

ISO\_A1\_(841.00\_x\_594.00\_MM)

# Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for. a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of STILT, GF+2UF'. 2. 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. 5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space 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 demolished after the construction. 7. 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.

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.

13.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 buildina 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 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.

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al Built Up a (Sq.mt.)	Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
a (0q.m.)	StairCase	Parking	Resi.	(04.111.)		
12.02	12.02	0.00	0.00	0.00	00	
78.32	7.08	0.00	71.24	71.24	00	
78.32	7.08	0.00	71.24	71.24	00	
78.32	7.08	0.00	71.24	71.24	01	
78.32	9.96	68.36	0.00	0.00	00	
325.30	43.22	68.36	213.72	213.72	01	
1						

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lame	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement				
IT	FLAT	234.97	234.97	4	1				
IT	FLAT	0.00	0.00	6	0				
IT	FLAT	0.00	0.00	6	0				
-	-	234.97	234.97	16	1				

Details										
f Same	Total Built Up Area (Sq.mt.)	Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)				
		StairCase	Parking	Resi.						
1	325.30	43.22	68.36	213.72	213.72	01				
1	325.30	43.22	68.36	213.72	213.72	1.00				

SCHEDULE OF JOINERY: BLOCK NAME NAME LENGTH HEIGHT NOS A (A) 0.76 2.10 05 A (A) 0.90 2.10 08

SCHEDULE OF JOINERY:								
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A (A)	V	1.20	2.10	05				
A (A) W1 1.80 2.10 26								

### Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Ach	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	-	-	-	40.86			
Total		41.25		68.36			

## Required Parking(Table 7a)

•	• ·	,						
Block	Туре	SubUse	Area	Ur	nits		Car	
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Plotted Resi	225.001	1	_	2	2	-
	Residential	development	- 375	1		2	2	
	Total :		-	-	-	-	2	2

### Plack LISE/SUPPLISE Datails

RIOCK OSE/SOBC	JSE Detalls			
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

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
agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed a
in good and workable condition, and an affidavit to that effect shall be submitted to the
Corporation and Fire Force Department every year.
35. 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.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building
, one before the onset of summer and another during the summer and assure complete safety in respe
fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not
materially and structurally deviate the construction from the sanctioned plan, without previous
approval of the authority. They shall explain to the owner s about the risk involved in contravention
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders
the BBMP.
38. The construction or reconstruction of a building shall be commenced within a period of two (2)
years from date of issue of licence. 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.
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.
40.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
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation
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

### .Registration of

SANCTION	

					SCALE : 1:100
			Color Notes		
			COLOR INDE>	<	
			PLOT BOUNDARY		
			ABUTTING ROAD PROPOSED WORK		
			EXISTING (To be retained		
			EXISTING (To be der		
31.Sufficient two wheeler parking shall be provided as per requirement.			AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3	
32.Traffic Management Plan shall be obtained from Traffic Management Consultant f	or all high rise		PROJECT DETAIL:	VERSION DATE: 21/01/2021	
structures which shall be got approved from the Competent Authority if necessary.	-		Authority: BBMP	Plot Use: Residential	
33.The Owner / Association of high-rise building shall obtain clearance certificate fror Fire and Emergency Department every Two years with due inspection by the depart			nward_No: PRJ/4535/21-22	Plot SubUse: Plotted Resi develop	ment
condition of Fire Safety Measures installed. The certificate should be produced to the			Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
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 e	mpaneled		Proposal Type: Building Permission Nature of Sanction: NEW	Plot/Sub Plot No.: 650 City Survey No.: -	
agencies of the Karnataka Fire and Emergency Department to ensure that the equip	ment's installed are			Khata No. (As per Khata Extract): 8	851/851/1730/650
in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.	1e		Building Line Specified as per Z.R: NA	Locality / Street of the property: 4T	
35. The Owner / Association of high-rise building shall obtain clearance certificate fro			Zone: Yelahanka	A SECTOR, YELAHANKA NEW TO	JWN,BANGALORE.
Inspectorate every Two years with due inspection by the Department regarding work Electrical installation / Lifts etc., The certificate should be produced to the BBMP and			Ward: Ward-004		
renewal of the permission issued that once in Two years.	-		Planning District: 307-Yelahanka		
36.The Owner / Association of the high-rise building shall conduct two mock - trials in , one before the onset of summer and another during the summer and assure comple			AREA DETAILS: AREA OF PLOT (Minimum)		SQ.MT.
fire hazards.			NET AREA OF PLOT (Minimum)	(A) (A-Deductions)	135.42 135.42
37.The Builder / Contractor / Professional responsible for supervision of work shall no materially and structurally deviate the construction from the sanctioned plan, without			COVERAGE CHECK		
approval of the authority. They shall explain to the owner s about the risk involved in	contravention		Permissible Coverage are		101.57
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders a the BBMP.	ind Policy Orders of		Proposed Coverage Area Achieved Net coverage ar	, ,	78.32
38. The construction or reconstruction of a building shall be commenced within a period			Balance coverage area let	· · · · ·	23.25
years from date of issue of licence. Before the expiry of two years, the Owner / Deve intimation to BBMP (Sanctioning Authority) of the intention to start work in the form p			FAR CHECK		
Schedule VI. Further, the Owner / Developer shall give intimation on completion of the	ne foundation or			zoning regulation 2015 ( 1.75 ) ng I and II ( for amalgamated plot - )	236.99
footing of walls / columns of the foundation. Otherwise the plan sanction deemed car 39.In case of Development plan, Parks and Open Spaces area and Surface Parking a			Allowable TDR Area (60%	<b>o</b> ( <b>o</b> 1 <i>)</i>	0.00
earmarked and reserved as per Development Plan issued by the Bangalore Develop	ment Authority.		Premium FAR for Plot with	nin Impact Zone ( - )	0.00
40.All other conditions and conditions mentioned in the work order issued by the Ban Development Authority while approving the Development Plan for the project should			Total Perm. FAR area (1.	,	236.99
adhered to			Residential FAR (100.00% Proposed FAR Area	0 ]	213.73 213.73
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and as per solid waste management bye-law 2016.	its segregation		Achieved Net FAR Area (	1.58)	213.73
42. The applicant/owner/developer shall abide by sustainable construction and demol	ition waste		Balance FAR Area ( 0.17	,	23.26
management as per solid waste management bye-law 2016. 43.The Applicant / Owners / Developers shall make necessary provision to charge ele	ectrical		BUILT UP AREA CHECK Proposed BuiltUp Area		
vehicles.			Achieved BuiltUp Area		325.30 325.30
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tr					020.00
Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dv					
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 ADDE (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :	INDUM				
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfa Board"should be strictly adhered to	re				
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establist of construction workers engaged at the time of issue of Commencement Certifical same shall also be submitted to the concerned local Engineer in order to inspect the and ensure the registration of establishment and workers working at construction site 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of	te. A copy of the establishment e or work place.				RAIN WATER STRUCTURES
workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a cons in his site or work place who is not registered with the "Karnataka Building and Other workers Welfare Board".	struction worker				
Note :					
1.Accommodation shall be provided for setting up of schools for imparting education to a setting up of schools for imparting education to a setting the labour setting up of schools for imparting education to a setting the setting of the setting up of schools for imparting education to a setting ed	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 Labou	ır Department			OWNER / GPA HOLDER'S	S
which is mandatory.				SIGNATURE	-
3.Employment of child labour in the construction activities strictly prohibited. 4.Obtaining NOC from the Labour Department before commencing the construction v	vork is a must.			OWNER'S ADDRESS WITH	ID
5.BBMP will not be responsible for any dispute that may arise in respect of property i	n question.			NUMBER & CONTACT NU	
6.In case if the documents submitted in respect of property in question is found to be fabricated, the plan sanctioned stands cancelled automatically and legal action will b			NI	1.Mr.RAMESH.Y.B. 2.Mrs.RAJESHV PARAMESHWARI NILAYA.DOWI'	VARI RAMESH. 34 SRI DURGA
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76 2.10 05	SI	TE NO: 649		ARCHITECT/ENGINEER	
.90 2.10 08				/SUPERVISOR 'S SIGNAT	
		12.43	1.94	KIRAN KUMAR DS No:338, Talakav	verv lavout. Amruthahalli,
		1.00		Bangalore-92, Mob:9538654099	
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2.10         05           .80         2.10         26	.    ¥/////		ROAD		
	623.	[]]]]]]]]		PROJECT TITLE :	
		PRO. BLDG	1.50	PLAN SHOWING THE PROPOSED	
Achieved	9.90 9.90	[[]]]]]]]	8.00M	NO:650,KATHA NO:851/851/1730/6	50,4TH 'A' MAIN,7TH 'A' NEW TOWN,WARD NO:04,BANGLORE.
(Sq.mt.) No. Area (Sq.mt.) 7.50 2 27.50	SITE NO:	///////		UNUSO, A SEULUK TELAHANKA	
2         27.50           2         27.50	וו א <u>ו</u> וו א	///////////////////////////////////////			
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<u> 40.86</u> 41.25 68.36	<u>↓</u>	1.48 <u> </u>		1K :: / GF+2	A (A) with STILT, 2UF
00.00	8	.00M WIDE ROAD	·		- •
		SITE PL	ΔΝ		
				SHEET NO : 1	
Units Car					
Reqd. Prop. Reqd./Unit Reqd. Prop.	SANCTIONING AUTHO	RITY :		fied plan is valid for two years from the	
1 - 2 2 -			date of issue of plan and building lic		
2 2	ASSISTANT / JUNIOR ENGINEER / ASSIS TOWN PLANNER / ASSIS	STANT DIRECTOR			
SubUse Block Structure Block Land Use					[
				Bruhat Benga Mahanagara P	
ppment Bldg upto 11.5 mt. Ht. R				YELAHANKA	
				TELAHANKA	
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