

Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.
This Plan Sanction is issued subject to the following conditions :	32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all hig 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 Karnata
1. The sanction is accorded for.	Fire and Emergency Department every Two years with due inspection by the department rega
a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of GF+1UF'.	condition of Fire Safety Measures installed. The certificate should be produced to the Corpora
2. The sanction is accorded for Plotted Resi development A (A) only. The use of the building shall not deviate to any other use.	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
3.Car Parking reserved in the plan should not be converted for any other purpose.	agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's ins
4.Development charges towards increasing the capacity of water supply, sanitary and power main	in good and workable condition, and an affidavit to that effect shall be submitted to the
has to be paid to BWSSB and BESCOM if any.	Corporation and Fire Force Department every year.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Ele
for dumping garbage within the premises shall be provided.	Inspectorate every Two years with due inspection by the Department regarding working condi
6. The applicant shall construct temporary toilets for the use of construction workers and it should be	Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get
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 build
/ untoward incidents arising during the time of construction.	, one before the onset of summer and another during the summer and assure complete safety
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	fire hazards.
The debris shall be removed and transported to near by dumping yard.	37. The Builder / Contractor / Professional responsible for supervision of work shall not shall no
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common	materially and structurally deviate the construction from the sanctioned plan, without previous
facility areas, which shall be accessible to all the tenants and occupants.	approval of the authority. They shall explain to the owner s about the risk involved in contraver
10. The applicant shall provide a space for locating the distribution transformers & associated	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy
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	the BBMP. 38.The construction or reconstruction of a building shall be commenced within a period of two
installation of telecom equipment and also 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 sha
25.	intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed
	Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation
12. The applicant shall maintain during construction such barricading as considered necessary to	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
prevent dust, debris & other materials endangering the safety of people / structures etc. in	39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall
& 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 Aut 40.All other conditions and conditions mentioned in the work order issued by the Bangalore
of the work.	Development Authority while approving the Development Plan for the project should be strictly
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	adhered to
building license and the copies of sanctioned plans with specifications shall be mounted on	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segreg
a frame and displayed and they shall be made available during inspections.	as per solid waste management bye-law 2016.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	management as per solid waste management bye-law 2016.
the second instance and cancel the registration if the same is repeated for the third time.	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical
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).	vehicles. 44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to
17. The building shall be constructed under 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 ever
18.On completion of foundation or footings 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
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	unit/development plan.
19. Construction or reconstruction of the building 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
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.
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	(1030000g) 10001kg/ Letter No. LD/33/LE 1/2013, dated. 01-04-2013.
building.	1.Registration of
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	Applicant / Builder / Owner / Contractor and the construction workers working in the
in good repair for storage of water for non potable purposes or recharge of ground water at all	construction site with the "Karnataka Building and Other Construction workers Welfare
times having a minimum total capacity mentioned in the Bye-law 32(a).	Board"should be strictly adhered to
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	2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.	list of construction workers engaged at the time of issue of Commencement Certificate. A copy
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the	same shall also be submitted to the concerned local Engineer in order to inspect the establish
building.	and ensure the registration of establishment and workers working at construction site or work
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of
bye-laws 2003 shall be ensured.	workers engaged by him.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the	4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction v
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.	in his site or work place who is not registered with the "Karnataka Building and Other Construct workers Welfare Board".
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions	WOIKERS WEIRIE DORIU .
vide SI. No. 23, 24, 25 & 26 are provided in the building.	Note :
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	1.Accommodation shall be provided for setting up of schools for imparting education to the chil
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.	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 Departr
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and	which is mandatory.
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	3.Employment of child labour in the construction activities strictly prohibited.4.Obtaining NOC from the Labour Department before commencing the construction work is a r
2000 Sqm and above built up area for Commercial building).	5.BBMP will not be responsible for any dispute that may arise in respect of property in question
30. The structures with basement/s shall be designed for structural stability and safety to ensure for	6.In case if the documents submitted in respect of property in question is found to be false or
soil stabilization during the course of excavation for basement/s with safe design for retaining walls	fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	s (Area in	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(34.111.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(34.111.)	Resi.	(34.111.)	
Terrace Floor	12.02	0.00	12.02	12.02	0.00	0.00	0.00	0.00	00
First Floor	69.40	0.00	69.40	9.96	0.00	0.00	59.44	59.44	01
Ground Floor	69.40	30.13	0.00	6.24	33.03	30.13	0.00	30.13	01
Total:	150.82	30.13	81.42	28.22	33.03	30.13	59.44	89.57	02
Total Number of Same Blocks :	1								
Total:	150.82	30.13	81.42	28.22	33.03	30.13	59.44	89.57	02

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.

Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GF	FLAT	Existing	30.13	30.13	3	1
FF	FLAT	Proposed	58.44	58.44	5	1
-	-	-	88.57	88.57	8	2

t D	Details								
g	Total Built Up Area (Sg.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions (Area in Sq.mt.)		Existing FAR Area (Sg.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(34.111.)	(Sq.mt.)	(Sq.mt.) (Sq.mt.)	StairCase	Parking	(04.111.)	Resi.	(04.111.)	
1	150.82	30.13	81.42	28.22	33.03	30.13	59.44	89.57	02
1	150.82	30.13	81.42	28.22	33.03	30.13	59.44	89.57	2.00

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.76	2.10	02
A (A)	D	0.90	2.10	04
A (A)	MD	1.06	2.10	02

SCHEDULE OF JOINERY:						
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS		
A (A)	V	1.20	2.10	02		
A (A)	W1	1.80	2.10	17		

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	2	27.50	
Total Car	1	13.75	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	5.53	
Total		27.50		33.03	

Block USE/SUBL	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

d Darking/Table 7a

Required	Required Parking(Table 7a)									
Block	Туре			Area		Units		Car		
Name	Type SubUse	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (A)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-		
	Total :		-	-	-	-	1	2		

SANCTION

ASSISTANT / JUNIOR ENGINE TOWN PLANNER

	Color Notoo	SCALE : N1:100				
	Color Notes COLOR IND	EX				
	PLOT BOUNDAR ABUTTING ROAD	PLOT BOUNDARY Image: Constraint of the constraint of t				
	EXISTING (To be AREA STATEMENT (BBMP)	demolished)				
ll high rise		VERSION NO.: 1.0.3 VERSION DATE: 21/01/2021				
arnataka	PROJECT DETAIL: Authority: BBMP	Plot Use: Residential				
t regarding working proration	Inward_No: PRJ/5814/20-21 Application Type: Suvarna Parvangi	Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main)				
neled	Proposal Type: Building Permission Nature of Sanction: ADDITION OR	Plot/Sub Plot No.: 33				
it's installed are	EXTENSION Location: RING-III	City Survey No.: - Khata No. (As per Khata Extract): 510/423/33				
e Electrical	Building Line Specified as per Z.R: N					
condition of all get the	Zone: Yelahanka Ward: Ward-009					
building	Planning District: 304-Byatarayanapu					
afety in respect of	AREA DETAILS: AREA OF PLOT (Minimum)	SQ.MT. (A) 111.42				
all not vious	NET AREA OF PLOT COVERAGE CHECK	(A-Deductions) 111.42				
travention Policy Orders of	Permissible Coverage					
f two (2)	Proposed Coverage A Achieved Net coverag					
er shall give cribed in	Balance coverage area	a left (12.71 %) 14.16				
led.	Permissible F.A.R. as	per zoning regulation 2015 (1.75) 194.98 I Ring I and II (for amalgamated plot -) 0.00				
shall be nt Authority.	Allowable TDR Area (6	50% of Perm.FAR) 0.00				
ore strictly	Premium FAR for Plot Total Perm. FAR area	within Impact Zone (-) 0.00 (1.75) 194.98				
segregation	Residential FAR (66.30 Existing Residential FA	S%) 59.44				
waste	Proposed FAR Area	89.57				
cal	Achieved Net FAR Are Balance FAR Area (0.					
n up to 240	BUILT UP AREA CHECK Proposed BuiltUp Area	150.82				
or every 240 ng	Existing BUA Area Achieved BuiltUp Area	30.13 111.55				
e plan						
A copy of the ablishment work place. list of ction worker nstruction						
epartment		OWNER / GPA HOLDER'S				
		SIGNATÚRE				
is a must. estion.		OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :				
e or itiated.		SRI.GRANDHI VEERRAJU. THINDLU VILLAGE,YELAHANKA HOBLI,BANGALORE.				
		theen fatur				
		ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE KIRAN KUMAR DS No:338, Talakavery lavout, Amruthahalli, Bangalore-92, Mob:953865				
	DETAILS OF RAIN WATER HARVESTING STRUCTURES	PROJECT TITLE : PLAN SHOWING THE PROPOSED FIRST FLOOR OVER EX.GROUND FLOOR RESIDENTIAL BUILDING AT SITE NO:33,KATHA NO:510/423/33,THINDLU VILLAGE,YELAHANKA HOBLI,WARD NO:09,BANGALORE.				
SECTION OF		DRAWING TITLE : 1792316084-24-03-202112-52-29\$_\$30X40 EXISTING GRANDHI VEERRAJU :: A (A) with GF+1UF				
		SHEET NO: 1				
		odified plan is valid for two years from the licence by the competent authority.				
ISTANT / JUNIOR ENGINEER / ASSISTANT DIR	ECTOR					
		YELAHANKA				
	I					

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