

		Color Notes
	Z	COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)
		EXISTING (To be retained) EXISTING (To be demolished)
Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.	AREA STATEMENT (BBMP) VERSION NO.: 1.0.15 VERSION DATE: 08/09/2020
This Plan Sanction is issued subject to the following conditions :	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.	PROJECT DETAIL: Authority: BBMP Plot Use: Residential
1. The sanction is accorded for.	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	Inward_No: BBMP/Ad.Com./RJH/0727/20-21 Plot SubUse: Plotted Resi development
<ul> <li>a).Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of GF+0UF'.</li> <li>2.The sanction is accorded for Plotted Resi development A (RESIDENTIAL) only. The use of the building shall not deviate to any other use.</li> </ul>	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	Application Type: Suvarna Parvangi         Land Use Zone: Residential (Main)           Proposal Type: Building Permission         Plot/Sub Plot No.: 140
<ul><li>3.Car Parking reserved in the plan should not be converted for any other purpose.</li><li>4.Development charges towards increasing the capacity of water supply, sanitary and power main</li></ul>	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	Nature of Sanction: NEW         Khata No. (As per Khata Extract): 891/882/1652           Location: RING-III         Locality / Street of the property: K.NO.891/882/
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	Corporation and Fire Force Department every year. 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical	Building Line Specified as per Z.R: NA
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	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	Zone: Rajarajeshwarinagar Ward: Ward-129
demolished after the construction. 7.The applicant shall INSURE all workmen involved in the construction work against any accident	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	Planning District: 301-Kengeri
<ul><li>/ untoward incidents arising during the time of construction.</li><li>8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.</li></ul>	, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.	AREA DETAILS: AREA OF PLOT (Minimum) (A)
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	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	NET AREA OF PLOT         (A-Deductions)           COVERAGE CHECK         (A-Deductions)
<ul> <li>facility areas, which shall be accessible to all the tenants and occupants.</li> <li>10.The applicant shall provide a space for locating the distribution transformers &amp; associated equipment as per K.E.R.C (Es&amp; D) code leaving 3.00 mts. from the building within the premises.</li> </ul>	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.	Permissible Coverage area (75.00 %) Proposed Coverage Area (62.29 %)
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.	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	Achieved Net coverage area ( 62.29 % ) Balance coverage area left ( 12.71 % )
25.	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	FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75)
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	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	Additional F.A.R within Ring I and II ( for amalgamated plot - )
& around the site. 13.Permission shall be obtained from forest department for cutting trees before the commencement	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	Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone ( - )
of the work. 14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	Development Authority while approving the Development Plan for the project should be strictly adhered to	Total Perm. FAR area (1.75) Residential FAR (100.00%)
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.	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.	Proposed FAR Area Achieved Net FAR Area ( 0.42 )
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	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.	Balance FAR Area (1.33) BUILT UP AREA CHECK
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).	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.	Proposed BuiltUp Area
<ul> <li>17.The building shall be constructed under the supervision of a registered structural engineer.</li> <li>18.On completion of foundation or footings before erection of walls on the foundation and in the case</li> </ul>	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	Achieved BuiltUp Area
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	unit/development plan. 45. In case of any false information, misrepresentation of facts, or pending court cases, the plan	Approval Date : 09/29/2020 12:36:35 PM
from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.	sanction is deemed cancelled. 46.Also see, building licence for special conditions, if any.	Payment Details
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :	
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.	47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock Crystals NO.184 CHIKKAJALLA Bangalore -562157	Number Payment Dat
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	1.Registration of	312         Online         11060943739         09/06/2020           No.         Head         Amount (INR)         Remark
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	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	1 Scrutiny Fee 312 -
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	2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and	
<ul> <li>building.</li> <li>25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building</li> </ul>	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	DETAILS OF RAIN WATER HARVESTING STRUCTURES
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	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	
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.	workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker	
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.	in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".	
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	Note :	CASHO PPE — <u>SECTION OF</u> <u>SECTION OF REFILLED PIT</u> <u>FOR RECHARGING BOREWEL</u>
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.	1.Accommodation shall be provided for setting up of schools for imparting education to the children o	
LL       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	<ul> <li>f construction workers in the labour camps / construction sites.</li> <li>2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.</li> </ul>	
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	<ul><li>3.Employment of child labour in the construction activities strictly prohibited.</li><li>4.Obtaining NOC from the Labour Department before commencing the construction work is a must.</li></ul>	OWNER / GPA HOLDER'S SIGNATURE
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	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	OWNER'S ADDRESS WITH ID
footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.	fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.	NUMBER & CONTACT NUMBER :
	The plans are approved in accordance with the acceptance for approval by	K.BHAGYALAKSHMI. NO.140, KATHA NO.891/882/1652/
	the Assistant Director of town planning ( <u>RR_NAGAR</u> ) on date: <u>29/09/2020</u> vide lp number: BBMP/Ad.Com./RJH/0727/20-21 subject	MALLATHAHALLI, BANGALORE.
	vide lp number: <u>BBMP/Ad.Com./RJH/0727/20-21</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	K Bhargodor
	date of issue of plan and building licence by the competent authority.	
Block :A (RESIDENTIAL)		ARCHITECT/ENGINEER
Floor Name Total Built Up Deductions (Area in Sq.mt.) Proposed FAR Area (Sq.mt.) Total FAR Area Tnmt (No.)		/SUPERVISOR 'S SIGNATURE
Area (Sq.mt.)         StairCase         Parking         Resi.         (Sq.mt.)         Think (NO.)           Terrace Floor         14.22         14.22         0.00         0.00         0.00         00	ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)	Shobha. N no.06, Geleyara Balaga 1st Stage,
Ground Floor         69.40         7.08         15.40         46.92         46.92         01           Total:         83.62         21.30         15.40         46.92         01	BHRUHAT BENGALURU MAHANAGARA PALIKE	Mahaslakshmipuram./nno.06, G
Total Number of Same Blocks         1         10.40         40.52         40.52         01		, manaolakoniniparani Boorbe ( <u>Shołw</u> ran
Image: Second	PROPERTY NO.117	
	9.14m(30'-0")	PROJECT TITLE : PLAN SHOWING THE PROPOSE
SCHEDULE OF JOINERY:           BLOCK NAME         NAME         LENGTH         HEIGHT         NOS		RESIDENTIAL BUILDING @ NO.1
A (RESIDENTIAL)         D1         0.76         2.10         01           A (RESIDENTIAL)         D         0.90         2.10         02		K.NO.891/ 882/ 1652/140, MALLATHAHALLI,
A (RESIDENTIAL) ED 1.05 2.10 01		BANGALORE, WARD NO.129.
SCHEDULE OF JOINERY:	PROPOSED BUILDING	DRAWING TITLE : 1051218285-25-09-2020
BLOCK NAME         NAME         LENGTH         HEIGHT         NOS           A (RESIDENTIAL)         v         1.20         01	PROPOSED RTX	DRAWING TITLE : 1051218285-25-09-2020 12-11-48\$_\$BHAGYA LAKS
A (RESIDENTIAL) w 1.80 1.20 07		FINAL
UnitBUA Table for Block :A (RESIDENTIAL)		
FLOOR         Name         UnitBUA Type         UnitBUA Area         Carpet Area         No. of Rooms         No. of Tenement           GROUND         GF         FLAT         54.00         48.02         4         1		
FLOOR PLAN         OP         PLAT         54.00         40.02         4         1           Total:         -         -         54.00         48.02         4         1	9.2 M WIDE ROAD	SHEET NO: 1
	SITE PLAN (Scale 1:200)	
	Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party	This is system generated report and d software/hardware/services, etc. We are not liable for any damages which may arise from use, or i

		Color Notes COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)
		EXISTING (To be retained) EXISTING (To be demolished)
Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.	AREA STATEMENT (BBMP) VERSION NO.: 1.0.15 VERSION DATE: 08/09/2020
This Plan Sanction is issued subject to the following conditions :	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.	PROJECT DETAIL:
1. The sanction is accorded for.	33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka	Authority: BBMP Plot Use: Residential
a).Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of GF+0UF'.	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	Initial _ No.         Plot SubUse: Plotted Resi development           BBMP/Ad.Com./RJH/0727/20-21         Plot SubUse: Plotted Resi development           Application Type: Suvarna Parvangi         Land Use Zone: Residential (Main)
<ol><li>The sanction is accorded for Plotted Resi development A (RESIDENTIAL) only. The use of the building shall not deviate to any other use.</li></ol>	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	Proposal Type: Building Permission Plot/Sub Plot No.: 140
<ul><li>3.Car Parking reserved in the plan should not be converted for any other purpose.</li><li>4.Development charges towards increasing the capacity of water supply, sanitary and power main</li></ul>	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	Nature of Sanction: NEW         Khata No. (As per Khata Extract): 891/882/165           Location: RING-III         Locality / Street of the property: K.NO.891/882/
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	Corporation and Fire Force Department every year.	MALLÁTHAHALLI, BANGALÓRE.
for dumping garbage within the premises shall be provided.	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	Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar
<ol><li>The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.</li></ol>	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.	Ward: Ward-129
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.	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	Planning District: 301-Kengeri AREA DETAILS:
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	fire hazards.	AREA OF PLOT (Minimum) (A)
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	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	NET AREA OF PLOT         (A-Deductions)           COVERAGE CHECK         (A-Deductions)
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	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	Permissible Coverage area (75.00 %)
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	the BBMP.	Proposed Coverage Area (62.29 %) Achieved Net coverage area ( 62.29 % )
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.	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	Balance coverage area left ( 12.71 % )
25.	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	FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75)
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	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.	Additional F.A.R within Ring I and II ( for amalgamated plot - )
& around the site.	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.	Allowable TDR Area (60% of Perm.FAR )
<ol> <li>Permission shall be obtained from forest department for cutting trees before the commencement of the work.</li> </ol>	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	Premium FAR for Plot within Impact Zone ( - ) Total Perm. FAR area ( 1.75 )
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the approved plans with appricing shall be mounted approved plans.	adhered to	Residential FAR (100.00% )
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.	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.	Proposed FAR Area Achieved Net FAR Area ( 0.42 )
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	42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.	Balance FAR Area (1.33)
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	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.	BUILT UP AREA CHECK Proposed BuiltUp Area
responsibilities specified in Schedule - IV (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	Achieved BuiltUp Area
<ul><li>17.The building shall be constructed under the supervision of a registered structural engineer.</li><li>18.On completion of foundation or footings before erection of walls on the foundation and in the case</li></ul>	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	
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	unit/development plan. 45.In case of any false information, misrepresentation of facts, or pending court cases, the plan	Approval Date : 09/29/2020 12:36:35 PM
from the date of issue of license & within one month after its completion shall apply for permission	sanction is deemed cancelled.	
to occupy the building. 20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM	Payment Details
competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the	(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	Receipt Payment Da
building. 22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	Crystals NO.184 CHIKKAJALLA Bangalore -562157	Number         100/08/2020           312         Online         11060943739         09/08/2020
in good repair for storage of water for non potable purposes or recharge of ground water at all	1.Registration of	No.         Head         Amount (INR)         Remark
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	Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare	1 Scrutiny Fee 312 -
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.	Board"should be strictly adhered to	
24. The applicant should provide solar water 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	
building. 25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building	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	DETAILS OF RAIN WATER HARVESTING STRUCTURES
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	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	
visitors / servants / drivers and security men and also entrance shall be approached through a ramp for	workers engaged by him.	
<ul> <li>the Physically Handicapped persons together with the stepped entry.</li> <li>27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions</li> </ul>	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	
vide SI. No. 23, 24, 25 & 26 are provided in the building. VALL 28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of	workers Welfare Board".	DASING PIPE PERCOLATION PIT
F construction and that the construction activities shall stop before 10.00 PM and shall not resume the	Note :	SECTION OF REFLIED PIT THE SECTION OF REFLIED PI
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.	1.Accommodation shall be provided for setting up of schools for imparting education to the children o	
LL 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	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	
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).	which is mandatory. 3.Employment of child labour in the construction activities strictly prohibited.	OWNER / GPA HOLDER'S
30. The structures with basement/s shall be designed for structural stability and safety to ensure for	4.Obtaining NOC from the Labour Department before commencing the construction work is a must.	SIGNATÚRE
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	<ul><li>5.BBMP will not be responsible for any dispute that may arise in respect of property in question.</li><li>6.In case if the documents submitted in respect of property in question is found to be false or</li></ul>	OWNER'S ADDRESS WITH ID
footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.	fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.	NUMBER & CONTACT NUMBER :
	The plans are approved in accordance with the acceptance for approval by	K.BHAGYALAKSHMI. NO.140, KATHA NO.891/882/1652/
	the Assistant Director of town planning ( <u>RR_NAGAR</u> ) on date:29/09/2020	MALLATHAHALLI, BANGALORE.
	vide lp number: BBMP/Ad.Com./RJH/0727/20-21 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	K Bharrondor
	date of issue of plan and building licence by the competent authority.	N/2 CV7/
Block :A (RESIDENTIAL)		ARCHITECT/ENGINEER
Floor Name         Total Built Up Area (Sq.mt.)         Deductions (Area in Sq.mt.)         Proposed FAR Area (Sq.mt.)         Total FAR Area (Sq.mt.)         Total FAR Area (Sq.mt.)		/SUPERVISOR 'S SIGNATURE
Area (Sq.mt.) StairCase Parking Resi. (Sq.mt.)	ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)	Shobha. N no.06, Geleyara Balaga 1st Stage,
Terrace Floor         14.22         14.22         0.00         0.00         0.00         00           Ground Floor         69.40         7.08         15.40         46.92         46.92         01		Mahaslakshmipuram./nno.06, G-1 D-1 1-+ Ot- ge
Total:         83.62         21.30         15.40         46.92         46.92         01	BHRUHAT BENGALURU MAHANAGARA PALIKE	, Mahaslakshmipuram. BCC/BL-:
Total Number of       Same Blocks       1		
:         Image: Constraint of the state of the sta	PROPERTY NO.117	
	9.14m(30'-0")	
SCHEDULE OF JOINERY:		PROJECT TITLE : PLAN SHOWING THE PROPOSE RESIDENTIAL BUILDING @ NO.
BLOCK NAME         NAME         LENGTH         HEIGHT         NOS           A (RESIDENTIAL)         D1         0.76         2.10         01		K.NO.891/ 882/ 1652/140,
A (RESIDENTIAL) D 0.90 2.10 02		MALLATHAHALLI,
A (RESIDENTIAL) ED 1.05 2.10 01		BANGALORE, WARD NO.129.
SCHEDULE OF JOINERY:	PROPOSED RTY	
BLOCK NAME NAME LENGTH HEIGHT NOS	BUILDING BUILDING	DRAWING TITLE : 1051218285-25-09-2020
A (RESIDENTIAL)         v         1.20         1.20         01           A (RESIDENTIAL)         w         1.80         1.20         07	12.19m PROPER	12-11-48\$_\$BHAGYA LAK
		FINAL
UnitBUA Table for Block :A (RESIDENTIAL)		
FLOOR         Name         UnitBUA Type         UnitBUA Area         Carpet Area         No. of Rooms         No. of Tenement           GROUND         OF         FLAT         FLA		
FLOOR PLAN GF FLAT 54.00 48.02 4 1	9.2 M WIDE ROAD	SHEET NO: 1
Total: 54.00 48.02 4 1	SITE PLAN (Scale 1:200)	
	5111 1 LAIN (Start 1.200)	
	Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd part	This is system generated report and c ty software/hardware/services, etc. We are not liable for any damages which may arise from use, or

	Z	Color Notes COLOR INDEX PLOT BOUNDARY ABUTTING ROAD
		PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demoliched)
Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.	EXISTING (To be demolished)       AREA STATEMENT (BBMP)       VERSION NO.: 1.0.15
This Plan Sanction is issued subject to the following conditions :	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.	VERSION DATE: 08/09/2020 PROJECT DETAIL:
1. The sanction is accorded for.	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	Authority: BBMP     Plot Use: Residential       Inward_No:     Plot SubUse: Plotted Resi development
<ul> <li>a).Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of GF+0UF'.</li> <li>2.The sanction is accorded for Plotted Resi development A (RESIDENTIAL) only. The use of the</li> </ul>	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.	BBMP/Ad.Com./RJH/0727/20-21     Hot Gubbool Hoted Hotel Gubbool Hote
building shall not deviate to any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose.	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	Proposal Type: Building Permission         Plot/Sub Plot No.: 140           Nature of Sanction: NEW         Khata No. (As per Khata Extract): 891/882/165.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.	in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.	Location: RING-III Locality / Street of the property: K.NO.891/882/ MALLATHAHALLI, BANGALORE.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.	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	Building Line Specified as per Z.R: NA Zone: Rajarajeshwarinagar
<ol><li>The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.</li></ol>	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.	Ward: Ward-129 Planning District: 301-Kengeri
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.	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	AREA DETAILS:
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.	fire hazards. 37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not	AREA OF PLOT (Minimum)     (A)       NET AREA OF PLOT     (A-Deductions)
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.	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	COVERAGE CHECK Permissible Coverage area (75.00 %)
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.	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.	Proposed Coverage Area (62.29 %)
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.	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	Achieved Net coverage area ( 62.29 % ) Balance coverage area left ( 12.71 % )
25.	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	FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75)
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	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	Additional F.A.R within Ring I and II ( for amalgamated plot - ) Allowable TDR Area (60% of Perm.FAR )
& around the site. 13.Permission shall be obtained from forest department for cutting trees before the commencement	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	Premium FAR for Plot within Impact Zone ( - )
of the work. 14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	Development Authority while approving the Development Plan for the project should be strictly adhered to	Total Perm. FAR area (1.75) Residential FAR (100.00%)
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.	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.	Proposed FAR Area Achieved Net FAR Area ( 0.42 )
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	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.	Balance FAR Area (1.33) BUILT UP AREA CHECK
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	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.	Proposed BuiltUp Area
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.	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	Achieved BuiltUp Area
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.	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.	Approval Date : 09/29/2020 12:36:35 PM
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 expure the building	<ul><li>45. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.</li><li>46. Also see, building licence for special conditions, if any.</li></ul>	
to occupy the building. 20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	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 :	Payment Details
competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.	47.Debris or C&D waste generated while constructing the building should be taken to M/S Rock Crystals NO.184 CHIKKAJALLA Bangalore -562157	Receipt Payment Da
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	1.Registration of	312         Online         11060943739         09/08/2020 10:57:35 AN           No.         Head         Amount (INR)         Remark
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	Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare	No.         Head         Amount (INR)         Remark           1         Scrutiny Fee         312         -
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.	Board"should be strictly adhered to	
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.	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	DETAILS OF RAIN WATER
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.	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.	HARVESTING STRUCTURES
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	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.	
M the Physically Handicapped persons together with the stepped entry. 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions	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	
vide SI. No. 23, 24, 25 & 26 are provided in the building. VALL 28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of	workers Welfare Board".	CASING PRE
F 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.	1.Accommodation shall be provided for setting up of schools for imparting education to the children o	
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	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	
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).	which is mandatory. 3.Employment of child labour in the construction activities strictly prohibited.	OWNER / GPA HOLDER'S
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	<ul><li>4.Obtaining NOC from the Labour Department before commencing the construction work is a must.</li><li>5.BBMP will not be responsible for any dispute that may arise in respect of property in question.</li></ul>	SIGNATURE
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.	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.	OWNER'S ADDRESS WITH ID
		NUMBER & CONTACT NUMBER : K.BHAGYALAKSHMI. NO.140, KATHA NO.891/882/1652/
	The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning ( <u>RR_NAGAR</u> ) on date:29/09/2020	MALLATHAHALLI, BANGALORE.
	vide lp number: BBMP/Ad.Com./RJH/0727/20-21 subject	
	to terms and conditions laid down along with this building plan approval.	K Bharrondor
	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.	K Bharghow
Block : A (RESIDENTIAL)		ARCHITECT/ENGINEER
Floor Name     Total Built Up Area (Sq.mt.)     Deductions (Area in Sq.mt.)     Proposed FAR Area (Sq.mt.)     Total FAR Area (Sq.mt.)     Total FAR Area (Sq.mt.)       StairCase     Parking     Resi.     (Sq.mt.)	ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)	/SUPERVISOR 'S SIGNATURE
Terrace Floor         14.22         14.22         0.00         0.00         0.00         00	ASSISTANT DIRECTOR OF TOWIN PLANNING (RR NAGAR)	Shobha. N no.06, Geleyara Balaga 1st Stage, Mahaslakshmipuram./nno.06, G
Ground Floor         69.40         7.08         15.40         46.92         46.92         01           Total:         83.62         21.30         15.40         46.92         46.92         01	BHRUHAT BENGALURU MAHANAGARA PALIKE	, Mahaslakshmipuram. BCC/BL-
Total Number of       Same Blocks       1		
:	PROPERTY NO.117	
SCHEDULE OF JOINERY:	9.14m(30'-0")	PROJECT TITLE : PLAN SHOWING THE PROPOSE
BLOCK NAME NAME LENGTH HEIGHT NOS		RESIDENTIAL BUILDING @ NO.1
A (RESIDENTIAL)         D1         0.76         2.10         01           A (RESIDENTIAL)         D         0.90         2.10         02		K.NO.891/ 882/ 1652/140, MALLATHAHALLI,
A (RESIDENTIAL) ED 1.05 2.10 01		BANGALORE, WARD NO.129.
SCHEDULE OF JOINERY:	PROPOSED BUILDING	
BLOCK NAMENAMELENGTHHEIGHTNOSA (RESIDENTIAL)v1.201.2001	PROPER 12.19m PNICT 12.19m	DRAWING TITLE : 1051218285-25-09-2020 12-11-48\$_\$BHAGYA LAKS
A (RESIDENTIAL) w 1.80 1.20 07		FINAL
UnitBUA Table for Block :A (RESIDENTIAL)		
FLOOR         Name         UnitBUA Type         UnitBUA Area         Carpet Area         No. of Rooms         No. of Tenement           GROUND         GF         FLAT         54.00         48.02         4         1		
GROOND FLOOR PLAN         GF         FLAT         54.00         48.02         4         1           Total:         -         -         54.00         48.02         4         1	9.2 M WIDE ROAD	SHEET NO: 1
	SITE PLAN (Scale 1:200)	
	Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party	This is system generated report and d software/bardware/services, etc. We are not liable for any damages which may arise from use, or i

I InitRI IA Tabl	e for Block ·A	(RESIDENTIAL)
UNILDUA TADI		

UNIDOA TABIE IOI DIOCK .A (REGIDENTIAE)					
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of
GROUND FLOOR PLAN	GF	FLAT	54.00	48.02	
Total:	-	-	54.00	48.02	

SCALE :	1:100
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