

**Approval Condition :**

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for:
  - Consisting of Block - A (COM) Wing - A-1 (COM) Consisting of BASEMENT, GF+2/F.
  - The sanction is accorded for Plotted Residential Development A (COM) with Small Shop only. The use of the building shall not deviate to any other use.
  - Car Parking reserved in the plan should not be converted for any other purpose.
  - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWS&S and REDCOM if any.
  - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
  - The applicant shall construct temporary toilet for the use of construction workers and it should be demolished after the construction.
  - The applicant shall INSURE all workmen involved in the construction work against any accident (with details) occurring during the time of construction.
  - The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported away from the site.
  - The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
  - The applicant shall provide a special loading bay for loading the distribution transformers & associated equipment as per K.E.C (E&D) code leaving 3.00 m. from the building within the premises.
  - The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- If any owner / builder contravenes the provisions of Building By-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and penalized in the third instance if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3) under sub-section (iv) (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structures erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Construction 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Cleaning water supplied by BWS&S should not be used for the construction activity of the building.
- 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 By-law 32(a).
- The building shall be designed and constructed according to 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.
- The applicant should provide water heaters as per rule 11 of sub-rule No. 20 of the building.
- Access for physically handicapped persons prescribed in schedule XI (By-law - 31) of Building By-laws 2002 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and the construction activities shall stop before 11.00 PM and shall not resume the work earlier than 11.00 AM by the contractor during late hours and early morning hours.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI No. 23, 24, 25 & 29 are provided in the plan.
- The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and the construction activities shall stop before 11.00 PM and shall not resume the work earlier than 11.00 AM by the contractor during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - Kq capacity installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
- The structures with basement 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.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- 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 BBMP and the Corporation and shall get the renewal of the permission issued once in Two years.
- 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.
- The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspector 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 the Corporation and shall get the renewal of the permission issued once in Two years.
- 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.
- 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 consent of the authority. They shall explain to the owner about the risk involved in continuation of the provisions of the Act, Rules, By-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
- The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the extension of the license 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.
- In case of Development Plans and Sub-Development Plans, the proposed building area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
- All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management by-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 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 in the FAR area as part thereof in case of Apartment / group housing / multi dwelling / unid/development plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building licence for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Provisional) letter No. 1035/ET/015, dated 01-04-2013.

**Color Notes**

**Color INDEX**

**AREA STATEMENT (B&MP)**

VERSION NO: 1.0.13  
 VERSION DATE: 26/06/2020

**PROJECT DETAIL:**

Authority: BBMP  
 Plot Use: Commercial  
 Inward No: BBMP/PAU/Com/EST/0320/21  
 Plot Sub Use: Business Office  
 Application Type: General  
 Land Use Zone: Residential (Main)  
 Proposed Type: Building Permission  
 Plot Sub Plot No: 776  
 Nature of Sanction: NEW  
 Khata No. (As per Khata Extract): 776  
 Location: Ring-II  
 Locality / Street of the property: B M 2nd STAGE, DOMLUR, BANGALORE.

Building Line Specified as per Z.R. NA  
 Zone: East

Planning District: 206-Indiranagar  
 Area (Sq.Mt.): 785.53  
 Area (A): 785.53  
 Net Area of Plot (A-Deductions): 785.53

**COVERAGE CHECK**

Permissible Coverage area (60.00 %): 498.24  
 Proposed Coverage Area (33.15 %): 254.13  
 Achieved Net coverage area (33.15 %): 254.13  
 Balance coverage area left (31.85 %): 244.11

**FAR CHECK**

Permissible F.A.R. as per zoning regulation 2015 (1.25): 1724.69  
 Additional F.A.R. within Ring I and II for amalgamated plot (-): 0.00  
 Allowable TOR Area (80% of Perm FAR): 0.00  
 Premium FAR To Plot within impact Zone (-): Amount (INR): 1699.67  
 Total Perm. FAR area (2.25): 1724.69  
 Residential FAR (78.74%): 834.44  
 Commercial FAR (21.26%): 225.23  
 Proposed Built up Area: 1785.52  
 Achieved Net FAR area (1.38): 1059.67  
 Balance FAR area (0.87): 665.02

**BUILT UP AREA CHECK**

Proposed Built up Area: 1785.52  
 Substructure Area Add in BUA (Below Lvl): 0.03  
 Achieved Builtup Area: 1785.55

Approval Date : 09/10/2020 11:26:14 AM

**Payment Details**

Sl No	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/PAU/CH/20-21	BBMP/PAU/CH/20-21	15222.54	Online	10896642965	07/11/2020 8:20:01 PM	
	No.		Scrutiny Fee		15222.54		

**Block A (COM)**

FLOOR	Total Built Up Area (Sq.mt.)	StarCase	Lift	Ramp	Parking	Resi.	Commercial	Total FAR Area (Sq.mt.)	Tmt (No.)
Terrace Floor	38.64	34.58	0.00	4.06	0.00	0.00	0.00	0.00	0.00
Third Floor	310.43	24.83	4.06	0.00	0.00	281.60	0.00	281.60	01
Second Floor	317.71	24.83	4.06	0.00	0.00	288.82	0.00	288.82	01
First Floor	292.90	24.83	4.06	0.00	0.00	254.01	0.00	254.01	01
Ground Floor	254.12	24.83	4.06	0.00	0.00	225.23	0.00	225.23	00
Basement Floor	551.76	0.00	0.00	99.72	433.23	0.00	0.00	0.00	00
Total	1765.62	133.90	16.24	4.06	99.72	433.23	834.43	225.23	1059.66
Total	1765.62	133.90	16.24	4.06	99.72	433.23	834.43	225.23	1059.66

**Balcony Calculations Table**

FLOOR	NAME	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 4.12 X 1.1	4.12	4.12	26.10
	1.10 X 4.37 X 1.1	4.81	4.81	
	1.10 X 7.78 X 1.1	7.46	7.46	
	1.10 X 4.73 X 1.1	5.20	5.20	
SECOND FLOOR PLAN	1.66 X 4.36 X 1.1	7.24	50.91	
	2.95 X 4.12 X 1.1	6.83	6.83	
	1.66 X 4.73 X 1.1	7.85	7.85	
	1.66 X 6.78 X 1.1	11.25	11.25	
	1.66 X 5.58 X 1.1	10.53	10.53	
THIRD FLOOR PLAN	2.82 X 4.12 X 1.1	6.83	43.68	
	1.66 X 4.73 X 1.1	7.85	7.85	
	1.66 X 6.78 X 1.1	11.25	11.25	
	1.66 X 5.58 X 1.1	10.53	10.53	
	1.66 X 4.12 X 1.1	6.82	6.82	
Total			120.69	

**SCHEDULE OF JOINERY:**

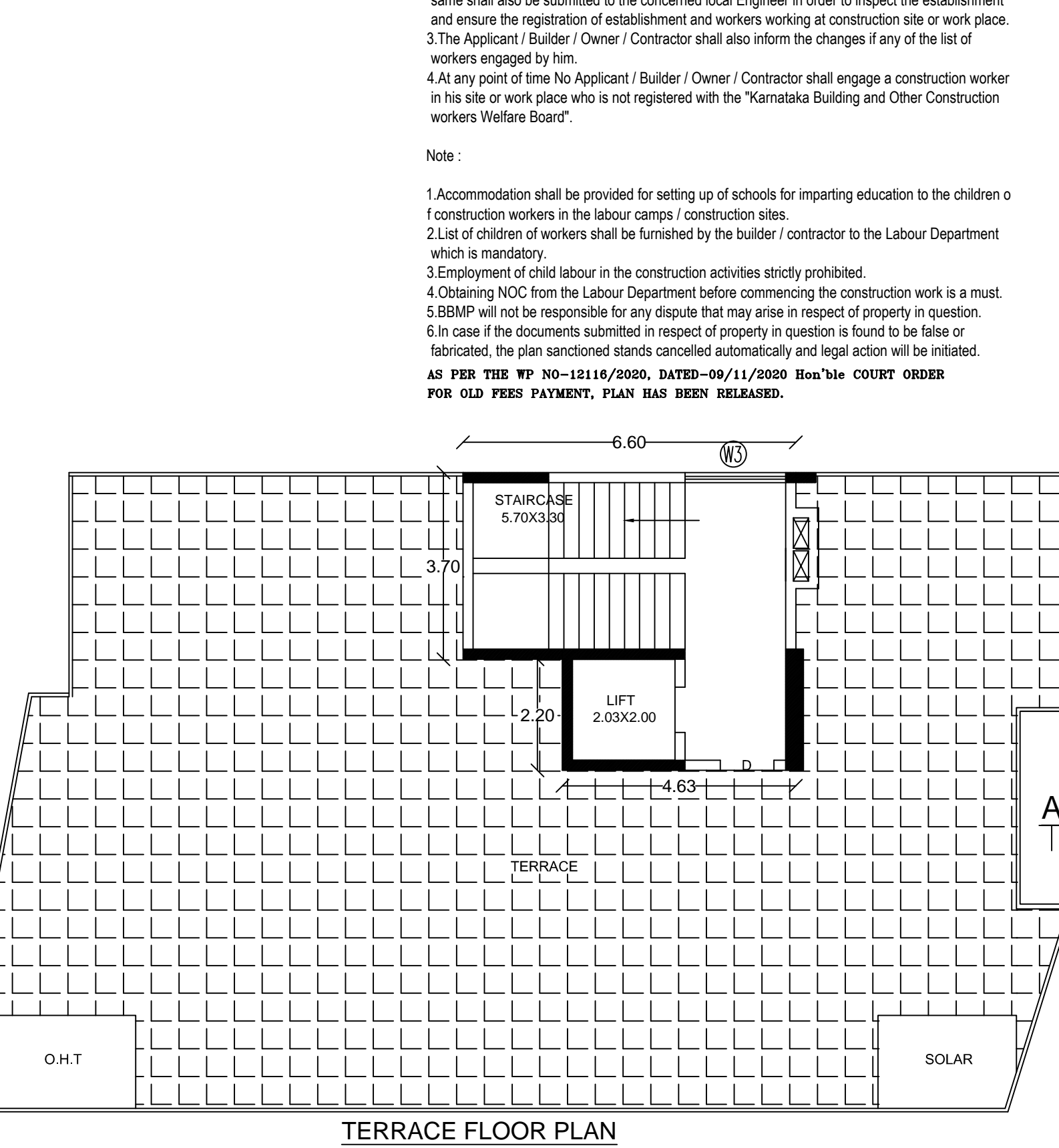
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D2	0.76	2.10	17
A (COM)	D1	0.90	2.10	32
A (COM)	D	1.20	2.10	06

**Unit/BUA Table for Block A (COM)**

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 2	FLAT	288.84	246.81	16	1
SECOND FLOOR PLAN	SPLIT 3	FLAT	313.66	271.64	16	1
THIRD FLOOR PLAN	SPLIT 4	FLAT	306.43	265.61	15	1
Total			908.93	784.06	47	3

**Required Parking (Table 7a)**

Block Name	Type	Sub Use	Area (Sq.mt)	Units	Reqd.	Prop.	Reqd./Car	Car	Reqd.	Prop.
A (COM)	Commercial	Small Shop	>=2	50	225.23	1	5	5	5	5
	Residential	Plotted Resi development	<=25001 -375	1	2	2	6	6	6	6
Total					227.23	7	11	11	11	11



**FAR & Tenement Details**

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	StarCase	Lift	Ramp	Parking	Resi.	Commercial	Total FAR Area (Sq.mt.)	Total FAR	Tmt (No.)
A (COM)	1	1765.62	133.90	16.24	4.06	99.72	433.23	834.43	225.23	1059.66	03
Grand Total		1765.62	133.90	16.24	4.06	99.72	433.23	834.43	225.23	1059.66	3.00

**Parking Check (Table 7b)**

Vehicle Type	No.	Area (Sq.mt)	Reqd.	Achieved
Car	11	151.25	7	110.00
Two Wheeler	11	151.25	15	206.25
Other Parking	-	27.50	-	0.00
Total		178.75	22	316.25

**Block Use/Sub-Use Details**

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (COM)	Residential	Plotted Resi development	Bldg upto 15.0 m Ht.	R

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 10/09/2020 vide lp number: BBMP/PAU/COM/EST/0320/20-21 subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)  
 BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE  
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 Sri. B. ANAND. NO.776, B M 2nd STAGE, DOMLUR,  
 BANGALORE, PID NO:72-4-776.

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE  
 K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3-2.3/E-1260/93-94

PROJECT TITLE :  
 PLAN SHOWING THE PROPOSED COMMERCIAL/RESIDENTIAL BUILDING AT SITE NO-776, B M 2nd STAGE, DOMLUR, WARD NO-89, BANGALORE, PID NO:72-4-776.

DRAWING TITLE : 700614292-27-08-2020  
 02-10-57S, SANAND 1 :: A (COM) with BASEMENT, GF+2/F

SHEET NO : 1