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Floor Name	Total Built Up	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
	Area (Sq.mt.)	StairCase	Parking	Resi.	(39.111.)		
Terrace Floor	12.69	12.69	0.00	0.00	0.00	00	
Second Floor	113.63	10.56	0.00	103.07	103.07	01	
First Floor	113.63	10.56	0.00	103.07	103.07	01	
Ground Floor	113.63	13.09	0.00	100.54	100.54	02	
Stilt Floor	113.63	9.59	104.04	0.00	0.00	00	
Total:	467.21	56.49	104.04	306.68	306.68	04	
Total Number of Same Blocks :	1						
Total:	467.21	56.49	104.04	306.68	306.68	04	

Total:	-	-		317
Block USE/SUB	USE Detail	S		
Block Name	Block l	Jse	Bloc	k SubUse

Residential

Plotted Resi

development

A (RESI)

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for.

a).Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Plotted Resi development A (RESI) 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 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.Permission shall be obtained from forest department for cutting trees before the commencement

of the work. 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 responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). 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. unit/development plan. 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

to occupy the building. 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

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

22. 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).

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 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the buildina.

25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

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 the Physically Handicapped persons together with the stepped entry. 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide SI. No. 23, 24, 25 & 26 are provided in the building. 28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of 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. 29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and

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 2000 Sqm and above built up area for Commercial building).

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 Cons structures which shall be got approved from the Competent Authority if neces 33. The Owner / Association of high-rise building shall obtain clearance certific Fire and Emergency Department every Two years with due inspection by the condition of Fire Safety Measures installed. The certificate should be produce

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 inspect agencies of the Karnataka Fire and Emergency Department to ensure that th in good and workable condition, and an affidavit to that effect shall be submit

Corporation and Fire Force Department every year. 35. The Owner / Association of high-rise building shall obtain clearance certifi Inspectorate every Two years with due inspection by the Department regardi Electrical installation / Lifts etc., The certificate should be produced to the BB

renewal of the permission issued that once in Two years. 36. The Owner / Association of the high-rise building shall conduct two mock -, one before the onset of summer and another during the summer and assure fire hazards.

37. The Builder / Contractor / Professional responsible for supervision of work materially and structurally deviate the construction from the sanctioned plan, approval of the authority. They shall explain to the owner s about the risk invo of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing (the BBMP.

38. The construction or reconstruction of a building shall be commenced within years from date of issue of licence. Before the expiry of two years, the Owne intimation to BBMP (Sanctioning Authority) of the intention to start work in the Schedule VI. Further, the Owner / Developer shall give intimation on completi footing of walls / columns of the foundation. Otherwise the plan sanction dee 39. In case of Development plan, Parks and Open Spaces area and Surface F earmarked and reserved as per Development Plan issued by the Bangalore 40.All other conditions and conditions mentioned in the work order issued by Development Authority while approving the Development Plan for the project adhered to

41. The Applicant / Owner / Developer shall abide by the collection of solid wa as per solid waste management bye-law 2016. 42. The applicant/owner/developer shall abide by sustainable construction and

management as per solid waste management bye-law 2016. 43. The Applicant / Owners / Developers shall make necessary provision to ch vehicles.

44. The Applicant / Owner / Developer shall plant one tree for a) sites measured Sgm b) minimum of two trees for sites measuring with more than 240 Sgm. c Sq.m of the FAR area as part thereof in case of Apartment / group housing /

45.In case of any false information, misrepresentation of facts, or pending cou sanction is deemed cancelled. 46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of

Applicant / Builder / Owner / Contractor and the construction workers working construction site with the "Karnataka Building and Other Construction workers Board"should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration list of construction workers engaged at the time of issue of Commencement same shall also be submitted to the concerned local Engineer in order to insp and ensure the registration of establishment and workers working at construc 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage in his site or work place who is not registered with the "Karnataka Building ar workers Welfare Board".

Note

1.Accommodation shall be provided for setting up of schools for imparting edu f construction workers in the labour camps / construction sites. 2.List of children of workers shall be furnished by the builder / contractor to th

which is mandatory. 3.Employment of child labour in the construction activities strictly prohibited. 4. Obtaining NOC from the Labour Department before commencing the const

5.BBMP will not be responsible for any dispute that may arise in respect of pro 6.In case if the documents submitted in respect of property in question is four fabricated, the plan sanctioned stands cancelled automatically and legal actio

LOCK NAME	NAME	LENGTH	HEIGHT	NOS		
(RESI)	D2	0.76	2.10	08		
(RESI)	D1	0.90	2.10	12		
(RESI)	D	1.06	2.10	04		
CHEDULE OF JOINERY:						
LOCK NAME	NAME	LENGTH	HEIGHT	NOS		
(RESI)	W3	0.90	1.20	08		

Block		No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
				StairCase	Parking	Resi.		
A (RE	ESI)	1	467.21	56.49	104.04	306.68	306.68	04
Grand	d Total:	1	467.21	56.49	104.04	306.68	306.68	4.00

1.20

1.20

Vehicle Type	
	No.

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.n
Car	3	41.25	4	55.00
Total Car	3	41.25	4	55.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	49.04
Total		55.00		1

Required Parking(Table 7a)

•	5.	/					
Block	Туре	SubUse	Area	Un	nits		Car
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.
A (RESI)	Residential	Plotted Resi development	50 - 225	1	-	1	3
	Total :		-	-	-	-	3

SANCTIONING AUTH	This approval of Bu date of issue of plan	
ASSISTANT / JUNIOR ENGINEER / / /	SSISTANT DIRECTOR	

ea	Carpet Area	No. of Rooms	No. of Tenement
57	46.50	4	n
.21	45.04	4	2
95	90.99	9	2
69	273.53	26	4

Block Structure	Block Land Use Category
Bldg upto 11.5 mt. Ht.	R

ultant for all high rise sary.					SCALE : 1:100
te from Karnataka lepartment regarding working		Notes			
d to the Corporation		LOR INDEX			
ed by empaneled e equipment's installed are	A	LOT BOUNDARY BUTTING ROAD ROPOSED WORK (COVEF	RAGE AREAN		
ed to the cate from the Electrical	E	XISTING (To be retained) XISTING (To be demolished	·		
g working condition of /P and shall get the	AREA STATEMENT ((BBMP)	VERSION NO	D.: 1.0.3 ATE: 21/01/2021	
rials in the building		n./EST/0169/21-22	<u>.</u>		
complete safety in respect of	Authority: BBMP Inward_No: PRJ/1237	/21-22	Plot Use: Res Plot SubUse:	sidential Plotted Resi development	
hall not shall not vithout previous	Application Type: Suv Proposal Type: Buildir	°	Land Use Zo Plot/Sub Plot	ne: Residential (Main)	
ved in contravention rders and Policy Orders of	Nature of Sanction: N	•	City Survey N	lo.: 51/6,	
a period of two (2)	Location: RING-I Building Line Specifie	d as per Z.R: NA		per Khata Extract): 81-18-51/6 et of the property: NO-51/6, 0	
/ Developer shall give form prescribed in	Zone: East		CROSS, ULS	OOR, WARD NO-90, BANG	ALORE, PID NO-81-18-51/6.
on of the foundation or ned cancelled.	Ward: Ward-090 Planning District: 105-	Shivajinagar			
arking area shall be vevelopment Authority.	AREA DETAILS: AREA OF PLOT (M	inimum)	(A)		SQ.MT. 178.22
e Bangalore should be strictly	NET AREA OF PLO	T	(A-Deduction	s)	178.22
te and its segregation		sible Coverage area (75.00	,		133.66
demolition waste	•	ed Coverage Area (63.76 % ed Net coverage area (63.7	,		113.63 113.63
rge electrical	Balance	e coverage area left (11.24	,		20.03
g 180 Sqm up to 240		sible F.A.R. as per zoning re	•	, ,	311.88
One tree for every 240 nulti-dwelling		nal F.A.R within Ring I and ble TDR Area (60% of Perm	· •	nated plot -)	0.00
t cases, the plan	Premiu	m FAR for Plot within Impac	,		0.00
	Reside	erm. FAR area(1.75) ntial FAR (100.00%)			311.88 306.67
ADDENDUM	· ·	ed FAR Area ed Net FAR Area(1.72)			306.67 306.67
-	Balance	e FAR Area (0.03)			5.21
in the Welfare		IECK ed BuiltUp Area ed BuiltUp Area			467.21
f establishment and ertificate. A copy of the ect the establishment ion site or work place. any of the list of a construction worker	Approval Date :				
d Other Construction	OWNER SIGNAT	/ GPA HC URE	DLDER'S	5	
Labour Department action work is a must. perty in question. d to be false or n will be initiated.		ID CROSS, ULS		I PALANI. NO-51/ RD NO-90, BANC Ture	,
nt.)	/SUPER THUNGAI	ECT/ENGINI RVISOR 'S 3 BHADRA.K.S. B0 8861527938	SIGNAT	URE 5/S-1465/2015-16.	
04.04	PLAN SHO NO-51/6, 0		D, 2ND C	RESIDENTIAL BI ROSS, ULSOOR,	JILDING AT SITE WARD NO-90,
Prop. - 4	DRAW	ING TITLE :		Γ, G.F, F.F, S.F, E TION & TERRACE	
	SHEET	- NO : 1			
uilding plan/ Modifi an and building lice	•	•			
		EAST			