

a).Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Bungalow A (RESI) only. The use of the building shall not deviate to

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

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

6. The applicant shall construct temporary toilets for the use of construction workers and it should be

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.

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.

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

13.Permission shall be obtained from forest department for cutting trees before the commencement

14.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.

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 the second instance and cancel the registration if the same is repeated for the third time. 16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

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 of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 19.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

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

21.Drinking water supplied by BWSSB should not be used for the construction activity of the

22. The applicant shall ensure that the Rain Water Harvesting Structures are provi in good repair for storage of water for non potable purposes or recharge of groun times having a minimum total capacity mentioned in the Bye-law 32(a).

Building Code and in the "Criteria for earthquake resistant design of structures" b 1893-2002 published by the Bureau of Indian Standards making the building resis 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

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

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

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.

inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and

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 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

31.Sufficient two wheeler parking shall be provided as per requirement. 32. 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.

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

34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the 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.

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 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 , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 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 the BBMP.

38. The construction or reconstruction of a building shall be commenced within a period of two (2) 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 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. 39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be 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 Development Authority while approving the Development Plan for the project should be strictly

adhered to 41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

44.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 of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

ns. if anv.

Government of Karnataka vide ADDENDUM 13, dated: 01-04-2013 :

construction workers working in the nd 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 o f 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.

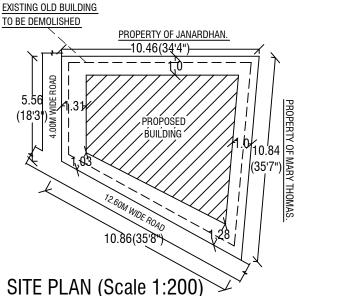
3.Employment of child labour in the construction activities strictly prohibited 4.Obtaining NC

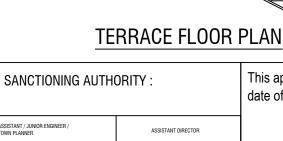
ruction work is a must. 5.BBMP will ı operty in question. 6.In case if th nd to be false or fabricated, th on will be initiated

Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
StairCase	Parking	Resi.			
58.17	33.93	108.39	108.39	01	
58.17	33.93	108.39	108.39	1.00	

Units		Car			
Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
1	-	1	1	-	
-	-	-	1	1	

FLOOR	Name	UnitBUA T	уре	UnitBUA Area	Carpet Area	No. of	Rooms	No. of Tene	ement
GROUND FLOOR PLAN	SPLIT 1	FLAT		140.65	128.17		4	1	
FIRST FLOOR PLAN	SPLIT 1	FLAT		0.00	0.00		4	0	
SECOND FLOOR PLAN	SPLIT 1	FLAT		0.00	0.00		4	0	
Total:	-	-		140.65	128.17		12	1	
Block USE/SUBUSE Details									
Block Name	Bloc	Block Use Blo		ock SubUse	Block Struct	ure Block Categ		Land Use ory	
A (RESI)	Resid	dential		Bungalow	Bldg upto 11.5 r	nt. Ht.	.Ht. R		





STAIRCASE

Color Notes COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE EXISTING (To be retained) EXISTING (To be demolished) AREA STATEMENT (BBMP) PROJECT DETAIL: Authority: BBMP Inward_No: PRJ/1798/21-22 Application Type: Suvarna Parvangi Proposal Type: Building Permission Nature of Sanction: NEW

Location: RING-II	
Building Line Specified as per Z.R: NA	
Zone: East	
Ward: Ward-078	
Planning District: 204-Benson Town	
AREA DETAILS:	
AREA OF PLOT (Minimum)	1
NET AREA OF PLOT	
COVERAGE CHECK	
Permissible Coverage area (65.00	%)
Proposed Coverage Area (56.54 %)
Achieved Net coverage area (56.5	4 %
Balance coverage area left (8.47 %	6)
FAR CHECK	
Permissible F.A.R. as per zoning re	egu
Additional F.A.R within Ring I and I	•
Allowable TDR Area (60% of Perm	
Premium FAR for Plot within Impac	tΖ
Total Perm. FAR area (2.25)	
Residential FAR (100.00%)	
Proposed FAR Area	
Achieved Net FAR Area (1.31)	
Balance FAR Area (0.94)	
BUILT UP AREA CHECK	
Proposed BuiltUp Area	
Achieved BuiltUp Area	
Achieved BuiltUp Area	

Approval Date

SOLAR

0.H.T.

TERRACE

	OWNER SIGNAT
NUMBEI Sri. K. NAI	OWNER' NUMBEF Sri. K. NAF PULAKES

ARCHITE /SUPER' Rajashekha layout , San

PROJECT TI PLAN SHOW NO-24, LAZ PID NO.91-3

DRAWING

SHEET NO :

This approval of Building plan/ Modified plan is valid fo date of issue of plan and building licence by the compe

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

	pioni	meu.	
NOC from the Labour Department before commence	ing the	const	trι
not be responsible for any dispute that may arise in	respec	ct of p	ro
he documents submitted in respect of property in qu	estion	is fou	nc
he plan sanctioned stands cancelled automatically a	and leg	al act	io
		N	/1
DF JANARDHAN.		$ \rightarrow $	

vided & maintained nd water at all	46.Also see, building licence for special conditions Special Condition as per Labour Department of G (Hosadaagi Hoodike) Letter No. LD/95/LET/2013
ed in National bearing No. IS sistant to earthquake.	1.Registration of Applicant / Builder / Owner / Contractor and the o construction site with the "Karnataka Building and Board"should be strictly adhered to

	► N
	SCALE - 1:100
E AREA)	
/ERSION NO.: 1.0.3	
/ERSION DATE: 21/01/2021	
Plot Use: Residential Plot SubUse: Bungalow .and Use Zone: Residential (N	Mixed)
Plot/Sub Plot No.: 24 Dity Survey No.: 24	
Khata No. (As per Khata Extra ocality / Street of the property BANGALORE.	act): 24 y: LAZAR ROAD, PULAKESHINAGAR,
	SQ.MT.
A) A-Deductions)	82.92 82.92
	53.90 46.88
(o)	46.88 7.02
lation 2015 (2.25) or amalgamated plot -)	186.57
R) pne (-)	0.00
	186.57 108.39
	108.39 108.39 78.18
	200.49
	200.49
/ GPA HOLDER	S
ÍRE 5 ADDRESS WITH	
& CONTACT NU AYANA SWAMY. NO-24	JMBER :
HINAGAR, BANGALORE	
	Koleya Sorg
jaynagar BCC/BL-	4/1 2nd e main Bhopasandra new
Ē	yeanaaad.
	RESIDENTIAL BUILDING AT SITE NAGAR, WARD NO-78, BANGALORE.
TITLE : 73456911-01-0 :: A (RESI) with GF+2UF	07-202104-45-46\$_\$DRG(25-6-2021) n STILT,
: 1	
or two years from the etent authority.	
EAST	