

Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)			Total FAR Area	Carpet Area other	
Stair	Case	Lift	Lift Machine	Void	Parking	Res	si. Co	mmercial	(Sq.mt.)	than Tenement	
	23.76	0.00	2.70	0.00	0.00	0.	00	0.00	0.00	0.00	
	0.00	2.70	0.00	17.33	0.00	278.	41	0.00	278.41	278.41	
	0.00	2.70	0.00	17.33	90.37	135.	51	48.45	183.96	135.51	
1	23.76	5.40	2.70	34.66	90.37	413.	92	48.45	462.37	413.92	
	23.76	5.40	2.70	34.66	90.37	413.	92	48.45	462.37	414	
ER)								100	_		
NA			LENGTH		HEIGHT			NOS	_		
D D		_	0.75		2.10			04	_		
M			1.20		2.10		03		-		
ER		I		I							
NA	ME		LENGTH		HEIGHT		NOS				
V			1.20		1.20			02	_		
V 1.50				1.20		03		_			
W 2.00			1.80			41					
ock :	A (AB	BCD)									
	UnitB	UA Type	UnitBUA A	Area C	arpet Area	No.	of Room	s No. of	Tenement		
	OFFI	CE	48	8.45	48.45		2		1		
		-	48	8.45	48.45			2	1		

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for. a).Consisting of 'Block - A (ABCD) Wing - A-1 (ABCD) Consisting of GF+1UF'. 2. The sanction is accorded for Plotted Resi development A (ABCD) with Apartment, Small Shop 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 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 to occupy the building. 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

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

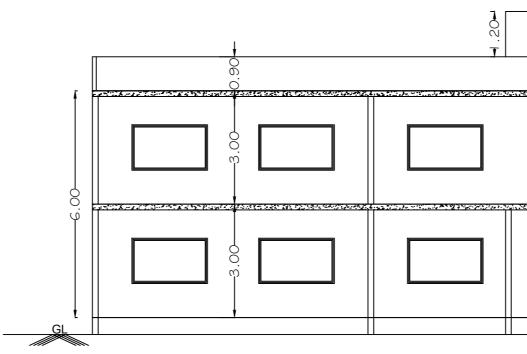
times having a minimum total capacity mentioned in the Bye-law 32(a). 23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian 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 bye-laws 2003 shall be ensured. 26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building. 28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building). 30. The structures with basement/s shall be designed for structural stability and safety to ensure for

soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.



SECTION @ A-A

Block Land Use

Category

Block Structure

Bldg upto 11.5 mt. Ht.



Block SubUse

Plotted Resi development

A (ABCD) Residential

Block Use

Block USE/SUBUSE Details

Block Name

Required Parking(Table 7a)									
	Block	Туре	SubUse	Area (Sq.mt.)	Ur	iits	Car		
	Name	Type			Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
	A (ABCD)	Commercial	Small Shop	> 0	50	48.45	1	1	-
		Total :		-	-	-	-	1	4

Parking Check (Table 7b)

Vehicle Type	l	Reqd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	4	55.00	
Total Car	1	13.75	4	55.00	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	35.37	
Total		27.50		90.37	

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area	C A	
		(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	(Sq.mt.)	th T
A (ABCD)	1	619.26	23.76	5.40	2.70	34.66	90.37	413.92	48.45	462.37	
Grand Total:	1	619.26	23.76	5.40	2.70	34.66	90.37	413.92	48.45	462.37	

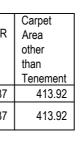
			_	
32.Ti	ufficient two wheeler parking shall be provided as per requirement. raffic Management Plan shall be obtained from Traffic Management Consultant for all high rise		PROJECT DETAIL:	
33.TI	ctures which shall be got approved from the Competent Authority if necessary. he Owner / Association of high-rise building shall obtain clearance certificate from Karnataka and Emergency Department every Two years with due inspection by the department regarding working		Authority: BBMP Inward_No:	F
cond and	dition of Fire Safety Measures installed. The certificate should be produced to the Corporation shall get the renewal of the permission issued once in Two years. he Owner / Association of high-rise building shall get the building inspected by empaneled		BBMP/Ad.Com./YLK/0471/20-21 Application Type: General Proposal Type: Building Permission	
agei in go	ncies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are ood and workable condition, and an affidavit to that effect shall be submitted to the		Nature of Sanction: NEW Location: RING-III	k L
35. T	poration and Fire Force Department every year. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical pectorate every Two years with due inspection by the Department regarding working condition of		Building Line Specified as per Z.R: Zone: Yelahanka	NA
Electrene	ctrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the ewal of the permission issued that once in Two years. he Owner / Association of the high-rise building shall conduct two mock - trials in the building		Ward: Ward-001 Planning District: 307-Yelahanka	
, one fire h	e before the onset of summer and another during the summer and assure complete safety in respect of nazards.		AREA DETAILS: AREA OF PLOT (Minimum)	(
mate	he Builder / Contractor / Professional responsible for supervision of work shall not shall not erially and structurally deviate the construction from the sanctioned plan, without previous roval of the authority. They shall explain to the owner s about the risk involved in contravention		NET AREA OF PLOT COVERAGE CHECK	()
of th the I	ne provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of BBMP.		Permissible Coverage Proposed Coverage Achieved Net covera	Area (60.33 %)
year intim	he construction or reconstruction of a building shall be commenced within a period of two (2) rs from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give nation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in		Balance coverage and FAR CHECK	•
footi	edule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or ing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be		Permissible F.A.R. a Additional F.A.R with	hin Ring I and II
earn 40.A	narked and reserved as per Development Plan issued by the Bangalore Development Authority. Il other conditions and conditions mentioned in the work order issued by the Bangalore elopment Authority while approving the Development Plan for the project should be strictly		Allowable TDR Area Premium FAR for Pl Total Perm. FAR area	ot within Impact
adhe 41.T	ered to he Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation		Residential FAR (89 Commercial FAR (10	.52%)
42.T	per solid waste management bye-law 2016. he applicant/owner/developer shall abide by sustainable construction and demolition waste nagement as per solid waste management bye-law 2016.		Proposed FAR Area Achieved Net FAR A	Area (0.95)
vehi	he Applicant / Owners / Developers shall make necessary provision to charge electrical icles. he Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240		Balance FAR Area (BUILT UP AREA CHECK Proposed BuiltUp Ar	
Sqm Sq.r	n b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling		Achieved BuiltUp Ar	
45.In sand	/development plan. I case of any false information, misrepresentation of facts, or pending court cases, the plan ction is deemed cancelled.		Approval Date : 12/24/2020	11:01:12 AM
Spec	lso see, building licence for special conditions, if any. cial Condition as per Labour Department of Government of Karnataka vide ADDENDUM sadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :		Payment Details	
1.Re	gistration of licant / Builder / Owner / Contractor and the construction workers working in the	OWNER / GPA	HOIDER'	\leq
cons	struction site with the "Karnataka Building and Other Construction workers Welfare rd"should be strictly adhered to	SIGNATURE		\cup
	e Applicant / Builder / Owner / Contractor should submit the Registration of establishment and of construction workers engaged at the time of issue of Commencement Certificate. A copy of the	JIGNATURE		
sam and	he shall also be submitted to the concerned local Engineer in order to inspect the establishment ensure the registration of establishment and workers working at construction site or work place. e Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of	OWNER'S ADDR	ESS WITH	
work 4.At	kers engaged by him. any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker	NUMBER & COI		
	is site or work place who is not registered with the "Karnataka Building and Other Construction kers Welfare Board".	ANUPAMA No.27, SH		
Note	: commodation shall be provided for setting up of schools for imparting education to the children o	$\begin{bmatrix} ANOFAWA NO.27, SH \end{bmatrix}$		
f con 2.Lis	struction workers in the labour camps / construction sites. t of children of workers shall be furnished by the builder / contractor to the Labour Department ch is mandatory.			
3.Em 4.Ob	nployment of child labour in the construction activities strictly prohibited. taining NOC from the Labour Department before commencing the construction work is a must.			
6.ln (MP will not be responsible for any dispute that may arise in respect of property in question. case if the documents submitted in respect of property in question is found to be false or icated, the plan sanctioned stands cancelled automatically and legal action will be initiated.	A.	pang	
	Color Notes			
	COLOR INDEX PLOT BOUNDARY			
	ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)			
	EXISTING (To be retained) EXISTING (To be demolished)	ARCHITECT/ENG		
		/		
Lift Mach		/SUPERVISOR '		
S/c Head		vinod P # 11 3 rd cros	•	out ch
Room	Parapet Wall	BCC/BL-3.6/E-4521/20	019-2020	
			vinod.P	
	0.15m thk		UINOU .	
	Wall			

		PROJECT TITLE :		
		PROPOSED COMMEN		IOST
	GL	SITE NO 27 KATHA N		
		YELAHANKA WARD		
		DRAWING TITLE	E: 6878	0862-
			12-58	3 - 32\$_
			COM	I DWC
		SHEET NO: 1		
	Note: Earlier plan sanction vide L.P No.			
	dated: is deemed cance			
	The modified plans are approved in accord		ance for	
	\parallel moment plans are approved in acc	סימטווטט אונון נווב מטטבטני		

approval by the Joint Commissioner (YELAHANKA) on date: 24/12/2020 subject vide lp number: BBMP/Ad.Com./YLK/0471/20-21 to terms and conditions laid down along with this modified 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.

YELAHANKA



VERSION NO.: 1.0.16			
VERSION DATE: 10/11/2020			
Plot Use: Residetal-Commercial			
Plot SubUse: Plotted Resi development			
Land Use Zone: Residential (Main)		SCALE :	1:100
Plot/Sub Plot No.: 233/582/27/57/27			1.100
Khata No. (As per Khata Extract): 233/58	32/27/57/27		
Locality / Street of the property: SHIVAN			
HOBLI, BANGALORE.	·		
	SQ.MT.		
(A)	487.91		
(A-Deductions)	487.91		
%)	317.14		
) 3 %)	294.36		
5 /8 / 5)	294.36 22.78		
,	22.70		
gulation 2015 (2.25)	1097.80		
(for amalgamated plot -)	0.00		
FAR)	0.00		
t Zone (-)	0.00		
	1097.80		
	413.92		
	48.45		
	462.37		
	462.37		
	635.43		
	619.26		
	619.26		
	010.20	I	
M			

BER:

hikkalasandra b- 61

E L (C-2 USE)BUILDING AT -27 SHIVANAHALLI VILLAGE

2-25-11-2020 _\$3 REVISED ANUPAMA /G 25 11 2020

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