

a).Consisting of 'Block - A (B) Wing - A-1 (B) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Small Shop A (B) with Apartment only. The use of the building shall

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. 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.

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 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.

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 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

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 risitors / 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

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 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.

Block :A (E	3)								
Floor Name	rotal Dalit		eductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area	Tnmt (No.)
	(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	Commercial	(Sq.mt.)	
Terrace Floor	30.89	27.29	0.00	3.60	0.00	0.00	0.00	0.00	00
Second Floor	92.22	12.60	3.60	0.00	0.00	76.02	0.00	76.02	01
First Floor	138.18	19.80	3.60	0.00	0.00	114.78	0.00	114.78	01
Ground Floor	138.18	12.60	3.60	0.00	0.00	75.47	46.51	121.98	01
Stilt Floor	117.84	12.60	3.60	0.00	101.64	0.00	0.00	0.00	00
Total:	517.31	84.89	14.40	3.60	101.64	266.27	46.51	312.78	03
Total Number of Same Blocks	1								
Total:	517.31	84.89	14.40	3.60	101.64	266.27	46.51	312.78	03

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	d	0.90	2.10	13
A (B)	D1	1.00	2.10	03
A (B)	MD	1.05	2 10	02

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	0.90	1.20	04
A (B)	W	1.80	1.20	01
A (B)	W	2.00	2.40	03
A (B)	W	2.30	2.60	01
A (B)	W	2.40	2.40	21

31.Sufficient two wheeler parking shall be provided as per require 32. Traffic Management Plan shall be obtained from Traffic Manag structures which shall be got approved from the Competent Author 33. The Owner / Association of high-rise building shall obtain clear Fire and Emergency Department every Two years with due inspe condition of Fire Safety Measures installed. The certificate should 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. 46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : 47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock Crystals NO.184 CHIKKAJALLA Bangalore -562157

.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 hin

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".

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 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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 10/09/2020 vide lp number: BBMP/Ad.Com./RJH/0510/20-21 subject to terms and conditions laid down along with this building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

Block Name		Block Use	Block	Block SubUse	
A (B)		Commercial	Sma	ll Shop	Bldg upto
Required	l Parking(Ta	ıble 7a)			
Block		,	Area	Ur	nits
	l Parking(Ta	ble 7a)	Area (Sq.mt.)	Ur Reqd.	nits Prop.
Block		,		•	
Block Name	Туре	SubUse	(Sq.mt.)	•	

Parking Check (Table 7b)

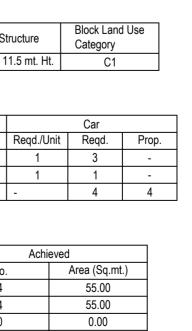
Vehicle Type	Re		
	No.	Area (Sq.mt.)	No.
Car	4	55.00	4
Total Car	4	55.00	4
TwoWheeler	-	27.50	0
Other Parking	-	-	-
Total		82.50	

FAR &T	enement D)etails									
Block	No. of Same Bldg			Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area	Tnmt (No.)
		(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	Commercial	(Sq.mt.)	mint (110.)	
A (B)	1	517.31	84.89	14.40	3.60	101.64	266.27	46.51	312.78	03	
Grand Total:	1	517.31	84.89	14.40	3.60	101.64	266.27	46.51	312.78	3.00	



SCALE : 1:100

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gement Consultant for all high rise
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ection by the department regarding working
d be produced to the Corporation
/ears.



46.64

101.64

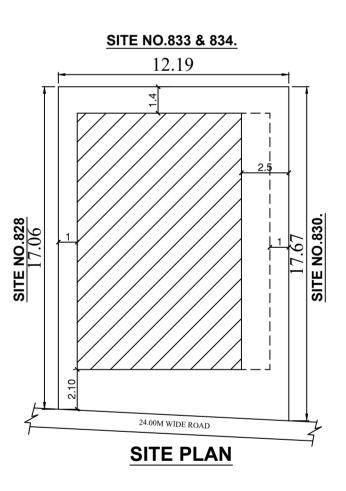
-Z	COLOR INDEX						
	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)						
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13						
		VERSION NO.: 1.0.13 VERSION DATE: 26/06/2020					
PROJECT DETAIL:		VERSION DATE: 20/00/2020					
Authority: BBMP							
Inward_No: BBMP/Ad.Com./RJH/0510/20-	-21	Plot SubUse: Small Shop					
Application Type: General							
Proposal Type: Building Perm	ission						
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 830/177/8					
Location: RING-III		Locality / Street of the property: KATHA NO. LAYOUT,MALLATHAHALLI VILLAGE JNAN					
Building Line Specified as per	Z.R: NA						
Zone: Rajarajeshwarinagar							
Ward: Ward-129							
Planning District: 301-Kengeri							
AREA DETAILS:			SQ.MT.				
AREA OF PLOT (Minimum)		(A)	211.68				
NET AREA OF PLOT		(A-Deductions)	211.68				
COVERAGE CHECK							
Permissible Co			158.76				
Proposed Cove			117.84				
Achieved Net c	•		117.84				
Balance covera	ige area left (19.33 %)	40.92				
FAR CHECK							
	•	ning regulation 2015(1.75)	370.44				
		I and II (for amalgamated plot -)	0.00				
Allowable TDR	``	,	0.00				
		Impact Zone (-)	0.00				
Total Perm. FA	· ·)	370.44				
Residential FAF	· ,		266.26				
Commercial FA	```		46.51				
Proposed FAR			312.77				
Achieved Net F	•	48)	312.77				
Balance FAR A	rea (0.27)		57.67				
BUILT UP AREA CHECK							
Proposed Built	•		517.31				
Achieved Built	Jp Area		517.31				

Color Notes

Approval Date : 09/10/2020 3:12:03 PM

Payment Details

Sr No.	Challan Number		ceipt nber	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8342/CH/20)-21 BBMP/834	2/CH/20-21	948	Online	10792529323	07/29/2020 3:55:07 PM	-
	No.		Head			Amount (INR)	Remark	
	1		S	crutiny Fee		948	-	
UnitBUA Ta	able for Block :	A (B)						
FLOOR	Name	UnitBUA Type	UnitBUA Ar	ea Carpet Are	a No. of Room	s No. of Tenem	lent	
GROUND	gf1	SHOP	46.	51 46.	51	1 2		
FLOOR PLA	N gf2	FLAT	88.	07 88.0)7	5 2		
FIRST FLOC	DR ff	FLAT	134.	58 134.5	58	8 1		
SECOND FLOOR PLA	N sf	FLAT	88.	62 88.6	62	5 1		
Total:	-	-	357.	78 357.	78 1	9 4		



OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER SRI.L.MAHADEVA PRASAD SITE NO.829, KATHA NO.830/177/829,ITI LAYOUT,MALLATHAHALLI VILLAGE JNANABHARATHI, BANGALORE WARD NO 120 Tahach

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE NANDEESH C GOWDA1 NO 14 VENKATESHWARA BUILDING, DVG ROAD, BASAVANAGUDI, Bi . Aug. c B.C.C/B.L-3.6/E-4282/2017

PROJECT TITLE :	
PL	AN SHOWING THE PROPOSED
	DMMERTIAL AND RESIDENTIAL
	VILDING ON SITE NO.829,KATHA
).830/177/829,ITI LAYOUT,MALLATHAHALLI LLAGE
	LLAGE ANABHARATHI,BANGALORE.WARD
).129.
DRAWING TITLE :	203554337-03-09-2020
	12-07-52\$_\$MAHADEV PRASAD ::
	A (B) with STILT, GF+2UF
SHEET NO: 1	

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