

ISO_A1_(841.00_x_594.00_MM)

construc work ea 29.Garba inorgani installed 2000 Sc 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.

eductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
StairCase	Parking	Resi.	(54.mt.)		
11.26	0.00	0.00	0.00	00	
9.31	0.00	46.52	46.52	00	
9.31	0.00	46.52	46.52	00	
9.31	0.00	46.52	46.52	01	
9.31	46.52	0.00	0.00	00	
48.50	46.52	139.56	139.56	01	
48.50	46.52	139.56	139.56	01	

BUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
Г	134.81	134.81	3	1
Г	0.00	0.00	4	0
Г	0.00	0.00	4	0
-	134.81	134.81	11	1

uilt Up Sq.mt.)	Deductions (A	.rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
. ,	StairCase	Parking	Resi.		
234.58	48.50	46.52	139.56	139.56	01
234.58	48.50	46.52	139.56	139.56	1.00

Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement. 32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise
This Plan Sanction is issued subject to the following conditions :	structures which shall be got approved from the Competent Authority if necessary.33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka
1. The sanction is accorded for.	Fire and Emergency Department every Two years with due inspection by the department regarding we
a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of STILT, GF+2UF'.	condition of Fire Safety Measures installed. The certificate should be produced to the Corporation
2. The sanction is accorded for Plotted Resi development A (A) only. The use of the building shall not	and shall get the renewal of the permission issued once in Two years.
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 a
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 Electrical
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
demolished after the construction.	renewal of the permission issued that once in Two years.
7. The applicant shall INSURE all workmen involved in the construction work against any accident	36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building
/ untoward incidents arising during the time of construction.	, one before the onset of summer and another during the summer and assure complete safety in respe
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
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 contravention
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 Orders
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 (2)
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 shall give
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
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.
& 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.
13.Permission shall be obtained from forest department for cutting trees before the commencement	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 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.
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 240
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 every 240
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 from the date of issue of license & within one month after its completion shall apply for permission	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
to occupy the building.	46.Also see, building licence for special conditions, if any.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
competent authority.	(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	1 Desistation of
building. 22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	1.Registration of 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	O The Applicant / Duildes / Ourses / Contractor should automit the Devictor tion of establishment and
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.	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
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 establishment
building.	and ensure the registration of establishment and workers working at construction site or work place.
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. 26.The applicant shall provide at least one common toilet in the ground floor for the use of the	workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker
visitors / servants / drivers and security men and also entrance shall be approached through a ramp for	in his site or work place who is not registered with the "Karnataka Building and Other Construction
the Physically Handicapped persons together with the stepped entry.	workers Welfare Board".
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.	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 children o
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 Department
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 must.
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.

SCHEDULE OF JOINERY:							
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS			
A (A)	D1	0.76	2.10	03			
A (A)	D	0.90	2.10	05			

SCHEDULE OF JOINERY:							
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS			
A (A)	V	1.25	2.10	03			
A (A)	W1	1.80	2.10	18			

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No. Area (Sq.mt.)		No.	Area (Sq.mt.)	
Car	1	13.75	1	13.75	
Total Car	1 13.75		1	13.75	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	32.77	
Total		27.50		46.52	

Block USE/SUBUSE 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

Required Parking(Table 7a)

Block	Туре	Subles	Area	Ur	nits		Car		
Name	туре	SubUse	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-	
	Total :		-	-	-	-	1	1	

SANCTIONI

ASSISTANT / JUNIOR ENGINE TOWN PLANNER

fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Spect of AREA DETAILS OF PLOT MARK AREA (15.01%) (AB per Khata Extract): 746/1060/746/402 B Building Line Specified as per Z.R: NA Location: RING-III Ward: Vard-007 Planning District 304-Byatarayanapua AREA DETAILS AREA DETAILS Proposal Type: Building Permission PlofSub Plot No: :4.02 B Nature of Sanction: NEW City Survey No: Location: RING-III Khata No. (As per Khata Extract): 746/1060/746/402 B Building Line Specified as per Z.R: NA Location: Sime City State (16.05 %) Planning District 304-Byatarayanapua AREA DETAILS AREA DETAILS Permissible Coverage area (5.50 %) CovERAGE CHECK Permissible Coverage area (64.32 %) Spect of Permissible Coverage area (64.32 %) AREA DETAILS Additional F.A.R. as per zoning regulation 2015 (1.75) Additional F.A.R. Area (10.60 %) Proposed Coverage area (1.50) Balance coverage area (1.50) Balance AREA AREA (1.51) Built UP AREA CHECK Proposed BAR Area (0.14) BUILT UP AREA CHECK Proposed BAR Area (0.14) BUILT UP AREA CHECK				SCALE : 1:100
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VILLAGE, TALAKAVERI NAGARA, YELAHANKA HOBLI, BANGALORE. SULL MUMAR ARCHI TECT / ENGINEER /SUPER VISOR 'S SIGNATURE KIRAN KUMAR DS No.338, Talakavervi Javout Amnithahalli, Bangalore 92, Moi.95336654099 e-4199/2016-17 PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO.928, KATHA NORTH WILLAGE, TALAKAVERI NAGAR, YELAHANKA HOBLI, WARD NO.708, BARAMARA MORTH WILLAGE, TALAKAVERI NAGAR, YELAHANKA HOBLI, WARD NO.928, KATHA NORTH BRAUKING TITLE : 124642130-12-04-202104-51-355, SHAF KUMAR REDDY 12: A (A) with STILT, GF+2UF SHEET NO : 1 CONING AUTHORITY : 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.	0		SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER	
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE KIRAN KUMAR DS No:338, Talakavery lavoit Amnithaballi, Bangalone-92, Mob:3538654099 e-4199/2016-17 PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO:402B KATHA NO:746/1060/746/402B AMRUTHAHALLI VILLAGE, TALAKAVERI NAGAR YELAHANKA HOBLI,WARD NO:07,BANGALORE. DRAWING TITLE :: 1234642130-12-04-202104-51-355_SHAR KUMAR REDDY 12 :: A (A) with STILT, GF+2UF SHEET NO : 1 CNING AUTHORITY : MARRAY MARKANG OF BUILDING of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.			VILLAGE, TALAKAVERI NAGARA, YELAHANI	KA HOBLI,BANGALORE.
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