



- Approval Condition:
- The sanction is accorded for:
  - The sanction is issued subject to the following conditions:
  - The sanction is accorded for Block - A (RESIDENTIAL BUILDING) Wing - A-1 (RESIDENTIAL BUILDING) Consisting of G.F + 3F.
  - The sanction is accorded for Apartment A (RESIDENTIAL BUILDING) only. The use of the building shall not deviate to any other use.
  - Car Parking reserved in the plan should not be converted for any other purpose.
  - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM as per.
  - The applicant shall INRUIE all workmen involved in the construction work and it should be demarcated after the construction.
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  - The applicant shall not stock building materials / debris on footpath or on roads or on construction site. The debris shall be removed and transported to near by dumping yard.
  - The applicant shall be prohibited from selling the backyard area / open spaces and the common facility areas, which shall be accessible to all the tenancy occupants.
  - The applicant shall provide a space for locating the distribution transformers & associated equipment as per 4.10 (E&I) code leaving 3.00 mts. from the building within the premises.
  - 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 provision for telecom services as per bye-law No. 25.
  - 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.
  - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
  - 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.
  - 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.
  - Technical personnel / Supervisors shall be in the case as per the rules and regulations and the case of non-compliance shall be reported to the Authority.
  - The building shall be constructed under the supervision of a registered structural engineer.
  - On completion of foundation or footing before section of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
  - Construction or reconstruction of the building should be completed before the expiry of three years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
  - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
  - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
  - 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(b).
  - 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. 10 1933-2002 published by the Bureau of Standards making the building resistant to earthquake.
  - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
  - Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws - 31) of Building Bye-laws 2002 shall be ensured.
  - 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 ensure that it is approached through a ramp for the Physically Handicapped persons together with the disabled entry.
  - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S.I. No. 22, 24, 25 & 26 as provided in the building.
  - The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and the construction activities shall stop before 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid nuisance during the night and early morning hours.
  - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the Recycling processing unit - 1 kg capacity installed at site for its reuse / disposal (Applicable to Residential area of 20 and above and 2000 Sqm and above built up area for Commercial building).
  - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of construction for basements 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 workmen and general public by erecting safety barricades.
  - Sufficient two wheeler parking shall be provided as per requirement.
  - Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be approved from the Competent Authority if necessary.
  - 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 the Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
  - The Owner / Association of high-rise building shall get the building inspected by empanelled 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 Corporation and Fire Force Department every year.
  - 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 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.
  - The Owner / Association of the high-rise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
  - The Builder / Contractor / Professional responsible for supervision of work shall not shall materially structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner as 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.
  - The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI Further, the Owner / Developer shall give intimation on completion of the foundation or footing 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 demarcated and reserved as per Development Plan issued by the Bangalore Development Authority.
  - 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 adhered to.
  - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
  - The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
  - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
  - The Applicant / Owner / Developer shall plant one tree for all areas measuring 180 Sqm up to 240 Sqm by minimum of two trees for areas measuring with more than 240 Sqm. (1) One tree for every 240 Sqm of the FAR area as per defined in case of Apartment / group housing / multi-dwelling / redevelopment plan.
  - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
  - Also note, building license for special conditions, if any Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosdadaag hooole) Letter No. LD95/LET/2013, dated 01-04-2013.
  - Registration of 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.
  - 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 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.
  - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by firm.
  - 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 workers Welfare Board".

Color Notes

**COLOR INDEX**

EXISTING (To be retained)	Green
EXISTING (To be retained)	Red
EXISTING (To be demolished)	Blue

AREA STATEMENT (BMP)

PROJECT DETAIL	VERSION NO. 1-03
Authority: BBMP	Plot Use: Residential
Inward No: P/PL/11927/22	Plot Sub Use: Plotted Res. development
Application Type: Layouts Planning	Land Use Zone: Residential (Ran)
Proposed Type: Building Permission	Plot/Sub Plot No: 102/1C
Nature of Sanction: NEW	City Survey No.: 3/1
Location: HOBLI	Locality / Street of the property: ARKAVATHI LAYOUT, 1st BLOCK, JAKKUR VILLAGE, YELAHANKA HOBLI, BANGALORE
Building Line Specified as per Z.R. NA	
Zone: Yelahanka	
Ward: Ward-005	
Planning District: 304-Systemarepeta	
AREA OF FLOT (Minimum)	(A)
NET AREA OF FLOT (A-Obstructions)	292.03
PERMISSIBLE COVERAGE	
Permissible Coverage area (75.00 %)	219.02
Proposed Coverage Area (52.27 %)	152.65
Achieved Net Coverage area (52.27 %)	152.65
Balance coverage area left (22.73 %)	66.37
FAR CHECK	
Permissible FAR as per zoning regulation (175 (1) (7))	511.65
Additional FAR within Ring (and I) for amalgamation (part - )	0.00
Allocable FAR Area (50% of FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (1.75)	511.65
Residential FAR (100.00%)	405.73
Proposed FAR Area	405.73
Achieved Net FAR Area (1.38)	405.73
Balance FAR Area (0.36)	105.32
BUILT UP AREA CHECK	
Proposed Built Up Area	550.48
Achieved Built Up Area	550.48

Approval Date:

Block Use/Subuse Details	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Block up to 11 m. ht.	R

Required Parking (Table 7a)

Block	Name	Type	Sub Use	Area (Sq.Mt)	Units	Prop.	Reqd.	Min.	Reqd.	Prop.
A	RESIDENTIAL BUILDING	Residential	Apartment	50,225	3	-	1	1	-	-
				25,501	375	1	-	2	2	-
									3	3

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Achieved
Car	3	41.25	3
Total Car	3	41.25	3
TwoWheeler	-	13.75	0
Other Parking	-	-	44.74
Total	-	55.00	55.99

FAR & Tenement Details

Block	No. of Same Bldg	Total Bldg Up Area (Sq.Mt)	StarCase	Lift	Lift Machine	Void	Parking	Res.	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tnmt (No)
A	RESIDENTIAL BUILDING	1	550.48	38.46	13.36	3.34	3.60	85.99	405.73	405.73	02
Grand Total	1	550.48	38.46	13.36	3.34	3.60	85.99	405.73	405.73	02	

Block A (RESIDENTIAL BUILDING)

Floor Name	Total Bldg Up Area (Sq.Mt)	StarCase	Lift	Lift Machine	Void	Parking	Res.	Proposed FAR Area (Sq.Mt)	Tnmt (No)
Terrace Floor	10.53	7.19	0.00	3.34	0.00	0.00	0.00	0.00	00
Third Floor	72.01	7.79	3.34	0.00	1.80	0.00	59.08	59.08	00
Second Floor	155.28	7.79	3.34	0.00	1.80	0.00	142.35	142.35	00
First Floor	160.02	7.79	3.34	0.00	0.00	0.00	148.89	148.89	01
Ground Floor	152.64	7.90	3.34	0.00	0.00	85.99	55.41	55.41	01
Total	550.48	38.46	13.36	3.34	3.60	85.99	405.73	405.73	02

SCHEDULE OF JONERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D2	0.75	2.10	12
A (RESIDENTIAL BUILDING)	D1	0.90	2.10	17

SCHEDULE OF JONERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	V	1.20	1.20	09
A (RESIDENTIAL BUILDING)	W	1.40	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.75 X 1.00 X 1 X 1	3.00	3.00
SECOND FLOOR PLAN	0.75 X 1.00 X 1 X 1	3.00	6.00
Total			6.00

UNBILUA Table for Block A (RESIDENTIAL BUILDING)

FLOOR	Name	UNBILUA Type	UNBILUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	G.F	FLAT	95.41	95.41	7	1
FIRST FLOOR PLAN	SPLIT SPLITTED	FLAT	373.70	379.70	10	1
SECOND FLOOR PLAN	SPLIT SPLITTED	FLAT	0.00	0.00	9	0
THIRD FLOOR PLAN	SPLIT SPLITTED	FLAT	0.00	0.00	3	0
Total			429.11	435.11	29	2

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
MANUBALAD S Nirangan Nilays, Basaveshwara Extension, 4th Main Road, Opp Shivamurthy Swamy Park, Siddagangagowth, Tumkur District

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
Ganesh N #42, 8th main, 6th cross, S.R. Nagar, E-408917-18

PROJECT TITLE :  
PROPOSED RESIDENTIAL BUILDING AT SITE  
NO 102/1C, Sy No 3/1, ARKAVATHI LAYOUT, 1st BLOCK, JAKKUR  
VILLAGE, YELAHANKA HOBLI WARD NO 05, BANGALORE.

DRAWING TITLE :  
GROUND, FIRST, SECOND, THIRD, TERRACE FLOOR PLAN, SECTION, ELEVATION & SITE PLAN.

SHEET NO : 1

SANCTIONING AUTHORITY :  
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

YELAHANKA

