

Approval Condition :

This Plan Sanction is issued subject to the feature 1. The sanction is accorded for. a).Consisting of 'Block - A (RESI) Wing - A-

2. The sanction is accorded for Plotted Resi shall not deviate to any other use. 3.Car Parking reserved in the plan should no 4.Development charges towards increasing the

has to be paid to BWSSB and BESCOM if a 5.Necessary ducts for running telephone cat for dumping garbage within the premises sha 6. The applicant shall construct temporary toile demolished after the construction. 7.The applicant shall INSURE all workmen in

/ untoward incidents arising during the time 8. The applicant shall not stock any building The debris shall be removed and transporte 9.The applicant / builder is prohibited from se facility areas, which shall be accessible to a 10. The applicant shall provide a space for loc equipment as per K.E.R.C (Es& D) code leave 11. The applicant shall provide a separate root installation of telecom equipment and also t 25.

12. The applicant shall maintain during constru prevent dust, debris & other materials endan & around the site. 13.Permission shall be obtained from forest

of the work. 14.License and approved plans shall be poste building license and the copies of sanctioned a frame and displayed and they shall be made 15.If any owner / builder contravenes the pro Architect / Engineer / Supervisor will be info the second instance and cancel the registra 16.Technical personnel, applicant or owner a responsibilities specified in Schedule - IV (B 17. The building shall be constructed under t 18.On completion of foundation or footings b of columnar structure before erecting the col 19. Construction or reconstruction of the build from the date of issue of license & within one

to occupy the building. 20. The building should not be occupied without

competent authority. 21.Drinking water supplied by BWSSB shoul building.

22. The applicant shall ensure that the Rain in good repair for storage of water for non p times having a minimum total capacity ment 23.The building shall be designed and constr Building Code and in the "Criteria for earthqu 1893-2002 published by the Bureau of Indian 24. The applicant should provide solar water h building.

25.Facilities for physically handicapped perso bye-laws 2003 shall be ensured. 26.The applicant shall provide at least one of visitors / servants / drivers and security mer the Physically Handicapped persons togeth 27. The Occupancy Certificate will be conside vide SI. No. 23, 24, 25 & 26 are provided in 28. The applicant shall ensure that no inconve construction and that the construction activiti work earlier than 7.00 AM to avoid hindrance

29.Garbage originating from Apartments / Co inorganic waste and should be processed in installed at site for its re-use / disposal (Appl 2000 Sqm and above built up area for Com 30. The structures with basement/s shall be soil stabilization during the course of excava and super structure for the safety of the structure footpaths, and besides ensuring safety of wo

Floor Name	Total Built Up Area (Sq.mt.)	Deduct	ions (Area in S	Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Void	Parking	Resi.		
Terrace Floor	13.77	13.77	0.00	0.00	0.00	0.00	00
Second Floor	69.40	5.28	6.24	0.00	57.88	57.88	01
First Floor	69.40	5.28	6.24	0.00	57.88	57.88	01
Ground Floor	69.40	5.28	6.24	0.00	57.88	57.88	01
Stilt Floor	69.40	5.40	0.00	64.00	0.00	0.00	00
Total:	291.37	35.01	18.72	64.00	173.64	173.64	03
Total Number of Same Blocks :	1						
Total:	291.37	35.01	18.72	64.00	173.64	173.64	03

BLOCK NAME	NAME
A (RESI)	D2
A (RESI)	D1
A (RESI)	D

SCHEDULE OF JOINERY:					
BLOCK NAME	NAME				
A (RESI)	W3				
A (RESI)	W1				
A (RESI)	W				

UnitBUA Table for Block :A (RESI)									
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement			
GROUND FLOOR PLAN	SPLIT 1	FLAT	63.16	51.81	6	1			
TYPICAL - 1, 2 FLOOR PLAN	SPLIT 2,3	FLAT	63.16	51.81	6	2			
Total:	-	-	189.48	155.43	18	3			

	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
e following conditions :	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
A-1 (RESI) Consisting of STILT, GF+2UF'.	condition of Fire Safety Measures installed. The certificate should be produced to the Corporation
si development A (RESI) only. The use of the building	and shall get the renewal of the permission issued once in Two years.
not be converted for any other numbers	34. The Owner / Association of high-rise building shall get the building inspected by empaneled
not be converted for any other purpose. Ing the capacity of water supply, sanitary and power main	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
if any.	Corporation and Fire Force Department every year.
cables, cubicles at ground level for postal services & space shall be provided.	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical
toilets for the use of construction workers and it should be	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
a involved in the construction work excinct any excident	renewal of the permission issued that once in Two years.
n involved in the construction work against any accident	36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building
ne of construction.	, one before the onset of summer and another during the summer and assure complete safety in respect of
g materials / debris on footpath or on roads or on drains.	fire hazards.
rted to near by dumping yard.	37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not
selling the setback area / open spaces and the common	materially and structurally deviate the construction from the sanctioned plan, without previous
o all the tenants and occupants.	approval of the authority. They shall explain to the owner s about the risk involved in contravention
locating the distribution transformers & associated	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of
leaving 3.00 mts. from the building within the premises.	the BBMP.
room preferably 4.50 x 3.65 m in the basement for	38. The construction or reconstruction of a building shall be commenced within a period of two (2)
o to make provisions for telecom services as per Bye-law No.	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
nstruction such barricading as considered necessary to	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
dangering the safety of people / structures etc. in	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.
st department for cutting trees before the commencement	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
osted in a conspicuous place of the licensed premises. The	adhered to
ned plans with specifications shall be mounted on	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation
made available during inspections.	as per solid waste management bye-law 2016.
provisions of Building Bye-laws and rules in force, the	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
nformed by the Authority in the first instance, warned in	management as per solid waste management bye-law 2016.
tration if the same is repeated for the third time.	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical
er as the case may be shall strictly adhere to the duties and	vehicles.
(Bye-law No. 3.6) under sub section IV-8 (e) to (k).	44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240
r the supervision of a registered structural engineer.	Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240
s before erection of walls on the foundation and in the case	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
columns "COMMENCEMENT CERTIFICATE" shall be obtained.	unit/development plan.
uilding should be completed before the expiry of five years	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan
one month after its completion shall apply for permission	sanction is deemed cancelled.
	46.Also see, building licence for special conditions, if any.
ithout 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 :
ould not be used for the construction activity of the	47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock
	Crystals NO.184 CHIKKAJALLA Bangalore -562157
n Water Harvesting Structures are provided & maintained	
n potable purposes or recharge of ground water at all	1.Registration of
entioned in the Bye-law 32(a).	Applicant / Builder / Owner / Contractor and the construction workers working in the
nstructed adopting the norms prescribed in National	construction site with the "Karnataka Building and Other Construction workers Welfare
hquake resistant design of structures" bearing No. IS	Board"should be strictly adhered to
dian Standards making the building resistant to earthquake.	· ·
er heaters as per table 17 of Bye-law No. 29 for the	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
ersons prescribed in schedule XI (Bye laws - 31) of 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.
e common toilet in the ground floor for the use of the	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of
nen and also entrance shall be approached through a ramp for	workers engaged by him.
other with the stepped entry.	4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker
sidered only after ensuring that the provisions of conditions	in his site or work place who is not registered with the "Karnataka Building and Other Construction
in the building.	workers Welfare Board".
nvenience is caused to the neighbors in the vicinity of	
tivities shall stop before 10.00 PM and shall not resume the	Note :
nce during late hours and early morning hours.	
	1.Accommodation shall be provided for setting up of schools for imparting education to the children o
Commercial buildings shall be segregated into organic and	f construction workers in the labour camps / construction sites.
in the Recycling processing unit k.g capacity	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department
pplicable for Residential units of 20 and above and	which is mandatory.
ommercial building).	3. Employment of child labour in the construction activities strictly prohibited.
e designed for structural stability and safety to ensure for	4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
avation for basement/s with safe design for retaining walls	5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
tructure as well as neighboring property, public roads and	6.In case if the documents submitted in respect of property in question is found to be false or
f workman and general public by erecting safe barricades.	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 (PR, NACAR) on date:08 (00 (2020)
	- 1 The design of the property of the pro

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

			Notes LOR IN	IDEX					
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					N NO.: 1.0.13 N DATE: 26/06/2	020			
ird_No:				Plot Use:	Residential				
	Com./RJH/0549/20-			Plot/Sub F	Plot No.: 14/20/1	33			
re of S	anction: NEW		4	Khata No. Locality / S	. (As per Khata E Street of the pro	Extract): 14/20/13 perty: MUTHARA NAGAR, BANGA	YA NAGAR,		
e: Raja	rajeshwarinagar strict: 302-Herohal		- 						
T ARE	AILS: PLOT (Minimum) A OF PLOT GE CHECK			(A) (A-Deduct	tions)			111.42 111.42	
	Permissible Cov Proposed Cove Achieved Net c	rage Ar	ea (62.29 %	%)				83.56 69.40 69.40	
R CHE	Balance covera CK Permissible F.A Additional F.A.F	R. as p	per zoning r	egulation 20				14.16	
	Allowable TDR Premium FAR f Total Perm. FA	Area (6 or Plot v	0% of Pern within Impa	n.FAR)	jamateu piot -)			0.00 0.00 0.00 194.98	
	Proposed FAR Achieved Net F	Area AR Area	a(1.56)					173.64 173.64 173.64 173.64	
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.0//al	Achieved Built		2 <u>∕</u> .∕/5 ⊡™	Л				291.37	
	Details								
No. 1	Challan Number BBMP/9680/CH/2	20-21	Nur	ceipt mber 30/CH/20-21	Amount (INR) 1311	Payment Mod Online	Transaction Number 10884435881	Payment Date 08/12/2020 2:28:17 PM	Remar -
	No.				Head		Amount (INR) 1311	Remark	
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					TULASI BAI'S PROPERTY.	9.14(3 1(PROPOS BUILDIN 1.4 6.50M WID	0'0") D D D D D D D D D D D D D	.12.19 (40'0")	
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			ISTING (10 t ISTING (To t	be demolish	,				
PROJECT	DETAIL:		F		N DATE: 26/06/20	020			
Inward_No BBMP/Ad.	o: Com./RJH/0549/20	-21		Plot Use:	Residential				
•	Type: Building Perm Sanction: NEW	ission			Plot No.: 14/20/1 . (As per Khata E	33 Extract): 14/20/133			
Building Li	ne Specified as per	Z.R: NA				perty: MUTHARAY NAGAR, BANGALC			
Zone: Raja	arajeshwarinagar								
AREA DE	District: 302-Heroha TAILS: F PLOT (Minimum)	li		(A)				111.42	
NET AR	EA OF PLOT AGE CHECK			(A-Deduc	ctions)			111.42	
	Permissible Co Proposed Cove Achieved Net c	rage Are	ea (62.29 %)					83.56 69.40 69.40	
FAR CH	Balance covera ECK	ge area	left (12.71 %	%)				14.16	
	Permissible F./ Additional F.A. Allowable TDR	R within	Ring I and II	(for amalg)15 (1.75) gamated plot -)			194.98 0.00 0.00	
	Premium FAR Total Perm. FA	or Plot w	vithin Impact	,				0.00 0.00 194.98	
	Proposed FAR Achieved Net F		a (1.56)					173.64 173.64 173.64	
BUILT U	Balance FAR A P AREA CHECK	rea (0.1	· ,					21.34	
	Proposed Built							291.37 291.37	
Approval	Date : 09/08/2	020 4:2	24:45 PM						
ayment									
Sr No.	Challan Number	00.04	Rece Numb	ber	Amount (INR)	-	Transaction Number	Payment Date 08/12/2020	Remar
1	BBMP/9680/CH/ No.	20-21	BBMP/9680/		1311 Head Scrutiny Fee	Online	10884435881 Amount (INR) 1311	2:28:17 PM Remark	-
					×	PUTTALINGAMM 9.14(30' 1,0 PROPOSET BUILDING		Ì	
					TULASI BAI'S PROPERTY.	9.14(30)		12.19	
					TULASI BAI'S PROPERTY.	9.14(30) 1,0 PROPOSED BUILDING	0")	12.19 40'0")	
					TULASI BAI'S PROPERTY.	9.14(30) 1,0 PROPOSE BUILDING 1.47 6.50M WIDE	0")	12.19 40'0")	
					TULASI BAI'S PROPERTY.	9.14(30) 1,0 PROPOSE BUILDING 1.47 6.50M WIDE	0")	12.19 40'0")	
				'А Н(TULASI BAI'S PROPERTY.	9.14(30) 1,0 PROPOSED BUILDING 1.47 6.50M WIDE PLAN (S	0")	12.19 40'0")	
	SIGN	ΙΑΤ	ĴRE		DLDER'S	9.14(30) 1,0 PROPOSE BUILDING 1.47 6.50M WIDE PLAN (5)	0")	12.19 40'0")	
	SIGN OWN NUM	IATU IER': IBEF	ÚRE S ADE R & C	DRES Conta	S WITH ACT NU	9.14(30) 1,0 PROPOSE BUILDING BUILDING BUILDING PROPOSE BUILDING BUILD	0")	RATHNABAI'S PROPERTY. 12.19 40'0") 200)	
	SIGN OWN NUM Smt.	IATU IER': IBEF AMBU	ÚRE S AD[R & C J BAI. &	DRES Cont <i>i</i> Sri. HA	S WITH ACT NU ANUMANTH	9.14(30) 1,0 PROPOSED BUILDING 1.47 6.50M WIDE PLAN (5	0") ROAD Scale 1:2 -14/20/133,	RATHNABAI'S PROPERTY. 12.19 40'0") 200)	
	SIGN OWN NUM Smt.	IATU IER': IBEF AMBU	ÚRE S AD[R & C J BAI. &	DRES Cont Sri. Ha Gar, G	S WITH ACT NU ANUMANTH SNANABHA	9.14(30) 1,0 PROPOSED BUILDING 1.47 6.50M WIDE PLAN (D MBER : 1A RAO. NO RATHI, RR	0") ROAD Scale 1: -14/20/133, NAGAR	RATHNABAI'S PROPERTY. 12.19 40'0") 200)	
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	SIGN OWN NUM Smt. / MUT ARC /SU Rajas layou PRO PLAN NO-14	IATU IER': IBEF AMBU HARA HARA HITE PER hekha t, Sar JEC SHO 4/20/1	JRE SADE & & C JBAI. & YANAC ECT/E VISOF ar Naray njaynaga TTITL WING T	DRES CONTA Sri. HA GAR, G CAR, G CAR, G CAR CAR CAR CAR CAR CAR CAR CAR CAR CAR	S WITH ACT NU ANUMANTH SNANABHA SIGNATH SIGNATH SIGNATH Akaraddi #4 /BL-3.6/E-2	9.14(30) 10 PROPOSE BUILDING PROPOSE BUILDING PROPOSE BUILDING PROPOSE BUILDING PROPOSE BUILDING PROPOSE BUILDING PROPOSE BUILDING PROPOSE BUILDING COMMUNICE PLAN (S COMMUNICE	o") ROAD Scale 1: AL BUILDING	AT SITE/	
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SIGNATURE
OWNER'S ADDRE NUMBER & CON Smt. AMBU BAI. & Sri. MUTHARAYA NAGAR
С
ARCHITECT/ENG /SUPERVISOR 'S Rajashekhar Narayana layout , Sanjaynagar Bo
PROJECT TITLE : PLAN SHOWING THE NO-14/20/133, MUTHA NO-129, BANGALORE.
DRAWING TITLE

Ventilating Cover	
	0.48r
Coarse Sand	0.96r
20mm Stone Aggregate	0.96r
	2.40r
B.C.	

40mm Stone Aggregate

Cross Section Of Rain Water

Harvesting Well

the Assistant Director of town planning (RR_NAGAR) on date:08/09/2020

to terms and conditions laid down along with this building plan approval.

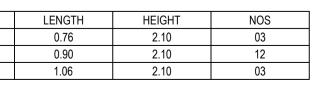
date of issue of plan and building licence by the competent authority.

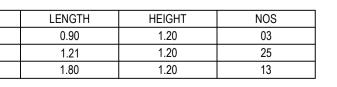
This approval of Building plan/ Modified plan is valid for two years from the

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

vide lp number: BBMP/Ad.Com./RJH/0549/20-21





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.

_subject

This is system generated report and does not require any signature.