

ISO_A1_(841.00_x_594.00_MM)

Approval Condition :	
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This Plan Sanction is issued subject to the following conditions :
 The sanction is accorded for. a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of GF+2UF'. The sanction is accorded for Plotted Resi development A (A) 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.
Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
 The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction. 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. 25.
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.
 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
building. 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 building.
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

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.

as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical
vehicles.
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 unit/development plan.
45. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
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 :
1.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
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 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. 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
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 workers Welfare Board".
Note :
1.Accommodation shall be provided for setting up of schools for imparting education to the children o 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 which is mandatory.
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.

	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	s (Area in Parking	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
_	(Sq.mt.)	(Sq.mt.)	StairCase	Parking		Resi.		
	0.00	15.26	15.26	0.00	0.00	0.00	0.00	00
	0.00	69.40	12.84	0.00	0.00	56.56	56.56	01
	69.40	0.00	12.84	0.00	56.56	0.00	56.56	00
	29.93	0.00	6.84	32.63	29.93	0.00	29.93	01
	99.33	84.66	47.78	32.63	86.49	56.56	143.05	02
	99.33	84.66	47.78	32.63	86.49	56.56	143.05	02

ne	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	FLAT	Existing	85.30	85.30	3	1
	FLAT	Existing	0.00	0.00	4	0
	FLAT	Proposed	55.38	55.38	5	1
	-	-	140.68	140.68	12	2

Fotal Built Jp Area Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions (Area in Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Sq.m.)	(Sq.mt.) (Sq.mt.)	StairCase	Parking	(Sq.mt.)	Resi.	(04.111.)		
223.46	99.33	84.66	47.78	32.63	86.49	56.56	143.05	02
223.46	99.33	84.66	47.78	32.63	86.49	56.56	143.05	2.00

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.76	2.10	02
A (A)	D	0.90	2.10	05
A (A)	D1	0.90	2.10	03
A (A)	D	1.06	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W1	1.20	1.20	06
A (A)	V	1.20	2.10	03
A (A)	W1	1 80	2 10	23

Parking Check (Table 7b)

Vehicle Type	Re	Reqd.		ieved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	5.13
Total	41.25		32.63	

Required Parking(Table 7a)

Block	Туре	Subligg	Area	Un	iits		Car	
Name	туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	2	2

Block USE/SUBUSE Details

Block Name Block Use Block SubUse Block Structure Block Land Category	BIOCK USE/SUBU	JSE Details			
	Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A) Residential Plotted Residevelopment Bldg upto 11.5 mt. Ht. R	A (A)	Residential		Bldg upto 11.5 mt. Ht.	R

					z
			Color Notes		SCALE : 1:100
			COLOR INDEX		
			PLOT BOUNDARY ABUTTING ROAD		
			PROPOSED WORK (
			EXISTING (To be retai EXISTING (To be dem		
		A	REA STATEMENT (BBMP)	VERSION NO.: 1.0.3	
31.Sufficient two wheeler parking shall be provided as per requirer 32.Traffic Management Plan shall be obtained from Traffic Manage		PI	ROJECT DETAIL:	VERSION DATE: 21/01/2021	
structures which shall be got approved from the Competent Author 33. The Owner / Association of high-rise building shall obtain cleara		A	uthority: BBMP	Plot Use: Residential	
Fire and Emergency Department every Two years with due inspect condition of Fire Safety Measures installed. The certificate should	ction by the department regarding working		ward_No: PRJ/4430/21-22 pplication Type: Suvarna Parvangi	Plot SubUse: Plotted Resi developmen Land Use Zone: Residential (Main)	t
and shall get the renewal of the permission issued once in Two ye	ears.	Pi	roposal Type: Building Permission	Plot/Sub Plot No.: 27	
34.The Owner / Association of high-rise building shall get the build agencies of the Karnataka Fire and Emergency Department to en			ature of Sanction: ADDITION OR XTENSION	City Survey No.: -	
in good and workable condition, and an affidavit to that effect shal Corporation and Fire Force Department every year.	I be submitted to the		ocation: RING-III uilding Line Specified as per Z.R: NA	Khata No. (As per Khata Extract): 400/ Locality / Street of the property: AMRU	
35. The Owner / Association of high-rise building shall obtain clear Inspectorate every Two years with due inspection by the Departm				HOBLI,BANGALORE.	
Electrical installation / Lifts etc., The certificate should be produce renewal of the permission issued that once in Two years.			one: Yelahanka /ard: Ward-007		
36. The Owner / Association of the high-rise building shall conduct			anning District: 304-Byatarayanapua REA DETAILS:		SQ.MT.
, one before the onset of summer and another during the summer a fire hazards.			AREA OF PLOT (Minimum)	(A)	111.42
37.The Builder / Contractor / Professional responsible for supervisi materially and structurally deviate the construction from the sancti			NET AREA OF PLOT COVERAGE CHECK	(A-Deductions)	111.42
approval of the authority. They shall explain to the owner s about of the provisions of the Act, Rules, Bye-laws, Zoning Regulations,	the risk involved in contravention		Permissible Coverage area (7		83.56
the BBMP. 38.The construction or reconstruction of a building shall be comme	· ·		Proposed Coverage Area (62 Achieved Net coverage area		69.40 69.40
years from date of issue of licence. Before the expiry of two years	, the Owner / Developer shall give		Balance coverage area left (14.16
intimation to BBMP (Sanctioning Authority) of the intention to start Schedule VI. Further, the Owner / Developer shall give intimation	on completion of the foundation or		FAR CHECK Permissible F.A.R. as per zor	ning regulation 2015 (1.75)	194.98
footing of walls / columns of the foundation. Otherwise the plan sa 39.In case of Development plan, Parks and Open Spaces area and			•	and II (for amalgamated plot -)	0.00
earmarked and reserved as per Development Plan issued by the 40.All other conditions and conditions mentioned in the work order			Allowable TDR Area (60% of Premium FAR for Plot within I	,	0.00
Development Authority while approving the Development Plan for adhered to			Total Perm. FAR area(1.75) Residential FAR (39.54%))	194.98
41. The Applicant / Owner / Developer shall abide by the collection	of solid waste and its segregation		Existing Residential FAR (60.	46%)	56.56 86.49
as per solid waste management bye-law 2016. 42.The applicant/owner/developer shall abide by sustainable cons	truction and demolition waste		Proposed FAR Area Achieved Net FAR Area (1.2	8)	143.05 143.05
management as per solid waste management bye-law 2016. 43.The Applicant / Owners / Developers shall make necessary pro	vision to charge electrical		Balance FAR Area (0.47)		51.93
vehicles. 44.The Applicant / Owner / Developer shall plant one tree for a) sit	es measuring 180 Sgm up to 240		BUILT UP AREA CHECK Proposed BuiltUp Area		223.46
Sqm b) minimum of two trees for sites measuring with more than a Sq.m of the FAR area as part thereof in case of Apartment / group	240 Sqm. c) One tree for every 240		Existing BUA Area		99.33
unit/development plan. 45. In case of any false information, misrepresentation of facts, or p			Achieved BuiltUp Area		183.99
sanction is deemed cancelled.46.Also see, building licence for special conditions, if any.	control court cases, the part	A	proval Date :		
Special Condition as per Labour Department of Government of Ka (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-20		, (p			
 same shall also be submitted to the concerned local Engineer in c and ensure the registration of establishment and workers working 3.The Applicant / Builder / Owner / Contractor shall also inform the workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor s in his site or work place who is not registered with the "Karnataka workers Welfare Board". Note : 1.Accommodation shall be provided for setting up of schools for im f construction workers in the labour camps / construction sites. 2.List of children of workers shall be furnished by the builder / cont 	at construction site or work place. changes if any of the list of hall engage a construction worker Building and Other Construction			OWNER / GPA HOLDER'S	
which is mandatory. 3.Employment of child labour in the construction activities strictly p				SIGNATURE)
4.Obtaining NOC from the Labour Department before commencing 5.BBMP will not be responsible for any dispute that may arise in re	the construction work is a must.			OWNER'S ADDRESS WITH NUMBER & CONTACT NU	
6.In case if the documents submitted in respect of property in ques	stion is found to be false or			1.Sri.SREERAJ KANNANKOTE SAM	PATH. 2.Smt.ROOPA
fabricated, the plan sanctioned stands cancelled automatically and .	a legal action will be initiated.			SREEVATSA. AMRUTHAHALLI VII HOBLI,BANGALORE NORTH TAI	< S G
				Å	-2-
LENGTH HEIGHT NOS					
0.76 2.10 02 0.90 2.10 05				ARCHITECT/ENGINEER	URE
0.90 2.10 03 1.06 2.10 01				KIRAN KUMAR DS No:338, Talakave Bangalore-92,	erv lavout. Amruthahalli,
1.00 2.10 01				Mob:9538654099	l()
				E-4199/2016-17	hour
LENGTH HEIGHT NOS 1.20 1.20 06				PROJECT TITLE :	
1.20 2.10 03 1.20 2.10 03				PLAN SHOWING THE PROPOSED	SECOND FLOOR OVER EX.GROUND
1.80 2.10 23				& FIRST FLOOR RESIDENTIAL BUI NO:400/361/27,AMRUTHAHALLI VIL	
				NO:07,BANGALORE.	
qd. Achieved Area (Sq.mt.) No. Area (Sq.mt.)					7099-03-09-202111-28-33\$_\$2817
27.50 2 27.50					2K W SREERAJ KANNAN :: A (A) with GF+2UF
27.50 2 27.50 13.75 0 0.00					
5.13					
41.25 32.63				SHEET NO: 1	
A	SANCTIONING AU	THORITY :		ed plan is valid for two years from the	
Area Units Car (Sq.mt.) Reqd. Prop. Reqd./Unit Reqd. Pro		1	date of issue of plan and building lice	nce by the competent authority.	
50 - 225 1 - 1 2 -	ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR		<u>À</u> .	
2 2					
					-
Block Land Use	ן			Bruhat Benga Mahanagara P	uru like
Block SubUse Block Structure Category				YELAHANKA	
development Bldg upto 11.5 mt. Ht. R					

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