





Approval Condition :

1. The sanction is accorded for.

demolished after the construction.

& around the site.

of the work.

deviate to any other use.

This Plan Sanction is issued subject to the following conditions

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

The debris shall be removed and transported to near by dumping yard.

facility areas, which shall be accessible to all the tenants and occupants.

a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of GF+2UF'.

3.Car Parking reserved in the plan should not be converted for any other purpose.

2. The sanction is accorded for Plotted Resi development A (A) only. The use of the building shall not

4.Development charges towards increasing the capacity of water supply, sanitary and power main

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

6. The applicant shall construct temporary toilets for the use of construction workers and it should be

7. The applicant shall INSURE all workmen involved in the construction work against any accident

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common

10. The applicant shall provide a space for locating the distribution transformers & associated

11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

12. The applicant shall maintain during construction such barricading as considered necessary to

13. Permission shall be obtained from forest department for cutting trees before the commencement

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

prevent dust, debris & other materials endangering the safety of people / structures etc. in

building license and the copies of sanctioned plans with specifications shall be mounted on

the second instance and cancel the registration if the same is repeated for the third time.

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.

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

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

18.On completion of foundation or footings before erection of walls on the foundation and in the case

a frame and displayed and they shall be made available during inspections.

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

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

Proposed FAR Area (OT mt) Area Deductions (Area in Sq.mt.) Tnmt (No.) (Sq.mt.) - (Sq.mt.) StairCase Lift Lift Machine Void Parking Resi. 0.00 2.25 0.00 2.25 0.00 0.00 0.00 0.00 143.06 6.89 0.00 0.00 9.42 124.50 124.50 2.25 143.07 5.50 2.25 0.00 4.78 0.00 130.54 130.54 139.49 0.00 0.00 30.37 101.37 101.37 5.50 2.25 427.87 17.89 6.75 2.25 14.20 30.37 356.41 356.41 2.25 14.20 30.37 356.41 356.41 427.87 17.89 6.75

	()				
Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
PLIT	FLAT	374.31	374.31	6	1
PLIT	FLAT	0.00	0.00	4	0
PLIT	FLAT	0.00	0.00	5	0
-	-	374.31	374.31	15	1

nt D	t Details									
dg	Total Built Up Area (Sq.mt.)		Deduction	ns (Area in S	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)			
		StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)		
1	427.87	17.89	6.75	2.25	14.20	30.37	356.41	356.41	01	
1	427.87	17.89	6.75	2.25	14.20	30.37	356.41	356.41	1.00	

footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. SCHEDULE OF JOINERY: Parking Check (Table 7b)

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS	Vehicle Type	
MAIN DOOR	MD	1.21	2.43	01		No.
POOJA DOOR	PD	1.82	2.43	01	Car	2
BED DOOR	D	1.00	2.43	05	Total Car	2
UTILITY DOOR	D1	0.88	2.43	01	TwoWheeler	
TOILET DOOR	D2	0.88	2.43	06	Other Parking	
FRENCH DOOR	FW1	2.43	2.43	01	Total	_
FRENCH DOOR	FW2	1.82	2.43	02		
FRENCH DOOR	FW3	1.21	2.43	03	1	

SCHEDULE OF JOINERY:								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
WINDOW 1	W1	2.43	1.82	04				
WINDOW 2	W2	1.52	1.82	05				
WINDOW 3	W3	1.21	1.82	02				
WINDOW 4	W4	0.79	1.82	04				
WINDOW 5	W5	0.91	1.52	03				
WINDOW 6	W6	0.70	1.82	06				
CORNER WINDOW	CW	1.21	1.82	02				
CORNER WINDOW	CW 1	2.43	1.82	02				
KITCHEN WINDOW	KW	0.60	1.52	04				
VENTILATION	W1	1.21	0.60	06				

Required	l Parking(Table 7a)							SANCTIONI
Block	Type	Turne Outblace		Area Uni		its Car			
Name	Туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (A)	(A) Residential Plo		225.001	1		2	2		ASSISTANT / JUNIOR ENGINEE TOWN PLANNER
	Residentia	development	- 375	1	-	2	2	-	
	Total	:	-	-	-	-	2	2	
Block US	E/SUBUS	SE Details							
A (A)		Block Use	Block SubUse		Block Structure		Block Land Use Category		
		Residential	Plottee develo	d Resi opment	Bldg upto 1	1.5 mt. Ht.	R		

To. On completion of foundation of footings before election of wails 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.	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	
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 and
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 of
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 establishmer
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.	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 work

									SCALE : 1:100
						C	Color Notes		
							COLOR INDEX		
						Γ			
							ABUTTING ROAD PROPOSED WORK (C	OVERAGE AREA)	
							EXISTING (To be retain EXISTING (To be demo		
						AREA STATEM	``	VERSION NO.: 1.0.3	
	vo wheeler parking shal agement Plan shall be (requirement. Management Consultant f	or all high rise			A11 -	VERSION DATE: 21/01/2021	
structures whi	ch shall be got approve	d from the Competer	nt Authority if necessary.	-		PROJECT DETA Authority: BBMP		Plot Use: Residential	
			in clearance certificate fror e inspection by the depart			Inward_No: PRJ	/4493/21-22	Plot SubUse: Plotted Resi development	
condition of Fi		talled. The certificate	should be produced to the			,.	e: Suvarna Parvangi Building Permission	Land Use Zone: Residential (Main)	
34.The Owner	/ Association of high-ris	se building shall get t	he building inspected by e			Nature of Sanctio	•	Plot/Sub Plot No.: 195 City Survey No.: -	
			nt to ensure that the equip ect shall be submitted to th			Location: RING-I	III ecified as per Z.R: NA	Khata No. (As per Khata Extract): - PID No. (As per Khata Extract): 560000	05000
	nd Fire Force Departme		in clearance certificate fro	m the Electrical		Zone: Yelahanka		Locality / Street of the property: N T I LA	
Inspectorate e	every Two years with du	ie inspection by the D	Department regarding work	king condition of		Ward: Ward-009)	GANDHI NAGAR, BANGALORE.	
renewal of the	permission issued that	t once in Two years.	produced to the BBMP and	-		Planning District	: 304-Byatarayanapua		
			onduct two mock - trials in ummer and assure comple			AREA DETAILS		(A)	SQ.MT. 222.83
fire hazards.		-	upervision of work shall no			NET AREA OF	PLOT	(A-Deductions)	222.83
materially and	structurally deviate the	construction from th	e sanctioned plan, without	previous		COVERAGE C	CHECK ermissible Coverage area (75 00 %)	167.10
			s about the risk involved in Ilations, Standing Orders a				roposed Coverage Area (62		167.12 139.49
the BBMP.			commenced within a perio	·			chieved Net coverage area alance coverage area left (· · · ·	139.49
years from dat	te of issue of licence. B	efore the expiry of tw	o years, the Owner / Deve	eloper shall give		FAR CHECK		,	27.63
Schedule VI. F	Further, the Owner / De	veloper shall give int	to start work in the form p imation on completion of th	ne foundation or				ning regulation 2015 (1.75) I and II (for amalgamated plot -)	389.96
39.In case of D	Development plan, Park	s and Open Spaces a	plan sanction deemed can area and Surface Parking	area shall be		Al	llowable TDR Area (60% of	f Perm.FAR)	0.00
earmarked an	d reserved as per Deve	lopment Plan issued	by the Bangalore Develop rk order issued by the Ban	oment Authority.			remium FAR for Plot within otal Perm. FAR area (1.75		0.00 389.96
Development			Plan for the project should	0		Re	esidential FAR (100.00%)	1	389.96
			llection of solid waste and	its segregation			roposed FAR Area chieved Net FAR Area (1.6	60)	356.41
	aste management bye- int/owner/developer sha		le construction and demol	ition waste		Ва	alance FAR Area (0.15)		<u>356.41</u> 33.55
management	as per solid waste man	agement bye-law 201				BUILT UP ARE			107.07
vehicles.							roposed BuiltUp Area chieved BuiltUp Area		427.87
			for a) sites measuring 180 re than 240 Sqm. c) One tr						
Sq.m of the F/ unit/developm		in case of Apartmen	t / group housing / multi-dv	welling		Approval Date	9:		
2.The Applican list of construct same shall als and ensure the 3.The Applican workers engag 4.At any point of in his site or w workers Welfa Note : 1.Accommodat	ction workers engaged a so be submitted to the c e registration of establis t / Builder / Owner / Co ged by him. of time No Applicant / B vork place who is not re are Board".	at the time of issue of concerned local Engir shment and workers w intractor shall also inf Builder / Owner / Conf gistered with the "Kar or setting up of schoo	hit the Registration of estat of Commencement Certificative rin order to inspect the working at construction site form the changes if any of tractor shall engage a construction shall engage a construction rnataka Building and Other ls for imparting education to tes.	ate. A copy of the establishment e or work place. the list of struction worker r Construction					
	en of workers shall be fu		er / contractor to the Labou	ur Department				OWNER / GPA HOLDER'S	
3.Employment	of child labour in the co							SIGNATURE OWNER'S ADDRESS WITH ID	
5.BBMP will no	ot be responsible for any	y dispute that may ar	mencing the construction v ise in respect of property in	n question.				NUMBER & CONTACT NUME	
			in question is found to be cally and legal action will b					SRI.BALAKRISHNA NAIK N T I LAYOUT GANDHI NAGAR,BANGALORE.	,2ND PHASE,RAJEEV
•			, ,						
								Ba	Juhn stave
LENGTH	HEIGHT	NOS	Parking Check (l able / b)	4	Achie	aved	V	~
1.21 1.82	2.43 2.43	01		No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	ARCHITECT/ENGINEER	
1.02	2.43	01	Car Total Car	2 2	27.50 27.50	2	27.50 27.50	/SUPERVISOR 'S SIGNATUR	E
0.88 0.88	2.43 2.43	01 06	TwoWheeler	-	13.75	0	0.00	KIRAN KUMAR DS No:338, Talakaverv la Bangalore-92,	avout. Amruthahalli,
2.43	2.43	08	Other Parking Total	-	- 41.25 30.3	-	2.87	Mob:9538654099	.()
1.82 1.21	2.43 2.43	02 03			11.20 00.0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		E-4199/2016-17	sum
1.21	2.43	05]						
	HEIGHT	NOS	-		DETAILS OF RA HARVESTING STI	AIN WATER RUCTURES		PROJECT TITLE : PLAN SHOWING THE PROPOSED RES	
LENGTH 2.43	1.82	04				EMPTY SPACE & HA COPTA EMPTY SPACE & HA COPTA EMPTY SPACE & AND COPTA COMMON STORE ADDRECATE		NO:195, RAJEEV GANDHI NAGAR, NTI L HOBLI, WARD NO:09, BANGLORE.	AYOUT,2ND PHASE,YELAHANKA
1.52 1.21	1.82	05 02	-		2004 AddressAte			, <u></u>	
0.79	1.82 1.82	04						DRAWING TITLE : 20777380	86-04-09-202106-31-38\$ \$40X60
0.91 0.70	1.52 1.82	03 06	-		EOR RECHARGING BOREWEL			1K BALAK	(RISHNA NAIK :: A (A)
1.21	1.82	06	-					with GF+2	PUF
2.43 0.60	1.82 1.52	02 04	-						
0.60 1.21	1.52 0.60	04 06						SHEET NO: 1	
									
Ur	nits	Car		SANCTIONING	AUTHORITY :		•	d plan is valid for two years from the lice by the competent authority.	
.) Reqd.	Prop. Reqd./U		Prop.	ASSISTANT / JUNIOR ENGINEER /	ASSISTANT DIRECTOR	1	Ŭ,		
1	- 2	2	-	TOWN PLANNER		-		À	
-		2	2						
			_						
ck SubUse	Block Structure	Block Land Use Category						Bruhat Bengaluru Mahanagara Palike I	
tted Resi	Bldg upto 11.5 mt. Ht.	R	1					YELAHANKA	
velopment	-	1							
				1	1	1		This is system generated report	t and does not require any signature

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.