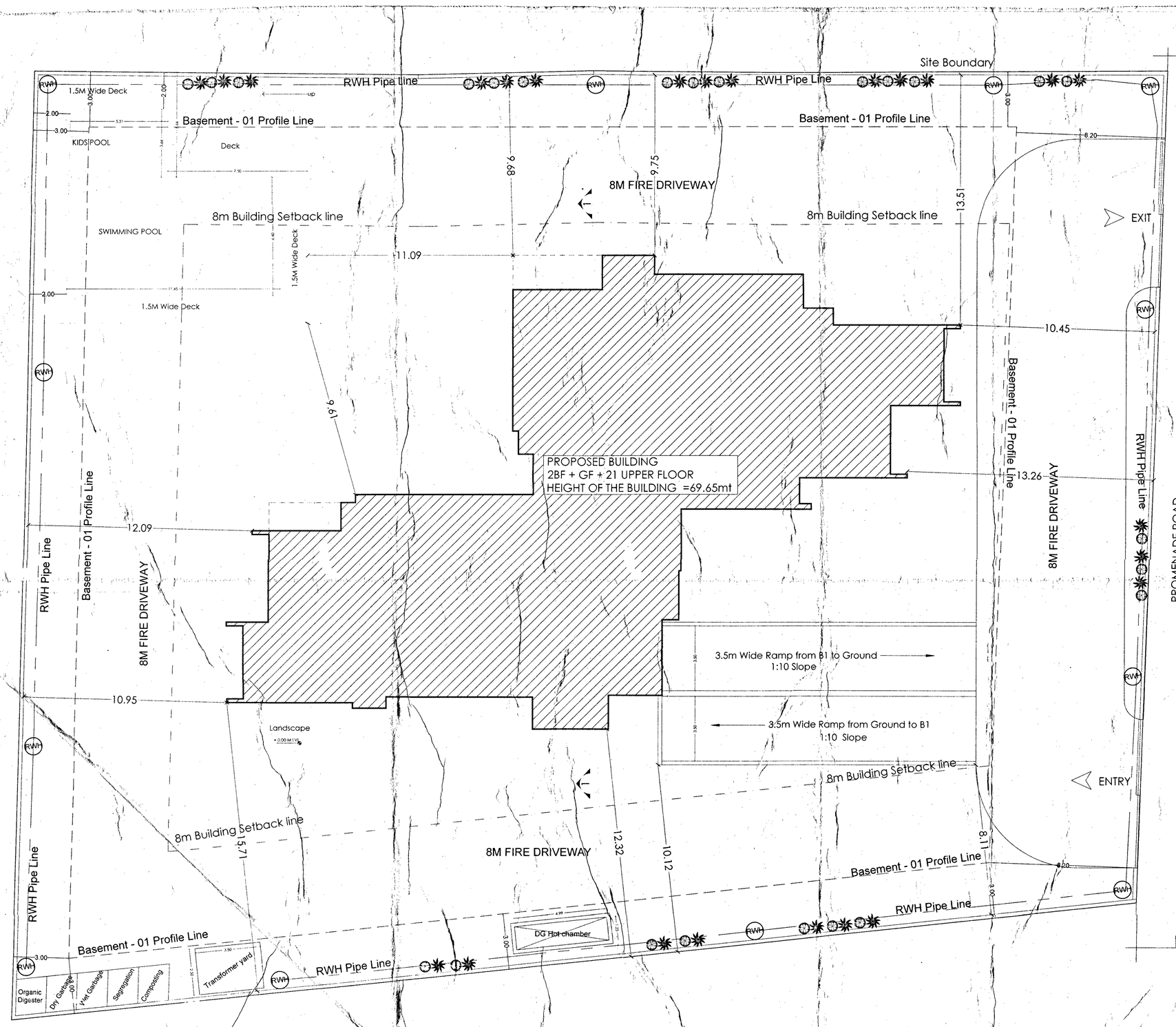


SITE PLAN

SITE AREA

As per Documents, Site Area 2,923.80 Sqm.

AREA STATEMENT

FLOORS	BUA	DEDUC	NET	NET
SECOND BASEMENT FLOOR	2,040.78	1,912.21	128.57	-
FIRST BASEMENT FLOOR	2,107.88	1,987.44	120.44	-
GROUND FLOOR	477.65	10.41	467.24	-
FIRST FLOOR	487.60	10.41	477.19	2
SECOND FLOOR	487.60	10.41	477.19	2
THIRD FLOOR	487.60	10.41	477.19	2
FOURTH FLOOR	487.60	10.41	477.19	2
FIFTH FLOOR	487.60	10.41	477.19	2
SIXTH FLOOR	487.60	10.41	477.19	2
SEVENTH FLOOR	487.60	10.41	477.19	2
EIGHT FLOOR	487.60	10.41	477.19	2
NINTH FLOOR	487.60	10.41	477.19	2
TENTH FLOOR	487.60	10.41	477.19	2
ELEVENTH FLOOR	487.60	10.41	477.19	2
TWELFTH FLOOR	487.60	10.41	477.19	2
THIRTEENTH FLOOR	487.60	10.41	477.19	2
FOURTEENTH FLOOR	487.60	10.41	477.19	2
FIFTEENTH FLOOR	487.60	10.41	477.19	2
SIXTEENTH FLOOR	487.60	10.41	477.19	2
SEVEENTH FLOOR	487.60	10.41	477.19	2
EIGHTEENTH FLOOR	487.60	10.41	477.19	2
NINETEENTH FLOOR	487.60	10.41	477.19	2
TWENTIETH FLOOR	487.60	10.41	477.19	2
TWENTY FIRST FLOOR	275.59	10.41	265.18	-
TERRACE FLOOR	86.01	86.01	-	-
TOTAL	14,739.91	4,214.68	10,525.23	40

COVERAGE = 477.65 / 2,923.80 X100 = 16.34 % < 55.00%

PERMISSIBLE FAR 2.25
ADDITIONAL FAR FOR TDR (0.60Times.) 1.35
FAR PERMISSIBLE 3.60

FAR ACHIEVED = 10,525.23 / 2,923.80 = 3.59 < 3.60

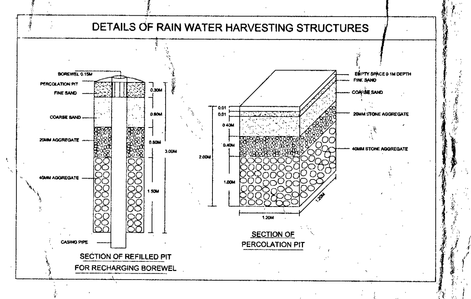
PARKING

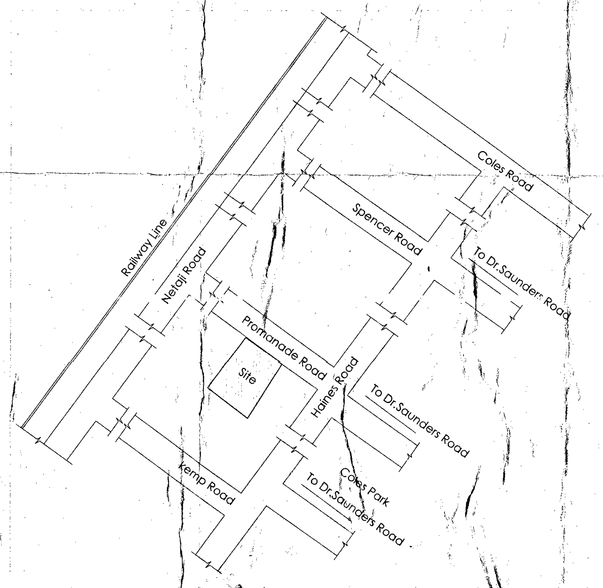
Total Nos.of Residential Units From 1st floor to 21st Floors = 40 Nos.
Units Over 50 Sqm, below 225 Sqm. = 38 Nos.
@ 1 car / 1 unit, cars required = 38 x 1 = 38 Cars
Units Over 225 Sqm, below 300 Sqm. = 02 Nos.
@ 2 cars / 1 unit, cars required = 2 x 2 = 4 Cars
Cars Required = 38 + 04 = 42 Cars
10% visitors parking 42 / 100 x10 = 4.20 **Say 4 Cars**

Total Cars Required = 42 + 04 = 46 Cars

Total Cars provided
Basement - 02 33 Cars
Basement - 01 37 Cars
Total 70 Cars

DETAILS OF RAIN WATER HARVESTING STRUCTURES





LOCATION PLAN
(PROMENADE ROAD SITE)

LP NO.BBMP/Addl.Dir/JD NORTH / 0616 / 2013-14

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building.
   a) Construction of 2BF + GF + 21UF (Twentyone upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 2BF 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 shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 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. 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 contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (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. 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.
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 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).
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 publisher 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 he use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Hanccapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 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 350 k.g. capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measires installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of the highrise building shall get its building inspected by empanelled agencies of the Fire Force Department to ensure that the fire 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years 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 once in Two years.
37. The Owner / Association of the highrise 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.
38. Improvement Charges for the property should be paid as decided by the BBMP in future.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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 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 / 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 of 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.
7. Payment of license fee for sanction of this plan is subject to result of WP. No. 4906/2008 &2993/2008.

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC(1)/537/2013, dt: 07 - 03 - 2014,	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	AAI	AAI/BIA/ATM/NOC/BANGA/SOUTH/R/092413/ 16493/1278-82, dt: 15 - 10 - 2013,	
3)	BESCOM	EEE/SND/AEE(O)/AE/NOC-5/13-14/5489-90, dt: 30 - 10 - 2013,	
4)	BSNL	DE/SAN/BG/S-11/VOL/XIV/09, dt: 27 - 09 - 2013,	
5)	KSPCB	Not Applicable as per the Govt. order No. ; FEE 22 EPC 2009(P-1) dt: 04 - 08 - 2010,	
6)	BWSSB	BWSSB/EIC/ACE(M)-II/DCE(M)/TA (M)-I/9862/2013-14, dt: 18 - 12 - 2013,	

III. The Applicant has paid the fee vide Receipt No.TP/JDTPNRT/01/2014-15/Hayl/0028 dated: 14 - 05 - 2014 for the following:-

1.	Licence Fees :	8,84,394.00
2.	Ground Rent :	5,89,596.00
3.	Betterment Levy as per KTCP Act	87,956.00
4.	Security Deposit :	14,73,991.00
5.	Compound Wall charges :	5,000.00
6.	Plan copy charges :	34,400.00
7.	1% Fee from Labour welfare to BBMP :	15,866.00
	TOTAL :	30,91,203.00
	SAY Rs.	30,92,000.00

6. Labour Cess : Rs. 15,71,000.00 /- Paid vide D.D No. 316318, dated: 19 - 05 - 2014, Drawn on The Royal Bank of Scotland, N. V. India Bangalore.

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TDR DETAILS:				
ZONE	DRC NO	TOTAL EXTENT (SQM)	FROM RING III TO USAGE FOR RING II EXTENT (SQM) (5850.25 X 0.666 = 3896.26 sqm)	BALANCE DRC EXTENT (SQM)
III (C)	002648	8085 sqm	5850.25 sqm	2234.75 sqm

DOOR SCHEDULE				
DOOR	SIZE	SILL LVL	LINTEL LVL	DESCRIPTION
D1	1200x2400	---	2400	SWING
D2	1200x2100	---	2100	SWING
D3	1000x2100	---	2100	SWING
D4	900x2100	---	2100	SWING
D5	750x2100	---	2100	SWING
D6	2000x2100	---	2100	DOUBLE SWING
D7	1600x2100	---	2100	DOUBLE SWING
D8	1500x2100	---	2100	DOUBLE SWING
D8	1500x2100	---	2100	DOUBLE SWING
SD1	5520x2400	---	2400	SLIDING+FIXED
SD2	6220x2400	---	2400	SLIDING+FIXED
SD3	4370x2400	---	2400	SLIDING+FIXED
SD4	3720x2400	---	2400	SLIDING+FIXED
SD5	3630x2400	---	2400	SLIDING+FIXED
SD6	3160x2400	---	2400	SLIDING+FIXED
SD7	3130x2400	---	2400	SLIDING+FIXED
SD8	2870x2400	---	2400	SLIDING+FIXED
SD9	2000x2100	---	2100	SLIDING

WINDOW SCHEDULE				
WINDOW	SIZE	SILL LVL	LINTEL LVL	DESCRIPTION
W1	3500x2250	150	2400	SLIDING+FIXED
W2	3300x2250	150	2400	SLIDING+FIXED
W3	3200x1200	1200	2400	SLIDING
W4	900x1500	900	2400	HINGED
W5	600x1500	900	2400	HINGED
W6	2170x1500	900	2400	SLIDING
W7	1300x1500	900	2400	SLIDING+LOUVER
W8	9854X 2300	100	2400	SLIDING+FIXED
W9	5520X 2300	100	2400	SLIDING+FIXED
W10	4300X 2300	100	2400	SLIDING+FIXED
W11	3879X 2300	100	2400	SLIDING+FIXED
W12	3700X 2300	100	2400	SLIDING+FIXED
W13	3364X 2300	100	2400	SLIDING+FIXED
W14	3098X 2300	100	2400	SLIDING+FIXED

VENTILATOR SCHEDULE				
VENTILATOR	SIZE	SILL LVL	LINTEL LVL	DESCRIPTION
V1	1000x900	1500	2100	FIXED + HINGED
V2	600x900	1500	2100	FIXED + HINGED

CLIENT SIGNATURE :

PRESTIGE ESTATES PROJECTS LTD

ARCHITECTS SIGNATURE :

Reg./License No. : BCC/BL-3.6/A-2223/11-12

PROJECT TITLE :

PRESTIGE DEJAVU

PROPOSED RESIDENTIAL APARTMENT
BUILDING, KHATHA NO.51/1,
PROMENADE ROAD, COLES ROAD,
FRAZER TOWN, BANGALORE.

DRAWING TITLE :

SITE PLAN

SHEET NO : 01 | SCALE : 1:100 | ORIENTATION : N

SANCTION DRAWING

ARCHITECT:

onarch
No 203, Shilton Heights, 7, Papanna Street, Off St. Mark's Road, Bangalore - 560 001
ph : 91 80 41515902