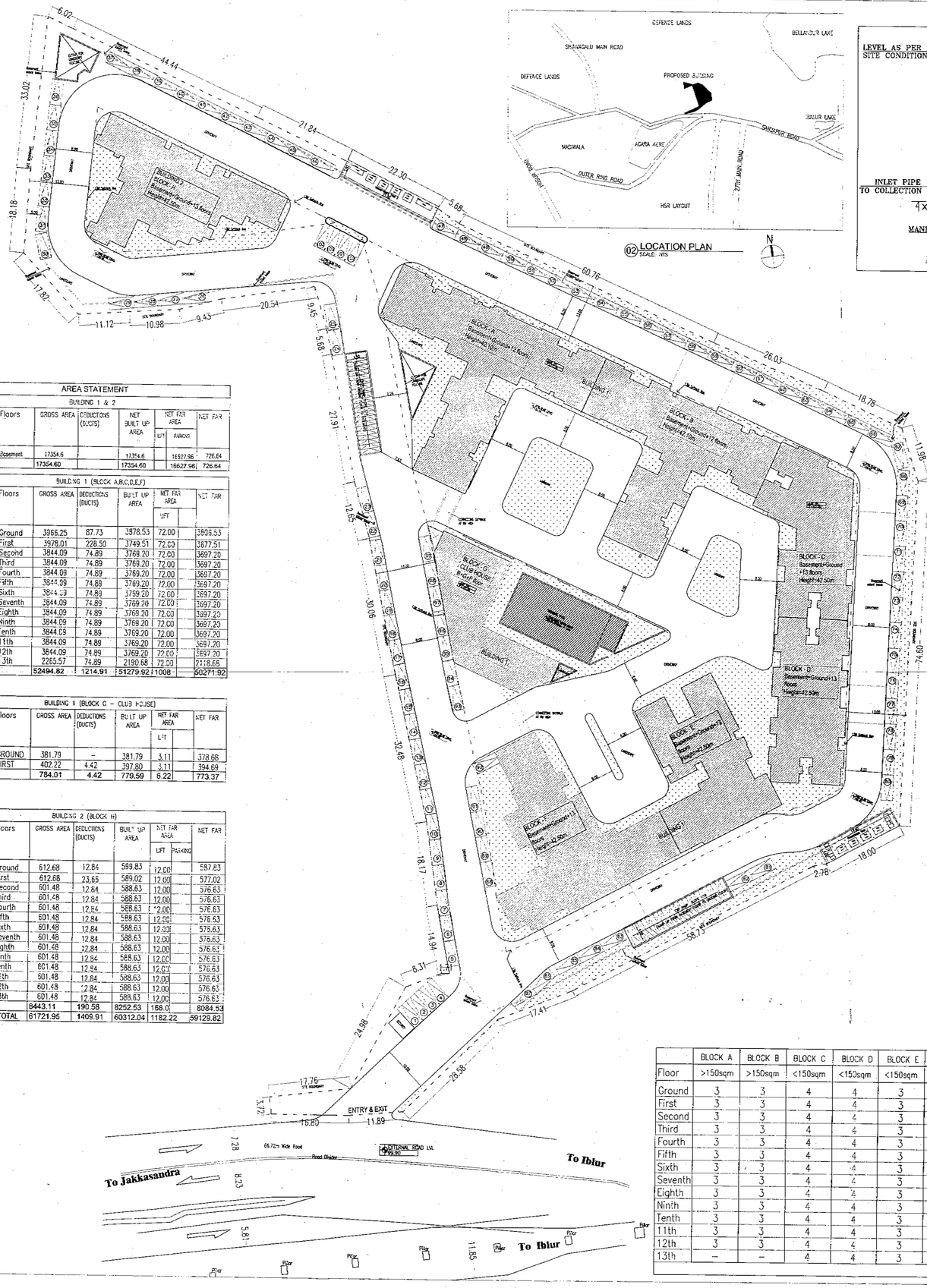
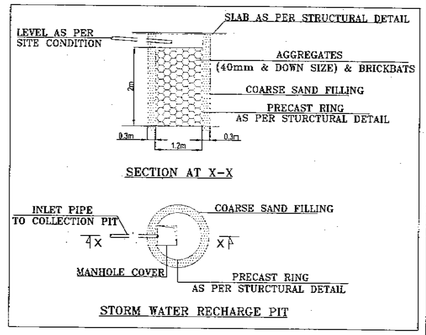


02 LOCATION PLAN
SCALE: NTS



JDTP / LP No 47/2010-2011
(Modified Plan)

Conditions:

1. Sanction is accorded for the proposed Residential Building
a) Construction of Blocks A & B comprising of **BF+GF+ 12 UF** (Twelve upper floors) only
b) Construction of Blocks C, D, E, F & H comprising of **BF+GF+ 13 UF** (Thirteen upper floors) only
c) Construction of Block G (Club House) comprising of BF+GF+ **1 UF** (One Upper Floor Only)

2. Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
3. BF, Part of GF and **Surface area** reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shal. be removed and transported to nearby 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 (E s & D) code leaving 3.00 mtrs 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 dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. **The applicant shall plant at least two trees in the premises.**
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. 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.
16. If any owner / builder contravene the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Constructio or reconstruction of the building shall 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.

BUILDING 1	NO. OF UNITS PER FLOOR	
	BLOCK A	: 4BHK = 3 NOS
	BLOCK B	: 4BHK = 1 NO : 3BHK = 2 NOS
	BLOCK C	: 2BHK = 2 NOS : 2.5BHK = 2 NOS
	BLOCK D	: 2BHK = 2 NOS : 2.5BHK = 2 NOS
	BLOCK E	: 3BHK = 3 NOS
	BLOCK F	: 3BHK = 4 NOS
BUILDING 2	BLOCK H	: 3BHK = 2 NOS : 2BHK = 2 NOS
TOTAL NO. OF 4BHK		: = 52 NOS
TOTAL NO. OF 3BHK		: = 152 NOS
TOTAL NO. OF 2.5BHK		: = 56 NOS
TOTAL NO. OF 2BHK		: = 84 NOS
TOTAL UNITS		: = 344 NOS
EACH UNIT AREA OF 1NO 4- BHK : 238.56 sqm		
EACH UNIT AREA OF 1NO 3- BHK : 176.85 sqm		
EACH UNIT AREA OF 1NO 3- BHK : 140.77 sqm		
EACH UNIT AREA OF 1NO 2.5-BHK : 101.06 sqm		
EACH UNIT AREA OF 1NO 2- BHK : 96.33 sqm		

21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 6.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal in consultation with BBMP Zonal Health Officer.
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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.
32. Before Commencement of work Clearance from Ministry of Environmental and Forest / State Level Environment Impact Assessment Clearance should be taken wherever required.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department with due inspection 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.
36. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire 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.
37. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the high-rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the same to the registered Architect/ Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
40. As per Building Bye-laws 2003 Schedule IV 8 (i) the Architect/ Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plan, without previous approval of authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulation, Stand ng orders and policy orders of the corporation.
41. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labor 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 sanction stands cancelled automatically, and legal action will be in itated.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM : LD/65/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	No. GBC(1) 455/2011 Dated 18.11.2015	All the conditions imposed in the letters issued by the Statutory Body should be adhered to.
2	Airport Authority of India	BG – 16/2009 DATED 20.04.2009	
3	KSPCB	No.PCB/289/CNP/12H1557 Dated 06.02.2013	
4	BWSSB	No.BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-I/TA(M)-III/707/2015-16 Dated 09.102.015	
5	BESCOM	No.EE/HSR/DJE-1/2173 Dated 28.5.2013	
6	SEIAA	SEIAA CON 127 / 2015 Dated 20.03.2017	

III. Applicant has paid the fee Rs 18, 06,000/- (Rupees Eighteen Lakh Six Thousand Only) Vide DD No. 165506 Dated: 02.03.2017 for the following ...

The Receipt No: RE - ifms 624-TP/060286 dated 04.03.2017

1.	License Fees	: 6,36,100/-
2.	Ground Rent	: 3,61,707/-
3.	Betterment Charges	
	a) For Building	: 18,538/-
4.	Security Deposit	: 6,14,959/-
5.	Plan copy charges	: 1,63,400/-
6.	1% Labour Cess Administration charges	: 10,636/-
	TOTAL	: 18,05,341/-

SAY Rs. 18, 06,000/-

7. **Labour Cess** : 10, 54,000/ **Paid Vide NEFT Dr-CNRB0001371 Dated 02.03.2017 Favoring Karnataka Building and Other Construction Workers Welfare Board.**
8. **Lake Improvement Charges : Rs 4,77,600/- Paid Vide DD # 166214 Dated : 21.04.2017 Drawn On HDFC Bank, Bengaluru Favoring The Commissioner A/c JDTP(South) and Receipt No: RE - ifms 624 TP/000026 Dated : 22.04.2017**

AREA STATEMENT

BUILDING 1 & 2

Sl.no	Floors	GROSS AREA	DEDUCTIONS (DUCTS)	NET BUILT UP AREA	NET FAR AREA LIFT	NET FAR PARKING	NET FAR
1	Basement	17354.6		17354.6		16927.96	726.64
TOTAL		17354.60		17354.60		16627.96	726.64

BUILDING 1 (BLOCK A,B,C,D,E,F)

Sl.no	Floors	GROSS AREA	DEDUCTIONS (DUCTS)	BUILT UP AREA	NET FAR AREA LIFT		NET FAR
1	Ground	3966.25	87.73	3878.53	72.00		3806.53
2	First	3978.01	228.50	3749.51	72.00		3677.51
3	Second	3844.09	74.89	3769.20	72.00		3697.20
4	Third	3844.09	74.89	3769.20	72.00		3697.20
5	Fourth	3844.09	74.89	3769.20	72.00		3697.20
6	Fifth	3844.09	74.89	3769.20	72.00		3697.20
7	Sixth	3844.09	74.89	3769.20	72.00		3697.20
8	Seventh	3844.09	74.89	3769.20	72.00		3697.20
9	Eighth	3844.09	74.89	3769.20	72.00		3697.20
10	Ninth	3844.09	74.89	3769.20	72.00		3697.20
11	Tenth	3844.09	74.89	3769.20	72.00		3697.20
12	11th	3844.09	74.89	3769.20	72.00		3697.20
13	12th	3844.09	74.89	3769.20	72.00		3697.20
14	13th	2265.57	74.89	2190.68	72.00		2118.68
TOTAL		52494.82	1214.91	51279.92	1008		50271.92

BUILDING 1 (BLOCK G – CLUB HOUSE)

Sl.no	Floors	GROSS AREA	DEDUCTIONS (DUCTS)	BU LT UP AREA	NET FAR AREA LIFT		NET FAR
1	GROUND	381.79	–	381.79	3.11		378.68
1	FIRST	402.22	4.42	397.80	3.11		394.69
TOTAL		784.01	4.42	779.59	6.22		773.37

BUILDING 2 (BLOCK H)

Sl.no	Floors	GROSS AREA	DEDUCTIONS (DUCTS)	BUILT UP AREA	NET FAR AREA LIFT	PARKING	NET FAR
1	Ground	612.68	12.84	599.83	12.00		587.83
2	First	612.68	23.66	589.02	12.00		577.02
3	Second	601.48	12.84	588.63	12.00		576.63
4	Third	601.48	12.84	588.63	12.00		576.63
5	Fourth	601.48	12.84	588.63	12.00		576.63
6	Fifth	601.48	12.84	588.63	12.00		576.63
7	Sixth	601.48	12.84	588.63	12.00		576.63
8	Seventh	601.48	12.84	588.63	12.00		576.63
9	Eighth	601.48	12.84	588.63	12.00		576.63
10	Ninth	601.48	12.84	588.63	12.00		576.63
11	Tenth	601.48	12.84	588.63	12.00		576.63
12	11th	601.48	12.84	588.63	12.00		576.63
13	12th	601.48	12.84	588.63	12.00		576.63
14	13th	601.48	12.84	588.63	12.00		576.63
TOTAL		8443.11	190.58	8252.53	168.0		8084.53
GRAND TOTAL		61721.95	1409.91	60312.04	1182.22		59129.82

SITE AREA	19051.9 sqm
NO. OF FLOORS FOR BLOCK G	B+G+1
NO. OF FLOORS FOR BLOCK A & BLOCK B	B+G+12
NO. OF FLOORS FOR BLOCK C TO F & BLOCK H	B+G+13
TOTAL NO OF UNITS	344
FAR PERMISSIBLE	3.25
FAR ACHIEVED	3.10 (59129.82)
COVERAGE ACHIEVED	27.13%
NO. OF CAR PARK REQUIRED	479 NOS

Floor	BLOCK A >150sqm	BLOCK B >150sqm	BLOCK C <150sqm	BLOCK D <150sqm	BLOCK E <150sqm	BLOCK F <150sqm	BLOCK G <150sqm	TOTAL
Ground	3	3	4	4	3	4	4	25
First	3	3	4	4	3	4	4	25
Second	3	3	4	4	3	4	4	25
Third	3	3	4	4	3	4	4	25
Fourth	3	3	4	4	3	4	4	25
Fifth	3	3	4	4	3	4	4	25
Sixth	3	3	4	4	3	4	4	25
Seventh	3	3	4	4	3	4	4	25
Eighth	3	3	4	4	3	4	4	25
Ninth	3	3	4	4	3	4	4	25
Tenth	3	3	4	4	3	4	4	25
11th	3	3	4	4	3	4	4	25
12th	3	3	4	4	3	4	4	25
13th	–	–	4	4	3	4	4	19
							TOTAL	344

ಸಕಲಾ ಪ್ರತಿ:

ಟಿಪ್ಪಣಿ: ಈ ಓ.ಸಿ.ಸಿ.ಸಂಖ್ಯೆ ದಿನಾ.ಪಿ.ಸಂಖ್ಯೆ 47/10-11
ದಿನಾಂಕ:13/12/ರಂದ ಅವಶ್ಯಕವೇರಿಸುವುದಿಲ್ಲದೆ ಪ್ರಯು ಅವಶ್ಯಗಳಿಂದಾಗಿ.
ಪರಿಷ್ಕೃತ ನಕ್ಷೆ:

ನಕ್ಷೆ ಪರಿಷ್ಕರಿಸಲಾಗಿದ್ದು ಸಂಸ್ಥೆ ಅಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 27/01/2017 ರಂತೆ ಸದರಿ ಲಿಖಿತ ಪಿ. ಸಂಖ್ಯೆ ದಿನಾಂಕವು ಆ.ನ.ಸಂ.ರಿ.(ಪ.ಯೋ.ವ.) 47/10-11 ರಲ್ಲಾಂಕ: 28/04/2017 ಮುಂದೆ ನಕ್ಷೆ ಪರಿಷ್ಕರಿಸಿರುವುದು ವಿಶೇಷವಾಗಿದ್ದು ಕ್ರಮವಾಗಿ ಅಯುಕ್ತರವರಿಂದ. ದಿನಾಂಕ: 28/04/2017 ರಂದು 27/04/2019 ರವರೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪರಿಮಿತಿಯಲ್ಲಿದೆ.
(ಪ್ರಯು ಪರಿಷ್ಕೃತ ಆದೇಶ ಮಾತ್ರ)

ಸಹಿ/- 28/4/17
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ
ಸಹಿ/- 28/4/17
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು

REV.	DATE	DESCRIPTION FOR REVISION	DRAWN BY	CHECKED BY
R3	24.04.2017	FOR SANCTION	SHIVAKUMAR	
R2	17.03.2013	FOR SANCTION	DLP	CHITRA
R1	15.03.2013	FOR SANCTION	DLP	CHITRA

PROJECT:
STERLING DEVELOPERS PVT LTD.
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING HAVING BBMP KHATA NO. 1093 ON SY NOs 7/2,8/2,9/10, 9/11,9/12,9/13,9/14,9/15,9/16,10 AND 55/2 AT AGARA VILLAGE BEGUR HOBLI,BENGALURU SOUTH TALUK

OWNERS' SIGNATURE:
DIRECTOR
sterling

ARCHITECTS' SIGNATURE & LICENCE NO.:
V.NARASIMHAN
ARCHITECT
B.C.C/BL-3.6/A /242 /1848 /08-09

TITLE: SANCTION DRAWING
SITE PLAN

SCALE	DSR NO	SHEET NO	REVISION
KAMALA	215.06.81.08	1	R3
SCALE 1:500	DATE 24.04.2017	DRAWING NO	

Venkataramanan Associates
ARCHITECTURE - URBAN DESIGN

SCHEDULE OF AREAS:–

SITE AREA (A) = 19051.9SQM
TOTAL BUILT UP AREA = 77666.64 SQM

FAR:–
PERMISSIBLE F.A.R = 3.25
ACHIEVED F.A.R = TOTAL FAR AREA / SITE AREA = 59129.82 SQM / 19051.9 SQM = 3.10<3.25

COVERAGE :–
PERMISSIBLE COVERAGE – 50% OF SITE AREA = 19051.9*0.5 = 9525.90 sqm
ACHIEVED COVERAGE = GROUND FLOOR AREA X100 / SITE AREA = 5170.46SQM X100 / 19051.9SQM =27.13%<50%
PROPOSED TOTAL HEIGHT = 42.10/42.50M
PROPOSED MINIMUM SETBACK ALL AROUND = 13M
TOTAL NUMBER OF UNITS = 344 UNITS

CAR PARKING REQUIRED:
TOTAL NUMBER OF UNITS :344 UNITS
NUMBER OF CARS REQUIRED @ 2cars FOR 78 UNITS :156 CARS
NUMBER OF CARS REQUIRED @ 1car FOR 266 UNITS :266 CARS
TOTAL CAR PARKING FOR UNITS :422 CARS
10% PARKING FOR VISITOR : 42 CARS
TOTAL : 464 CARS
COMMERCIAL REQUIREMENT 645/50 sqm = 13+2 : 15 CARS
TOTAL : 479 CARS

TOTAL CAR PARKING REQUIRED : 479 CARS

CAR PARKING PROVIDED:
NUMBER OF CARS IN BASEMENT : 422 CARS
NUMBER OF CARS SURFACE : 103 CARS
TOTAL CAR PARKING PROVIDED : 525 CARS