16.89	
	1.10 X 2.89 X 1 X 3	8.52	
			644.28

OWNER / GPA HOLDER'S SIGNATURE	
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :	M/s. DB INFRA DEVELOPERS (Represented By Its, Partner, Mr. T. PRATHEESH KUMAR) NO-508, 5TH FLOOR, SAPTHAGIRI HOMES, 4TH CROSS,MANJUNATHA LAYOUT, MUNNEKOLALA, BANGALORE.
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE	DERICK ROLPHY DSOUZA #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR. #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR BCC-BL-3.6/SE-235/2016-17
PROJECT TITLE :	PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO'S-90,91/1&80 (NEW NO-80/A&80/B) KATHA NO-3092/90,91/1&80(NEW NO-80/A&80/B) BELATHUR & KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE.
DRAWING TITLE :	907027448-23-09-202201-32-04$_$DB INFRA 164K :: A (RESIDENTIAL APARTMENT) with STILT, GF+3UF
SHEET NO :	2

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.
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	

MAHADEVAPURA

Digitally signed by Town Planning (JOINT) Mahadevapura BBMP Date: 2022.09.23 15:49:03 IST Reason: Approved Location: Town Planning (JOINT) Mahadevapura BBMP/315/22-23

UserDefinedMetric (1800.00 x 1300.00MM)_1

This is system generated report and does not require any signature.

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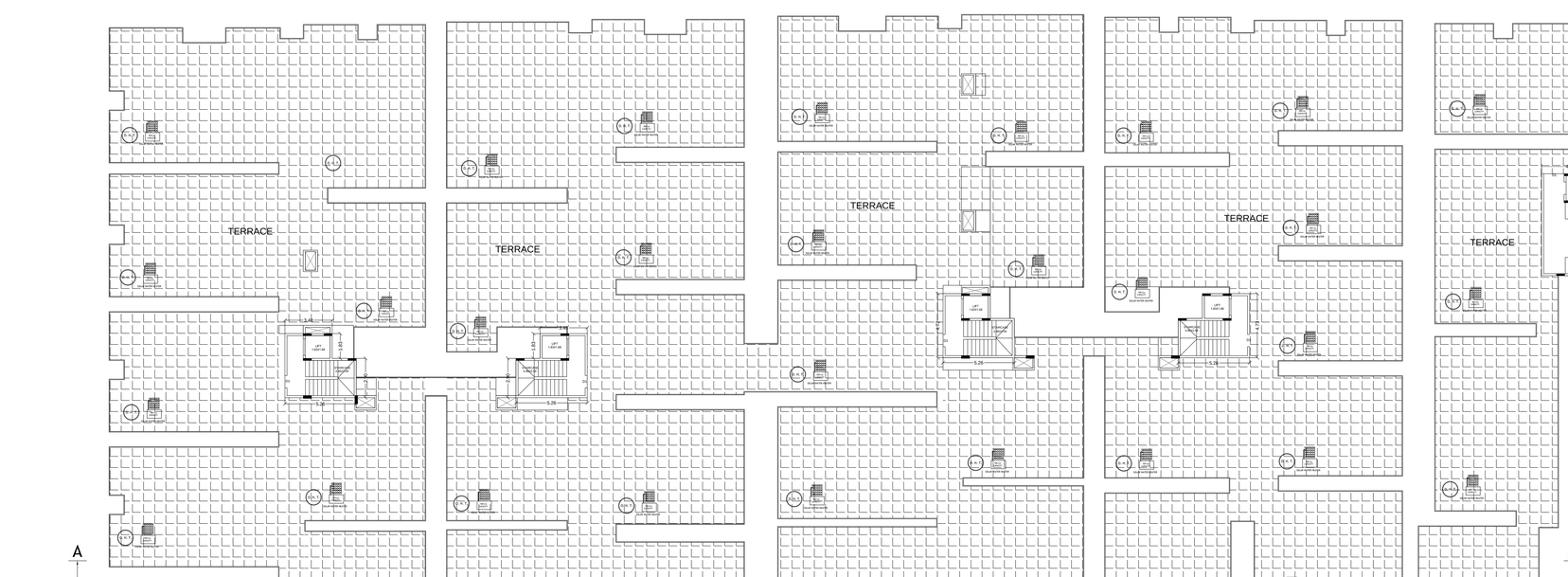
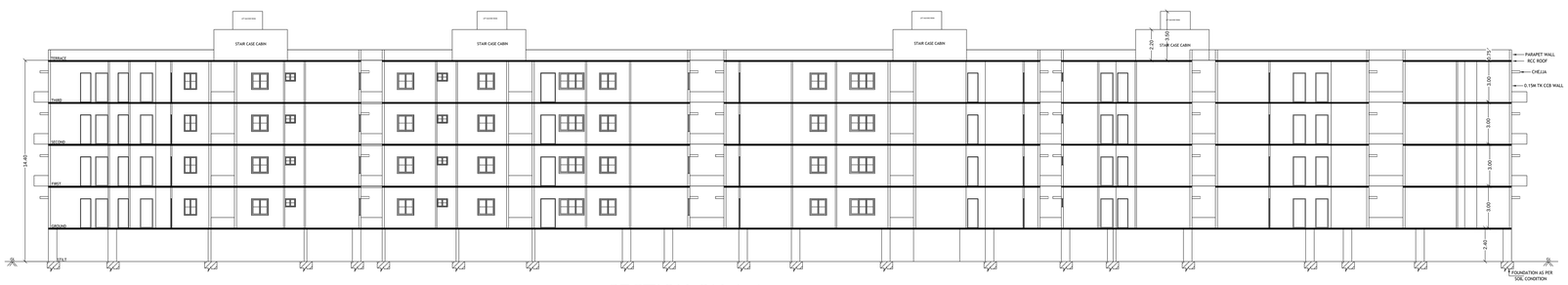


TERRACE FLOOR PLAN

DETAILS OF RAIN WATER
HARVESTING STRUCTURES

Houzley.com

ELEVATION



SECTION ON A-A

Color Notes

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.: 1.0.9 VERSION DATE: 23/08/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ7754/22-23	Plot SubUse: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	PlotSub Plot No.: 90,91/1&2(NEW NO-80/A&80/B)
Nature of Sanction: NEW	City Survey No.: 0
Location: RING-III	Khata No. (As per Khata Extract): 3092/90,91/1&80 (NEW NO-80/A&80/B)
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Zone: Mahadevapura	
Ward: Ward-054	
Planning District: 315-Whitefield	

AREA DETAILS:		SQ.MT.
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NET AREA OF PLOT	(A-Deductions)	7790.09
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3895.05
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Balance coverage area left (0.14 %)		10.59
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		17527.71
Additional F.A.R within Ring I and II (for amalgamated plot -)		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)		17527.71
Residential FAR (100.00%)		17326.25
Proposed FAR Area		17326.25
Achieved Net FAR Area (2.22)		17326.25
Balance FAR Area (0.03)		201.46
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21627.27
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21642.27

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of "Block - A (RESIDENTIAL APARTMENT) Wing - A-1 (RESIDENTIAL APARTMENT) Consisting of STILT, GF+3UF.
2.The sanction is accorded for MultiDwelling Units A (RESIDENTIAL APARTMENT) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should 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 store 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. (Distribution Code) leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

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.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.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the plan is liable for revocation and action will be taken as per KTCP Act 1961. The plan will be scanned 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 (Bye-law No. 3.6) under sub section IV-A (a) to (k).
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 columnar structure before erecting the columns "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 license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB 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 Bye-law 32(a).
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" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 21) of Building bye-laws 2003 shall be ensured.
26.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.
27.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.
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 unit ---- e.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
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 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 clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the 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 empaneled 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 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 conduct two mock - trials 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 Structural Consultant / 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 s 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 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 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.
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 should 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 bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. 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 should 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 children o f 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.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.

UnitBUA Table for Block :A (RESIDENTIAL APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area (Sq.mt.)	Carpet Area (Sq.mt.)	No. of Rooms	No. of Tenament	
GROUND FLOOR PLAN	GF-A01	FLAT	104.84	97.72	2	41	
	GF-A02	FLAT	73.59	67.02	1		
	GF-A03	FLAT	98.32	89.53	11		
	GF-A04	FLAT	98.32	89.48	11		
	GF-A05	FLAT	111.88	102.11	11		
	GF-B01	FLAT	77.64	70.21	9		
	GF-B02	FLAT	81.38	73.60	9		
	GF-B03	FLAT	81.38	73.60	9		
	GF-B04	FLAT	81.38	73.60	9		
	GF-B05	FLAT	87.33	79.06	10		
	GF-B06	FLAT	78.16	70.75	9		
	GF-B07	FLAT	83.48	75.45	9		
	GF-B08	FLAT	91.05	82.64	9		
	GF-C01	FLAT	82.51	74.86	9		
	GF-C01	FLAT	80.61	73.02	9		
	GF-C02	FLAT	83.39	75.40	10		
	GF-C03	FLAT	80.72	73.02	9		
	GF-C04	FLAT	87.85	79.85	9		
	GF-C05	FLAT	98.69	89.53	11		
	GF-C06	FLAT	98.43	89.65	10		
	GF-C07	FLAT	156.88	181.40	10		
	GF-C08	FLAT	99.84	90.81	10		
	GF-C09	FLAT	97.22	88.49	10		
	GF-D01	FLAT	94.35	85.84	10		
	GF-D02	FLAT	97.87	89.00	10		
	GF-D03	FLAT	83.64	75.74	9		
	GF-D04	FLAT	96.67	87.14	10		
	GF-D05	FLAT	94.32	85.81	10		
	GF-D06	FLAT	92.80	84.43	9		
	GF-D07	FLAT	82.56	74.80	9		
	GF-D08	FLAT	90.02	82.12	9		
	GF-D09	FLAT	101.02	92.29	10		
	GF-E01	FLAT	99.32	90.74	10		
	GF-E02	FLAT	96.46	78.04	10		
	GF-E03	FLAT	82.56	74.78	9		
	GF-E04	FLAT	99.64	91.06	9		
	GF-E05	FLAT	99.47	90.67	10		
	GF-E06	FLAT	103.46	94.20	10		
	GF-E07	FLAT	103.46	94.20	10		
	GF-E08	FLAT	103.46	94.20	10		
	GF-E09	FLAT	103.45	94.20	10		
TYPICAL 1, 2& 3 FLOOR PLAN	TYP-01 [1F TP-01]	FLAT	112.03	102.50	11	123	
	TYP-01 [2F TP-01]	FLAT	84.64	77.43	8		
	TYP-01 [3F TP-01]	FLAT	98.32	89.53	11		
	TYP-01 [1F TP-A04]	FLAT	98.32	89.48	11		
	TYP-01 [2F TP-A05]	FLAT	111.88	102.11	11		
	TYP-01 [3F TP-B01]	FLAT	88.27	80.64	9		
	TYP-01 [1F TP-B02]	FLAT	81.38	73.60	9		
	TYP-01 [2F TP-B03]	FLAT	81.38	73.60	9		
	TYP-01 [3F TP-B04]	FLAT	81.38	73.60	9		
	TYP-01 [1F TP-B05]	FLAT	87.33	79.06	10		
	TYP-01 [2F TP-B06]	FLAT	86.16	80.05	7		
	TYP-01 [3F TP-B07]	FLAT	83.48	75.45	9		
	TYP-01 [1F TP-B08]	FLAT	91.05	82.64	9		
	TYP-01 [2F TP-B09]	FLAT	92.31	84.86	9		
	TYP-01 [3F TP-C01]	FLAT	90.01	82.53	9		
	TYP-01 [1F TP-C02]	FLAT	83.58	75.40	10		
	TYP-01 [2F TP-C03]	FLAT	80.72	73.02	9		
	TYP-01 [3F TP-C04]	FLAT	91.38	89.50	7		
	TYP-01 [2F TP-C06]	FLAT	104.61	100.84	9		
	TYP-01 [3F TP-C06]	FLAT	98.43	89.65	10		
	TYP-01 [1F TP-C07]	FLAT	156.88	181.40	10		
	TYP-01 [1F TP-C08]	FLAT	99.84	90.81	10		
	TYP-01 [2F TP-C08]	FLAT	99.84	90.81	10		
	TYP-01 [3F TP-D01]	FLAT	103.57	94.96	10		
	TYP-01 [1F TP-D02]	FLAT	97.87	89.00	10		
	TYP-01 [2F TP-D03]	FLAT	83.64	75.74	9		
	TYP-01 [3F TP-D04]	FLAT	96.67	87.14	10		
	TYP-01 [3F TP-D06]	FLAT	104.25	95.89	9		
	TYP-01 [1F TP-D08]	FLAT	102.41	94.17	8		
	TYP-01 [2F TP-D07]	FLAT	82.56	74.80	9		
	TYP-01 [2F TP-D08]	FLAT	90.02	82.12	9		
	TYP-01 [3F TP-D08]	FLAT	110.44	101.61	9		
	TYP-01 [1F TP-E01]	FLAT	107.73	98.97	9		
	TYP-01 [2F TP-E01]	FLAT	88.46	79.04	10		
	TYP-01 [2F TP-E02]	FLAT	82.56	74.78	9		
	TYP-01 [3F TP-E04]	FLAT	99.64	91.06	9		
	TYP-01 [3F TP-E06]	FLAT	116.95	108.18	9		
	TYP-01 [3F TP-E08]	FLAT	110.88	101.83	9		
	TYP-01 [2F TP-E07]	FLAT	111.00	101.64	9		
	TYP-01 [3F TP-E09]	FLAT	113.57	104.00	9		
	TYP-01 [3F TP-E09]	FLAT	121.44	112.28	9		
Total:		-	15761.42	14733.59	1522	164	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. DB INFRA DEVELOPERS (Repersented By Its, Partner, Mr. T. PRATHEESH KUMAR) NO-508, 5TH FLOOR, SAPTHAGIRI HOMES, 4TH CROSS,MANJUNATHA LAYOUT, MUNNEKOLALA, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
DERICK ROLPHY OSOUZA #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR, #371, 1ST STAGE, 2ND PHASE, THIMMIAH RD, MANJUNATHANAGAR
BCC-BL-3.6/SE-235/2016-17

PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO'S-90,91/1&80 (NEW NO-80/A&80/B) KATHA NO-3092/90,91/1&80(NEW NO-80/A&80/B) BELATHUR & KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, WARD NO-54, BANGALORE.

DRAWING TITLE : 907027448-23-09-202201-32-04$_$DB INFRA 164K :: A (RESIDENTIAL APARTMENT) with STILT, GF+3UF

SHEET NO : 3

SANCTIONING AUTHORITY :

ASSTANT / JUNIOR ENGINEER / TOWN PLANNER | ASSISTANT DIRECTOR

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.

MAHADEVAPURA

Digitally signed by BBMP Authority
Date: 2022.08.23 17:32:39 IST
Reason: Approved
Location: Bangalore
Building Plan Scrutiny Application
Version: 10.0.0.5
Project No: PRJ7754/22-23
Application No: BBMP/Ad.Com./ASP/0343/22-23

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	D2	0.73	2.10	09
A (RESIDENTIAL APARTMENT)	D2	0.75	2.10	438
A (RESIDENTIAL APARTMENT)	D2	0.76	2.10	60
A (RESIDENTIAL APARTMENT)	D1	0.76	2.10	05
A (RESIDENTIAL APARTMENT)	D2	0.77	2.10	03
A (RESIDENTIAL APARTMENT)	D1	0.90	2.10	142
A (RESIDENTIAL APARTMENT)	D1	0.91	2.10	700
A (RESIDENTIAL APARTMENT)	D	1.06	2.10	164

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	W2	0.61	1.20	329
A (RESIDENTIAL APARTMENT)	W2	0.91	1.20	148
A (RESIDENTIAL APARTMENT)	W1	1.20	1.20	01
A (RESIDENTIAL APARTMENT)	W1	1.22	1.20	262
A (RESIDENTIAL APARTMENT)	W1	1.52	1.20	03
A (RESIDENTIAL APARTMENT)	W	1.83	1.20	170
A (RESIDENTIAL APARTMENT)	W1	1.83	1.20	03

Block :A (RESIDENTIAL APARTMENT)

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.		
Terrace Floor	139.26	118.71	0.00	16.54	0.00	0.00	0.00	0.00	00
Third Floor	4404.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
Second Floor	4404.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
First Floor	4404.17	44.63	16.54	0.00	9.16	0.00	4383.84	4383.84	41
Ground Floor	4340.35	44.63	16.54	0.00	9.16	0.00	4174.72	4174.72	41
Stilt Floor	3864.46	44.63	16.54	0.00	0.00	3813.29	0.00	0.00	00
Total:	21627.27	341.86	82.70	16.54	36.64	3813.29	17326.24	17326.24	164
Total Number of Same Blocks	1								
Total:	21627.27	341.86	82.70	16.54	36.64	3813.29	17326.24	17326.24	164

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2& 3 FLOOR PLANS	4.70 X 0.45 X 1 X 3	29.85	644.28
	1.10 X 4.07 X 2 X 3	40.14	
	1.10 X 3.81 X 4 X 3	47.40	
	1.05 X 4.27 X 1 X 3	13.38	
	1.10 X 4.02 X 3 X 3	44.64	
	1.10 X 3.81 X 11 X 3	141.57	
	1.10 X 4.32 X 1 X 3	14.19	
	1.10 X 4.98 X 1 X 3	16.39	
	1.10 X 1.98 X 1 X 3	13.53	
	1.10 X 5.29 X 1 X 3	17.39	
	1.10 X 3.81 X 1 X 3	12.53	
	1.10 X 4.31 X 1 X 3	14.43	
	1.10 X 4.77 X 1 X 3	15.75	
	1.10 X 3.81 X 3 X 3	37.82	
	3.19 X 4.99 X 1 X 3	23.25	
	1.10 X 5.00 X 2 X 3	19.74	
	1.10 X 2.79 X 1 X 3	9.18	
	1.10 X 4.11 X 2 X 3	27.06	
	1.10 X 4.83 X 2 X 3	31.74	
	1.10 X 3.15 X 1 X 3	10.39	
	1.10 X 2.74 X 2 X 3	18.08	
	1.10 X 3.81 X 2 X 3	25.15	
	1.10 X 3.81 X 1 X 3	12.58	
	1.10 X 5.15 X 1 X 3	16.99	
	1.10 X 2.58 X 1 X 3	8.52	
Total:	-	-	644.28

FAR &Tenement Details

Block	No. of Same Bldg	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 (RESIDENTIAL APARTMENT)	1	21627.27	341.86	82.70	16.54	36.64	3813.29	17326.24	17326.24	164
Grand Total:	1	21627.27	341.86	82.70	16.54	36.64	3813.29	17326.24	17326.24	164.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	164	2250.00	181	2488.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	181	2488.75	181	2488.75
Two/Wheeler	-	233.75	0	0.00
Other Parking	-	-	-	1402.29
Total:	-	2722.50	-	3890.58

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL APARTMENT)	Residential	MultiDwelling Units	50 - 225	1	-	1	164	-
Total:			-	-	-	-	164	181

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1800.00 x 1300.00MM)_1