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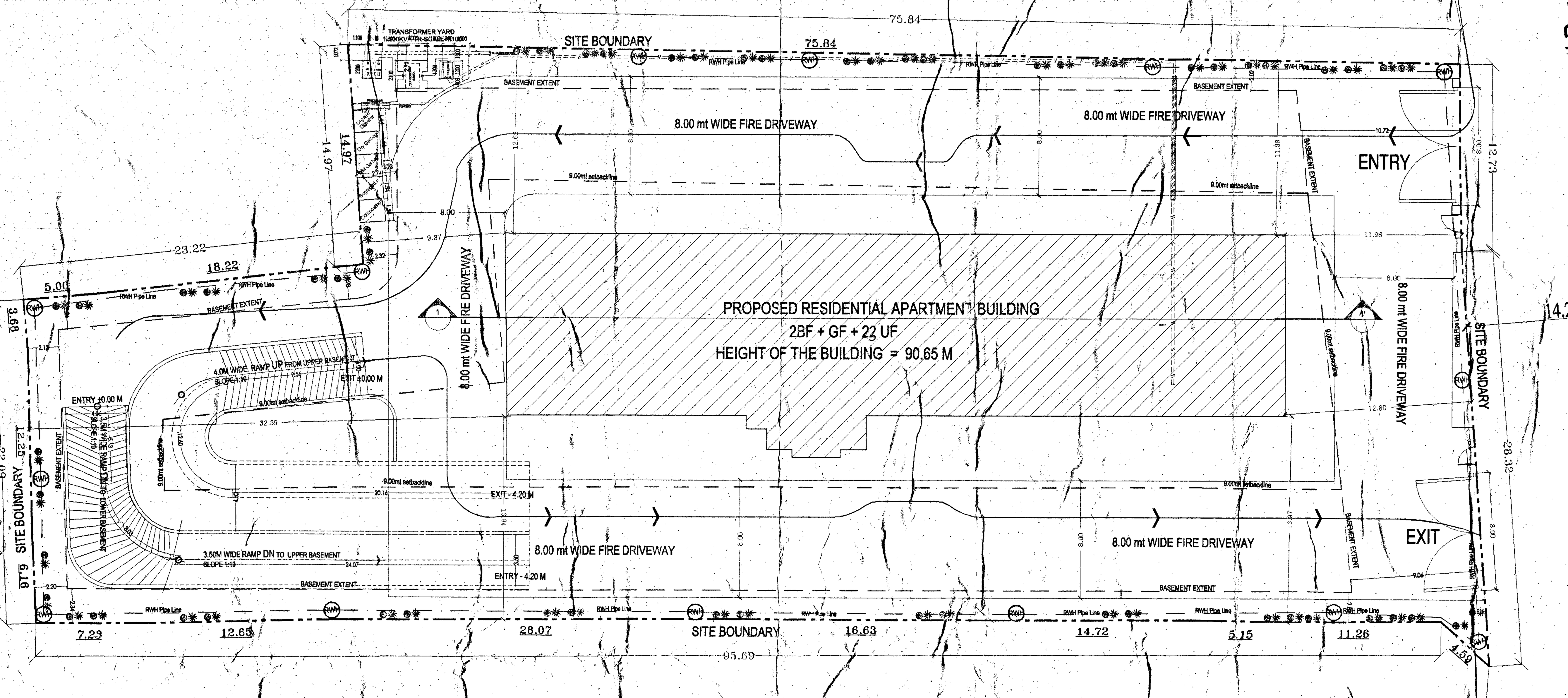
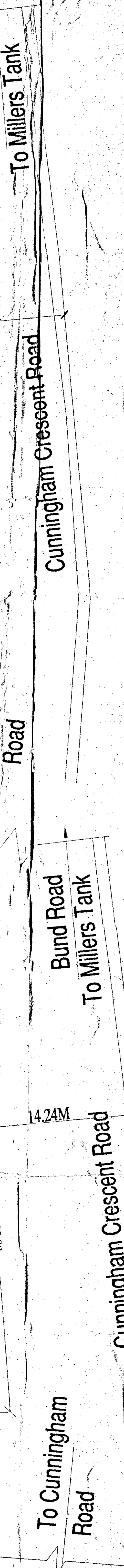
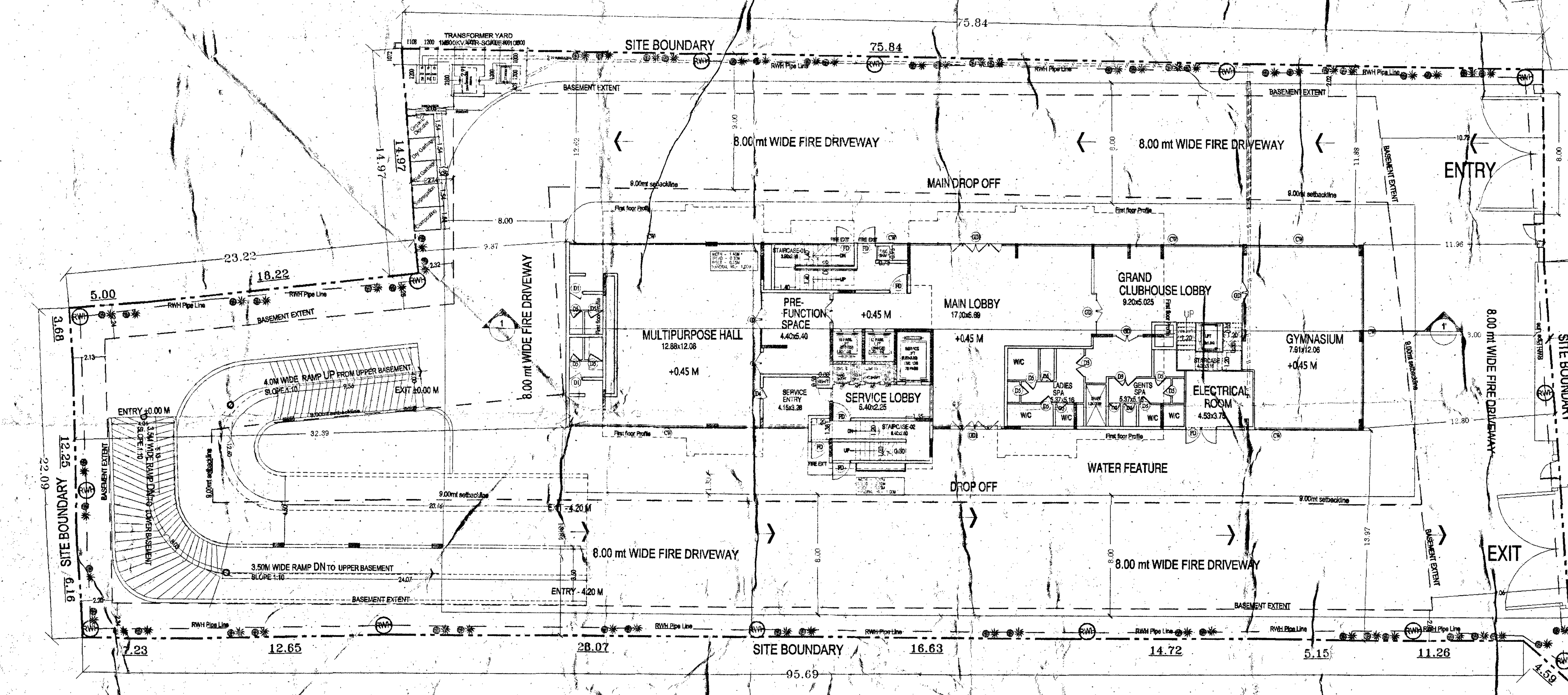


1 SITE PLAN
SCALE: 1:150





1 GROUND FLOOR PLAN
SCALE: 1:150

SITE AREA

Site area as per Documents 3,438.70 Sqm.

FLOORS	BUA	DEDUC	NET	UNITS
LOWER BASEMENT FLOOR	2,591.26	2,507.97	83.29	-
UPPER BASEMENT FLOOR	2,545.57	2,385.57	160.00	-
GROUND FLOOR	667.30	17.95	649.35	-
PODIUM FLOOR	740.88	638.63	102.25	-
FIRST FLOOR	571.12	14.67	556.45	2
SECOND FLOOR	571.12	14.67	556.45	2
THIRD FLOOR	571.12	14.67	556.45	2
FOURTH FLOOR	571.12	14.67	556.45	2
FIFTH FLOOR	571.12	14.67	556.45	2
SIXTH FLOOR	571.12	14.67	556.45	2
SEVENTH FLOOR	571.12	14.67	556.45	2
EIGHTH FLOOR	571.12	14.67	556.45	2
NINTH FLOOR	571.12	14.67	556.45	2
TENTH FLOOR	571.12	14.67	556.45	2
ELEVENTH FLOOR	571.12	14.67	556.45	2
TWELTH FLOOR	571.12	14.67	556.45	2
THIRTEENTH FLOOR	571.12	14.67	556.45	2
FOURTEENTH FLOOR	571.12	14.67	556.45	2
FIFTEENTH FLOOR	571.12	14.67	556.45	2
SIXTEENTH FLOOR	571.12	14.67	556.45	2
SEVENTEENTH FLOOR	571.12	14.67	556.45	2
EIGHTEENTH FLOOR	571.12	14.67	556.45	2
NINETEENTH FLOOR	571.12	14.67	556.45	2
TWENTYETH FLOOR	571.12	14.67	556.45	2
TWENTY FIRST FLOOR	568.81	14.67	554.14	2
TWENTY SECOND FLOOR	385.69	14.67	371.02	-
TERRACE FLOOR	97.76	97.76	-	-
TOTAL	19,019.67	5,970.62	13,049.05	42

COVERAGE = $\frac{667.30}{3,438.70}$ X100 = 19.41 % < 65.00%

Permissible FAR	2.25
Additional FAR for Loading TDR (0.60x2.25)	1.35
Additional FAR for Amalgamation	0.25
Net FAR Allowable	3.85

FAR = $\frac{13,049.05}{3,438.70}$ = 3.795 < 3.85

Excess Area = 13,049.05 - 8,596.75 = 4,452.30 Sqm.
TDR area to be loaded = 4,452.30 Sqm.

PARKING

Total Nos.of Residential Units From 1st floor to 22nd Floors = 42 Nos.
Units Over 225 Sqm, below 375 Sqm. = 40 Nos.
@ 2 cars / 1 unit, cars required = 40 x 2 = 80 Cars
Units Over 375 Sqm, below 525 Sqm. = 02 Nos.
@ 3 cars / 1 unit, cars required = 2 x 3 = 06 Cars

Total Cars Required = 80 + 06 = 86 Cars
10% visitors parking $\frac{86}{100}$ x 10 = 8.60 Say 09 Cars

Ground Floor Club House Area 649.35 Sqm.
@ 1 car / 50 Sqm., cars required $\frac{649.35}{50}$ = 12.99 Say 13 Cars

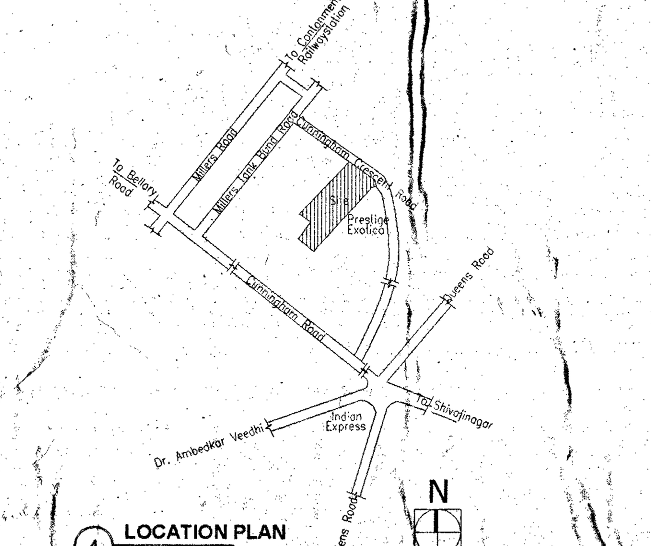
Total Cars Required = 86 + 09 + 13 = 108 Cars

Total Cars provided

Lower Basement	59 Cars
Upper Basement	58 Cars
Total	117 Cars

DRC DETAILS

SL No.	DRC No.	Generated Zone "C"	Loading Zone	Considered in Ring - I DRC Area Sqm.	Considered for DRC Area Sqm	Remaining Area
1)	003481	Ring - III	Ring - I	2980.05 X 0.50 =	1490.025	
2)	003238	Ring - III	Ring - I	527.90 X 0.50 =	263.95	
3)	003240	Ring - III	Ring - I	1405.08 X 0.50 =	702.54	
4)	003476	Ring - III	Ring - I	281.11 X 0.50 =	140.55	
5)	002	Ring - III	Ring - I	1272.49 X 0.50 =	636.24	
6)	003146	Ring - III	Ring - I	222.73 X 0.50 =	111.36	
7)	003441	Ring - III	Ring - I	1390.32 X 0.50 =	695.16	
8)	001085	Ring - III	Ring - I	18.15 X 0.50 =	9.075	
9)	003487	Ring - III	Ring - I	240.00 X 0.50 =	120.00	
10)	003234	Ring - III	Ring - I	580.62 X 0.50 =	283.41	6.90
		Total		8918.45	4452.30	6.90



4 LOCATION PLAN
SCALE: NTS

LP NO.BBMP / Addl.Dir / JD NORTH / LP / 0224/2014-15

Conditions

1. Sanction is accorded for the proposed Residential Apartment Building.
   a) Construction of 2BF + GF + 22UF (Twentytwo upper floor),
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 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 after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 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 neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 (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 neigh bouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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 highrise 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 highrise building shall get the 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.
37. The owner / Association of highrise 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 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.
39. Improvement charges for the property should be paid as decided by the BBMP in future.
40. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
41. The demand for payment of Park & Open Space fee is Quashed as per the orders fo Hon'ble High Court vide W.P.No. 5446/2015 & 6814-6820/2015 dt. 24/02/2015 (LB-BMP), however,this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
42. 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 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 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.

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	GBC (1)/36/2014, dt: 19 - 06 - 2014,	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2)	HAL	AAI/BIA/ATM/NOC/BANG/SOUTH/B/ 100413/16667/1479-83, dt: 19 - 11 - 2013,	
3)	BSNL	DE/MWS/BG/S-II/Vol V/10, dt: 05 - 03 - 2012,	
4)	KSPCB	Not Applicable	
5)	BWSSB	BWSSB/EIC/ACE (M)-I/DCE (M)-II/ TA-(M)-I/ 2550/2014-15, dt: 21 - 06 - 2014,	
6)	BESCOM	EEE/SND/AEE(O)/AE-T/NOC/8908-09 dt: 10 - 02 - 2014,	
7)	SEIAA	Not Applicable	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPNRT/01/2014-15/Nov/0001, dated: 03 - 11 - 2014 for the following:-

1.	Licence Fees	11,43,140.00
2.	Ground Rent	7,60,787.00
3.	Betterment Charges	
	a) For Building	38,039.00
	b) Site	68,774.00
4.	Security Deposit	19,01,967.00
5.	Plan copy charges	60,200.00
6.	Compound wall charges	10,000.00
7.	1% Labour Cess for Administrative charges	20,473.00
	TOTAL	40,03,380.00
	SAY Rs.	40,04,000.00

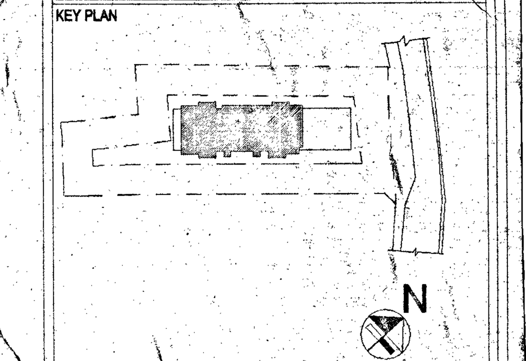
6. Labour Cess Rs. 20,17,000.00/- vide D.D No. 338355, dt 30 - 10 - 2014, Drawn on Royal Bank of Scotland, N. V. In.India, Bangalore.

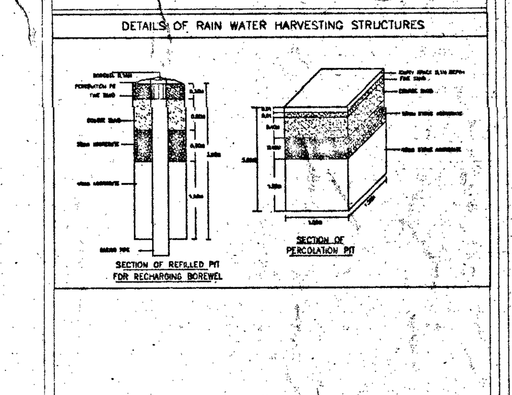
ಮೂಲ ಪ್ರತಿ :

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 19/08/15 ರ ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ಪ್ರ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ 0224/14-15 ದಿನಾಂಕ 30/09/15 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನಯ ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 30/09/2015 ರಿಂದ 29/09/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ. (ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
30/9/15

KEY PLAN





DETAILS OF RAIN WATER HARVESTING STRUCTURES

SCHEDULE OF OPENINGS

TYPE	SIZE	PARTICULARS
AP	1000 X 900	ACCESS PANEL
AP1	400 X 900	ACCESS PANEL
D1	900 X 2100	FLUSH DOOR
D2	800 X 2100	FLUSH DOOR
D3	1500 X 2100	DOUBLE LEAF DOOR
D4	750 X 2100	FLUSH DOOR
D5	700 X 2100	FLUSH DOOR
D6	600 X 2100	FLUSH DOOR
FD	1200 X 2100	FIRE RATED DOOR WITH 2 HOUR RESISTANCE
W1	750 X 1500	WINDOW
SW	1400 X 2500	STAIRCASE WINDOW
SW1	1550 X 2500	STAIRCASE WINDOW
KW	2300 X 1200	STAIRCASE WINDOW
GD	1800 X 3000	GLAZED DOOR
GD1	3500 X 3000	GLAZED DOOR
V	750 X 900	VENTILATOR
V1	700 X 900	VENTILATOR
V1	600 X 900	VENTILATOR

1) 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 reneeal 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.

2) As per Building Bye-law 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, Zoing Regulation, Standing orders and policy orders of the corporation.

CLIENT

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BANGALORE - 560 001

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OWNERS SIGNATURE:

M/S PRESTIGE ESTATES PROJECT Ltd.
REP. BY ITS CHAIRMAN & MD
SRI. IRFAN RAZACK (GPA HOLDER)
ANIL KUMAR AMRTLAL & OTHERS (OWNER)

ARCHITECTS SIGNATURE:

SHISHIDHARA N. R.
B.C.C\B.L\3.2.3\E-1085\92-93

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO. 04, CUNNINGHAM CRESCENT ROAD, VASANTHA NAGARA, WARD NO. 93, (OLD WARD NO. 78) BANGALORE - 560052, PID NO. 78-51-4,

DRAWING TITLE		SHEET NO	01 OF 05
SITE PLAN GROUND FLOOR PLAN LOCATION PLAN AREA STATEMENT		DWG NO	As 201
		DATE	28/12/13
	NAME	SCALE: 1:150	ORIENTATION:
CHKD	ARUL	AS SPECIFIED	
DEALT	SAYEEDA		
DRAWN	SAYEEDA		

SANCTION DRAWING

ARCHITECTS:

THOMAS ASSOCIATES ARCHITECTS

ph:080-22240544 fax:080-22238396