

This Plan Sanction is issued subject to the following conditions : 1.The sanction is accorded for. a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of GF+2UF'. 2. The sanction is accorded for Apartment A (A) 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. 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 in the second instance and cancel the registration if the same is repeated for the 16.Technical personnel, applicant or owner as the case may be shall strictly adl responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section 17. The building shall be constructed under the supervision of a registered struc 18.On completion of foundation or footings before erection of walls on the found of columnar structure before erecting the columns "COMMENCEMENT CERTI

Approval Condition :

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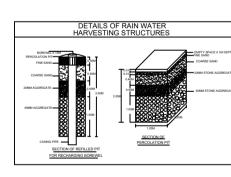
19. Construction or reconstruction of the building should be completed before the from the date of issue of license & within one month after its completion shall a to occupy the building. 20.The building should not be occupied without obtaining "OCCUPANCY CERT competent authority.

21.Drinking water supplied by BWSSB should not be used for the construction building. 22. The applicant shall ensure that the Rain Water Harvesting Structures are pro

in good repair for storage of water for non potable purposes or recharge of gro times having a minimum total capacity mentioned in the Bye-law 32(a). 23. The building shall be designed and constructed adopting the norms prescrib Building Code and in the "Criteria for earthquake resistant design of structures" 1893-2002 published by the Bureau of Indian Standards making the building re-24. The applicant should provide solar water heaters as per table 17 of Bye-law buildina.

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye bye-laws 2003 shall be ensured. 26. The applicant shall provide at least one common toilet in the ground floor for visitors / servants / drivers and security men and also entrance shall be appro the Physically Handicapped persons together with the stepped entry. 27. The Occupancy Certificate will be considered only after ensuring that the pr vide SI. No. 23, 24, 25 & 26 are provided in the building. 28. The applicant shall ensure that no inconvenience is caused to the neighbor construction and that the construction activities shall stop before 10.00 PM and work earlier than 7.00 AM to avoid hindrance during late hours and early morn

29.Garbage originating from Apartments / Commercial buildings shall be segre inorganic waste and should be processed in the Recycling processing unit ---installed at site for its re-use / disposal (Applicable for Residential units of 20 a 2000 Sqm and above built up area for Commercial building). 30. The structures with basement/s shall be designed for structural stability and soil stabilization during the course of excavation for basement/s with safe desig and super structure for the safety of the structure as well as neighboring prope footpaths, and besides ensuring safety of workman and general public by erec



Floor Name	Total Built Up Area (Sq.mt.)		ctions (A	Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	rea (Sq.mt.)		AR Area	
	Area (Sq.mt.)	Stair	StairCase Parking		Resi.	7 (8	(09.111.)		
Terrace Floor	12.69)	12.69	0.00	0.00		0.0	00	
Second Floor	69.40)	10.56	0.00	58.84		58.8	84	
First Floor	69.40)	10.56	0.00	58.84		58.8	84	
Ground Floor	nd Floor 69.40		10.25	36.77	22.38		22.3	38	
Total:	otal: 220.89		44.06	36.77	140.06		140.	06	
Total Number of Same Blocks	1	1							
Total:	220.89		44.06	36.77	140.06	+	140.0	06	
A (A)	NAM D1		LENGTH 0.76		HEIGHT 2.10		07		
A (A) A (A)			0.76		2.10		10		
SCHEDULE C									
BLOCK NAME		NAME		ENGTH	HEIGHT		NOS		
A (A)	W1		1.43		1.20		01		
A (A)	W	1	1.50		1.20		33		
	e for Block :A	A (A)							
FLOOR		UnitBUA	Type	UnitBUA Area	Carpet Area	No	of Rooms	Γ	
	Name 1	UnitBUA FLAT	Туре	UnitBUA Area 32.63	Carpet Area 29.21	No.	of Rooms 3		

FLOOR PLAN

Total:

69.40

69.40

171.43

64.43

64.43

158.07

1

220.89

220.89

36.77

36.77

44.06

44.06

140.06

140.06

03

3.00

140.06

140.06

A (A)

Grand Total:

 $Z \longrightarrow$

	Co	lor Notes					SCALE :	1:100
V		PLOT BOL ABUTTING PROPOSE EXISTING	INDARY ROAD	,				
EA STATEMEN	. ,	·	VERSION N VERSION D	IO.: 1.0.15 DATE: 08/09/2020)			
hority: BBMP ard_No:			Plot Use: Re Plot SubUse		evelopment			
MP/Ad.Com./RJH/0717/20-21 plication Type: Suvarna Parvangi oposal Type: Building Permission ture of Sanction: NEW			Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot/Sub Plot No.: 47 Khata No. (As per Khata Extract): .					
ation: RING-III	ified as per Z.R: N/	Δ	Locality / Str		ty: BLUEJAY ATM	IOSPHERE,		
e: Rajarajeshw rd: Ward-040	varinagar							
nning District: 3 EA DETAILS: REA OF PLOT	(Minimum)		(A)				SQ.MT. 111.42	
	ECK missible Coverage		,	ns)			83.56	
Ach	bosed Coverage Ar ieved Net coverage ance coverage area	e area (62.2	9%)				69.40 69.40 14.16	
	missible F.A.R. as p litional F.A.R within	-	-	, ,			194.98 0.00	
Prer	wable TDR Area (6 mium FAR for Plot v al Perm. FAR area	within Impac	,	· ,			0.00	
Res Prop	idential FAR (100.0 posed FAR Area	00%)				194.98 140.06		
Bala JILT UP AREA		49)					140.06 54.92	
	oosed BuiltUp Area ieved BuiltUp Area						220.89 220.89	
proval Daf	te : 09/23/20	020 5:50):24 PM					
No. BBMF	Challan Number P/12101/CH/20-21	Nu	eceipt imber 101/CH/20-21	Amount (INR) 994	Payment Mode Online	Transaction Number 109954505080	Payment Date 09/07/2020	Remark
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	Color Note	as R INDEX					
	ABUTTI PROPO EXISTIN	OUNDARY NG ROAD SED WORK (CO IG (To be retaine IG (To be demolis	,				
REA STATEMENT		VERSION	,)			
ROJECT DETAIL: uthority: BBMP ward_No:		Plot Use: Re		velopment			
BMP/Ad.Com./RJH pplication Type: Su roposal Type: Build	varna Parvangi		e: Plotted Resi de one: Residential ot No : 47				
ature of Sanction: N ocation: RING-III uilding Line Specifie	NEW	Khata No. (/ Locality / St	As per Khata Exti	ty: BLUEJAY ATM	IOSPHERE,		
one: Rajarajeshwar /ard: Ward-040 lanning District: 302	-						
REA DETAILS: AREA OF PLOT (N	/inimum)	(A)				SQ.MT. 111.42	
	CK ssible Coverage area (75.	,	ons)			83.56	
Achiev	sed Coverage Area (62.29 ved Net coverage area (6 ce coverage area left (12.	2.29 %)				69.40 69.40 14.16	
FAR CHECK Permis	ssible F.A.R. as per zoning	g regulation 2015				194.98	
Allowa Premi	able TDR Area (60% of Pe um FAR for Plot within Imp	rm.FAR)				0.00	
Reside	Perm. FAR area(1.75) ential FAR (100.00%) sed FAR Area			194.98 140.06			
	ved Net FAR Area(1.26) ce FAR Area(0.49) HECK					140.06 54.92	
Propos	sed BuiltUp Area					220.89 220.89	
pproval Date	e : 09/23/2020 5:	50:24 PM					
yment Details							
Sr No.		Receipt Number 12101/CH/20-21	Amount (INR) 994	Payment Mode	Transaction Number 109954505080	Payment Date 09/07/2020	Remar
	No1		Head Scrutiny Fee		Amount (INR) 994	5:23:30 PM Remark -	
			9F:ON ELLIS	9.14M	1,0014	NIE NO:48	
			12.19M	л 	DING	NILE NO:48	
	OWNER / SIGNATUR OWNER'S NUMBER a LALITHA.K.VI MULKATTE, I	E ADDRES & CONT HEMAVATI	OLDER'S	PRO.BUILE 9.0 MTS WIDE RO <u>SITE P</u> SCALE 1 SCALE 1	DING 1.00M 1.47M DAD 2.200	- NIE	
	SIGNATÚR OWNER'S NUMBER LALITHA.K.VI	E ADDRES & CONT HEMAVATI	OLDER'S	PRO.BUILE 9.0 MTS WIDE RO <u>SITE P</u> SCALE 1 SCALE 1	DING 1.00M 1.47M DAD CAN 200	- NIE	
	SIGNATÚR OWNER'S NUMBER LALITHA.K.VI	E ADDRES & CONT HEMAVATH MANDYA T/ENGIN SOR 'S S #307, 2nd	DLDER'S SWITH ACT NU HI COLONY	PRO.BUILE 9.0 MTS WIDE R 9.0 MTS WIDE R SCALE 1 SCALE	DING 1.001 1.47M DAD LAN 200 SALAKOPPA	- NIE	
	SIGNATÚR OWNER'S NUMBER LALITHA.K.VI MULKATTE, I ARCHITEC /SUPERVI SUSHMITHA	E ADDRES & CONT HEMAVATH MANDYA T/ENGIN SOR 'S S #307, 2nd 335/2018-1	DIDER'S SWITH ACT NU HI COLONY VEER SIGNAT d stage,6th 9	PRO.BUILÉ	ALAKOPPA		
	SIGNATÚR OWNER'S NUMBER LALITHA.K.VI MULKATTE, I ARCHITEC /SUPERVI SUSHMITHAS BCC/BL-3.6/43	E ADDRES & CONT HEMAVATH MANDYA T/ENGIN SOR 'S S #307, 2nd 335/2018-1	AL BUILDIN AL BUI	PRO.BUILÉ PRO.BUILÉ 9.0 MTS WIDE R SITE PI SCALE 1 SCALE 1 SCALE 1 OURE block, naga URE block, naga URE block, naga	ALAKOPPA		

SIGNATURE
OWNER'S ADDRE NUMBER & CON LALITHA.K.V HEMAVA MULKATTE, MANDYA
ARCHITECT/ENG /SUPERVISOR 'S SUSHMITHA S #307, 2 BCC/BL-3.6/4335/2018
PROJECT TITLE : PROPOSED RESIDEN BLUEJAY ATMOSPHE
DRAWING TITLE

	as per solid waste management bye-law 2016.
d rules in force, the	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
instance, warned in	management as per solid waste management bye-law 2016.
he third time.	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical
adhere to the duties and	vehicles.
on IV-8 (e) to (k).	44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240
ructural engineer.	Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240
undation and in the case	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
RTIFICATE" shall be obtained.	
	unit/development plan.
the expiry of five years	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan
III apply for permission	sanction is deemed cancelled.
	46.Also see, building licence for special conditions, if any.
ERTIFICATE" 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 :
on 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
provided & maintained	
•	1 Decistration of
ground water at all	1.Registration of
	Applicant / Builder / Owner / Contractor and the construction workers working in the
cribed in National	construction site with the "Karnataka Building and Other Construction workers Welfare
res" bearing No. IS	Board"should be strictly adhered to
g resistant to earthquake.	
aw 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
Bye laws - 31) of Building	same shall also be submitted to the concerned local Engineer in order to inspect the establishment
Sychaws off of Balang	and ensure the registration of establishment and workers working at construction site or work place.
for the use of the	
for the use of the	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of
roached through a ramp for	workers engaged by him.
	4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker
provisions of conditions	in his site or work place who is not registered with the "Karnataka Building and Other Construction
	workers Welfare Board".
ors in the vicinity of	
and shall not resume the	Note :
orning hours.	
	1 Accommodation shall be provided for setting up of schools for imparting education to the children o
pregated into organic and	f construction workers in the labour camps / construction sites.
k.g capacity	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department
0 and above and	which is mandatory.
	3.Employment of child labour in the construction activities strictly prohibited.
nd safety to ensure for	4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
esign for retaining walls	5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
operty, public roads and	6.In case if the documents submitted in respect of property in question is found to be false or
recting safe barricades.	fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
th vi to T da	The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (<u>RR_NAGAR</u>) on date:2 <u>3/09/2020</u> ide lp number: <u>BBMP/Ad.Com./RJH/0717/20-21</u> 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 ate of issue of plan and building licence by the competent authority. <u>ASSISTANT DIRECTOR OF TOWN PLANNING (<u>RR_NAGAR</u>) BHRUHAT BENGALURU MAHANAGARA PALIKE</u>

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.

renewal of the permission issued that once in Two years.

fire hazards.

the BBMP.

adhered to

as per solid waste management bye-law 2016.

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

Fire and Emergency Department every Two years with due inspection by the department regarding working

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

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

condition of Fire Safety Measures installed. The certificate should be produced to the Corporation

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical

Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the

36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building

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

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

earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be

footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

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

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation

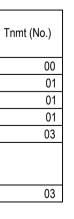
Inspectorate every Two years with due inspection by the Department regarding working condition of

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

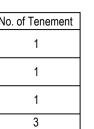
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

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







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