

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Approval Condition

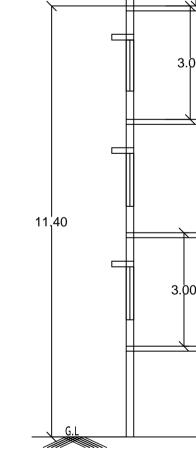
This Plan Sanction is issued subject to the following conditions

1. The sanction is accorded for. a).Consisting of 'Block - A (ABCD) Wing - A-1 (ABCD) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Plotted Resi development A (ABCD) 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.

- Existing building to be demolished 11.40



Parking Check (Table 7b)

R		
No.	No	
4	55.00	5
4	55.00	5
-	13.75	0
-	-	-
		4 55.00 4 55.00

SCHEDULE OF	JOINERY:		
BLOCK NAME	NAME	LENGTH	HEIC
A (ABCD)	d	0.75	2.1
A (ABCD)	D	0.90	2.1
A (ABCD)	MD	1.10	2.1

SCHEDULE OF	JOINERY:		
BLOCK NAME	NAME	LENGTH	HEIG
A (ABCD)	V	1.20	1.20
A (ABCD)	W	2.00	1.80
A (ABCD)	W	3.41	1.80

demolished after the construction. 7. The applicant shall INSURE all workmen involved in the construction work against any accident	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	AREA STA	TEMENT (BBMP)	EXISTING (To	be demolished) /ERSION NO.: 1.0.1	6		
/ untoward incidents arising during the time of construction. 3. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.	PROJECT	DETAIL:		/ERSION DATE: 10,			
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common	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	Authority: B	BBMP	F	Plot Use: Residential			
facility areas, which shall be accessible to all the tenants and occupants. I0.The applicant shall provide a space for locating the distribution transformers & associated	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	-	Com./EST/0782/20-2	21	Plot SubUse: Plotted	•		
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	the BBMP. 38.The construction or reconstruction of a building shall be commenced within a period of two (2)		Type: General		and Use Zone: Resi Plot/Sub Plot No.: 38	· /		
installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.	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	Nature of S	anction: NEW	k	Khata No. (As per Kh	nata Extract): 381		
12. The applicant shall maintain during construction such barricading as considered necessary to	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.	Location: R			BANGALORE.	e property: R M V, 2N	ID STAGE, H I G HOU	USE,
prevent dust, debris & other materials endangering the safety of people / structures etc. in	39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be	Building Lin Zone: East	ne Specified as per 2	Z.R: NA				
& around the site. I3.Permission shall be obtained from forest department for cutting trees before the commencement	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	Ward: Ward						
of the work. I4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	Development Authority while approving the Development Plan for the project should be strictly adhered to	AREA DET	istrict: 215-Mathiker AILS:	e				SQ.I
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.	41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.		F PLOT (Minimum) A OF PLOT	· · ·	A)			40
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	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.		GE CHECK	(,	A-Deductions)			40
the second instance and cancel the registration if the same is repeated for the third time.	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical			verage area (65.00 %) rage Area (57.76 %)				26 23
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-8 (e) to (k).	vehicles. 44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240			overage area (57.76 %	ó)			23
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	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	FAR CHE		ge area left (7.24 %)				29
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. I9.Construction or reconstruction of the building should be completed before the expiry of five years	unit/development plan. 45.In case of any false information, misrepresentation of facts, or pending court cases, the plan		Permissible F.A	.R. as per zoning regul	, ,	()		70
from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.	sanction is deemed cancelled. 46.Also see, building licence for special conditions, if any.			R within Ring I and II (f Area (60% of Perm.FA	- ·	t -)		
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :			or Plot within Impact Zo	one (-)			
competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the			Total Perm. FAR Residential FAR	· · /				70 [°] 56°
building. 22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the		Proposed FAR / Achieved Net F/					57
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).	construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to		Balance FAR Ar	()				57: 12
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	2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and	BUILT UF	PAREA CHECK Proposed BuiltU					83
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.	list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the		Substructure Ar	ea Add in BUA (Layou	t Lvl)			03
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.	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.		Achieved BuiltU	lp Area				83
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.							
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	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	Approval I	Date : 02/12/20)21 4:36:50 PM				
the Physically Handicapped persons together with the stepped entry. 27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions	workers Welfare Board".	Payment D	Details					
	Note :		Challan	Rece	ipt Amount	nt (INR) Payment I	Inde Transaction	Dever
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.	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.	Sr No.	Number	Numb	ber		Number	Payme
	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.		BBMP/20383/CH/ No.	/20-21 BBMP/20383	Head	32 Online	e 1184194409 Amount (INR	12:00
inorganic waste and should be processed in the Recycling processing unit k.g capacity	3. Employment of child labour in the construction activities strictly prohibited.		1		Scrutiny F	ee	82	
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).	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.		AR &Tenement				Proposed	
30. 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	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.		No. of S Bldg	Up Area	Deduction	s (Area in Sq.mt.)	FAR Area (Sq.mt.)	Total FA Area
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.			-		StairCase Lift		Parking Resi.	(Sq.mt.)
		G	A (ABCD) Grand	1 831.78 1 831.78	22.50 10.8 22.50 10.8		220.64 567.04 220.64 567.04	575.1 575.1
0.75								010.
			ock USE/SUBU Block Name		Diask Outblies	Die els Otrucets	Block Land	d Use
		A	A (ABCD)	Block Use	Block SubUse Plotted Resi	Block Structu	Category	
3.00	20 Cms Thick Solid Block Masonry Wall		· · · · ·	Residential	development	Bldg upto 11.5 n	nt. Ht. R	
			1WO	NER / GF	PA HOLD	ER'S		
		<u>WITH W</u> PC	SIG	NATÚRE				
		IEJJA		NER'S AD	DRESS 1			
3.00				MBER &			R :	
		Solid Block Masonry	^{Wall} RAT	NA PARAMES	SWARAPPA	SITE NO. 38	31, R M V, 2N	ID STA
			HIG	G HOUSE, BA	NGALORE.			
		EJJA						
5 3.00								
		k Solid Block Masonr	ry Wall					
	2.40	Thick.R cc column						
				CHITECT/				
G.L				JPERVISO				
				Sridhar #1237 /BL-3.6/E-291		vijaynagar.		
	SECTION ON AA COLUMN FOUNDATION AS PER SOIL CONDITION		Doo		0/2000 01	0	Södh	M
						P.N	Sources	0
king Check (Table 7b)	The plans are approved in accordance with the acceptance for	• •	5		ł	5		
No. Area (Sq.mt.) No. Area (Sq.mt.)	the Joint Commissioner (EAST) on date: <u>12/02/2021</u>		vide					
4 55.00 5 68.75 al Car 4 55.00 5 68.75	lp number:BBMP/AD.COM./EST/0782/20-21 terms and conditions laid down along with this building plan ap	_subject to			-		TE NO 201 (
DWheeler - 13.75 0 0.00		pproval.		N OF PROPO (,2nd STAGE,				
er Parking 151.89	Validity of this approval is two years from the data of issue			,2110 STAGE, NO-100-767-3			ער. אוטטד. או	
dl b8751 220641	Validity of this approval is two years from the date of issue.		1 1 11 2 1		01.			
al 68.75 220.64					01.			
HEDULE OF JOINERY: OCK NAME NAME LENGTH HEIGHT NOS								
HEDULE OF JOINERY: OCK NAME NAME LENGTH HEIGHT NOS (ABCD) d 0.75 2.10 09				AWING TITL		2086043552	-06-01-2021	
HEDULE OF JOINERY: OCK NAME NAME LENGTH HEIGHT NOS					-E :	05-47-24\$_\$	RATNA	
HEDULE OF JOINERY: OCK NAME NAME LENGTH HEIGHT NOS (ABCD) d 0.75 2.10 09 (ABCD) D 0.90 2.10 16					-E :	05-47-24\$_\$ PARAMESH		

31.Sufficient two wheeler parking shall be provided as per requirement.

and shall get the renewal of the permission issued once in Two years.

Corporation and Fire Force Department every year.

structures which shall be got approved from the Competent Authority if necessary.

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka

34. The Owner / Association of high-rise building shall get the building inspected by empaneled

in good and workable condition, and an affidavit to that effect shall be submitted to the

agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are

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

09

39

02

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 Color Notes

COLOR INDEX PLOT BOUNDARY

	PLOT BOU	NDARY						
	ABUTTING ROAD							
	PROPOSED WORK (COVERAGE AREA)							
	EXISTING (To be retained)							
		NG (To be demolished)						
AREA STATEMENT (BBMP)		VERSION NO.: 1.0.16						
		VERSION DATE: 10/11/2020						
PROJECT DETAIL:								
Authority: BBMP		Plot Use: Residential						
Inward_No: BBMP/Ad.Com./EST/0782/20-21		Plot SubUse: Plotted Resi development						
Application Type: General		Land Use Zone: Residential (Main)						
Proposal Type: Building Permissi	ion	Plot/Sub Plot No.: 381						
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 381						
Location: RING-II		Locality / Street of the property: R M V, 2NI BANGALORE.) STAGE, H I G HOUSE,					
Building Line Specified as per Z.I	R: NA							
Zone: East								
Ward: Ward-018								
Planning District: 215-Mathikere								
AREA DETAILS:			SQ.MT.					
AREA OF PLOT (Minimum)		(A)	400.67					
NET AREA OF PLOT		(A-Deductions)	400.67					
COVERAGE CHECK		L L L L L L L L L L L L L L L L L L L						
Permissible Cover	age area (65.00	%)	260.44					
Proposed Coverage	ge Area (57.76 %	b)	231.44					
Achieved Net cove	erage area (57.7	76 %)	231.44					
Balance coverage	area left (7.24 %	%)	29.00					
FAR CHECK		•						
Permissible F.A.R	. as per zoning re	egulation 2015(1.75)	701.17					
Additional F.A.R w	vithin Ring I and	II (for amalgamated plot -)	0.00					
Allowable TDR Ar	ea (60% of Perm	I.FAR)	0.00					
Premium FAR for	Plot within Impac	ct Zone (-)	0.00					
Total Perm. FAR a	area (1.75)		701.17					
Residential FAR (567.04						
Proposed FAR Are	ea		575.14					
Achieved Net FAF	R Area (1.44)		575.14					
Balance FAR Area	a (0.31)		126.03					
BUILT UP AREA CHECK								
Proposed BuiltUp	Area		831.78					
Substructure Area	Add in BUA (La	yout Lvl)	1.03					
Achieved BuiltUp	Area		832.81					

	Sr No.		Challan Number			eceipt Amount (If		(INR) P	NR) Payment Mod		ode Transaction Number		nent		
en o	1					3/CH/20-21 82		Or		ine	11841944091	12/16 12:00			
nt			No.				Head				Amount (INR)		emar		
			1			S	crutiny Fee				82		-		
ist.		FAR &Ter	nement	Deta	ils										
		Block	ock		No. of Same Bldg		ame Total Built Up Area (Sq.mt.)		Deductions (Area				(Sq.mt.)	Total FAR Area (Sq.mt.)	
					,	StairCase	Lift	Lift Mac		Parking	Resi.				
		A (ABCD) Grand		1	831.78	22.50	10.80		2.70	220.64	567.04	575.			
		Total:		1	831.78	22.50	10.80		2.70	220.64	567.04	575.	14		
		Block USE	- SUBL	ISE D)etails										
		Block Name			Block Use			Bloc	Block Structure		Block Land U Category	Jse	se		
		A (ABCD)		F	Residential	Plotteo develo		Bldg up	oto 11.5	5 mt. Ht.	R				
RCC ROOF WITH	<u>d</u> Block Maso	onry Wall	SIGN OWN NUN RATI HIG	NA NEF MBE NA F	USE, BA	DRES CONT SWARA	S W ACT PPAS RE.	ith Nui	MB		. M V, 2NI	D ST/	AG		
<u>G</u> L			/SL BM:	JPE Sridł	TECT/ RVISC nar #123 3.6/E-29)R 'S 7, 9th M	SIGN ain, Vij	aynag	gar.		sdhe	y			
ance for a	approva	ai by					E		-						

BHRUHAT BENGALURU MAHANAGARA PALIKE SHEET NO: 1

