

SO_A1_(841.00_x_594.00_MM)

	Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.
	This Plan Sanction is issued subject to the following conditions :	32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
	1.The sanction is accorded for.	33.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 v
	a).Consisting of 'Block - A (1) Wing - A-1 (1) 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 (1) 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.	34. The Owner / Association of high-rise building shall get the building inspected by empaneled
	3.Car Parking reserved in the plan should not be converted for any other purpose.	agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed
	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 resp
•	8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	fire hazards.
7	The debris shall be removed and transported to near by dumping yard.	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 Order
	equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	the BBMP.
É	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.	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
3.94m	25.	intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in
~ ?	20.	Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or
X	12. The applicant shall maintain during construction such barricading as considered necessary to	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
F	prevent dust, debris & other materials endangering the safety of people / structures etc. in	39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be
	& around the site.	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	vehicles.
	responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	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	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. 46.Also see, building licence for special conditions, if any.
	to occupy the building. 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. 24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the	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
	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 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	1 Assembled an shall be provided for eather up of eachersts for importance to the 191
	construction and that the construction activities shall stop before 10.00 PM and shall not resume the	 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.
	work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department
		2. List of Gillioten 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 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.

Block :A (1)

Floor Name	Total Built Up	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
	Area (Sq.mt.)	StairCase Parking		Resi.	(Sq.mt.)		
Terrace Floor	9.51	9.51	0.00	0.00	0.00	00	
Second Floor	46.06	7.67	0.00	38.39	38.39	00	
First Floor	46.06	7.67	0.00	38.39	38.39	00	
Ground Floor	46.06	7.67	0.00	38.39	38.39	01	
Stilt Floor	37.88	7.67	30.21	0.00	0.00	00	
Total:	185.57	40.19	30.21	115.17	115.17	01	
Total Number of Same Blocks :	1						
Total:	185.57	40.19	30.21	115.17	115.17	01	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	D2	0.75	2.10	03
A (1)	D1	0.90	2.10	04
A (1)	D	0.90	2.10	02
A (1)	D	1.07	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	V	1.00	1.00	03
A (1)	W1	1.20	1.80	12

UnitBUA Table for Block :A (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	138.19	102.01	4	1
TYPICAL - FIRST& SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	4	0
Total:	-	-	138.19	102.01	12	1

A (1)		Residential	Plotte	d Resi opment
Required	Parking(T	able 7a)		
Block Name	Туре	SubUse	Area (Sq.mt.)	Read

ame	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	000000	(Sq.mt.)	Reqd.
(1)	Residential	Plotted Resi development	50 - 225	1
	Total ·		-	-

Parking Check (Table 7b)

Vehicle Type	Reqd.			
	No.	Area (Sq.mt.)		
Car	1	13.75		
Total Car	1	13.75		
TwoWheeler	-	13.75		
Other Parking	-	-		
Total		27.50		

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area i		
			StairCase	F	
A (1)	1	185.57	40.19		
Grand Total:	1	185.57	40.19		

 31.Sufficient two wheeler parkir 32.Traffic Management Plan sh structures which shall be got a 33.The Owner / Association of I Fire and Emergency Departmet condition of Fire Safety Measu and shall get the renewal of the 34.The Owner / Association of I agencies of the Karnataka Fire in good and workable condition Corporation and Fire Force De 35. The Owner / Association of Inspectorate every Two years of Electrical installation / Lifts etc. renewal of the permission issu 36.The Owner / Association of no before the onset of summ fire hazards. 37.The Builder / Contractor / Pr materially and structurally devi approval of the authority. They of the provisions of the Act, Ru the BBMP. 38.The construction or reconstri- years from date of issue of lice 	all be obtained from Tra opproved from the Comp nigh-rise building shall of nt every Two years wit res installed. The certific e permission issued on high-rise building shall of and Emergency Depart and an affidavit to that partment every year. high-rise building shall with due inspection by to the certificate should ed that once in Two year he high-rise building shall er and another during to ofessional responsible ate the construction fro shall explain to the ow les, Bye-laws, Zoning F uction of a building shall nce. Before the expiry of	affic Management Cor betent Authority if nece obtain clearance certif h due inspection by th cate should be produc ce in Two years. get the building inspec truent to ensure that to the ffect shall be subm obtain clearance certif he Department regard be produced to the B ars. hall conduct two mock he summer and assur for supervision of wor m the sanctioned plan ner s about the risk in Regulations, Standing II be commenced with of two years, the Own	essary. icate from Karnataka e department regarding ced to the Corporation ted by empaneled he equipment's installe itted to the ficate from the Electrica ling working condition of BMP and shall get the - trials in the building e complete safety in res k shall not shall not , without previous volved in contravention Orders and Policy Orde in a period of two (2) er / Developer shall giv	g working d are al of spect of ers of	PROJECT I Authority: B Inward_No: Application Proposal Ty	EXISTING (To EXISTING (To TEMENT (BBMP) DETAIL:	ARY AD ORK (COVERAGE AREA) be retained) be demolished) VERSION NO.: 1.0.3 VERSION DATE: 21/01/202 Plot Use: Residential Plot SubUse: Plotted Resi d gi Land Use Zone: Residential	evelopment
intimation to BBMP (Sanctionin Schedule VI. Further, the Own footing of walls / columns of the 39.In case of Development plan earmarked and reserved as pe 40.All other conditions and con-	er / Developer shall giv e foundation. Otherwise I, Parks and Open Spa r Development Plan iss	e intimation on comple the plan sanction de- ces area and Surface ued by the Bangalore	ation of the foundation of emed cancelled. Parking area shall be Development Authority		Zone: Yelah Ward: Ward	e Specified as per Z.R: nanka	Khata No. (As per Khata Ex NA Locality / Street of the prope	
Development Authority while a adhered to 41.The Applicant / Owner / Dev as per solid waste managemen 42.The applicant/owner/develop	pproving the Developm eloper shall abide by th ht bye-law 2016. per shall abide by susta	ent Plan for the project the collection of solid w inable construction ar	t should be strictly aste and its segregatio	n	AREA DET AREA OF NET ARE	AILS: PLOT (Minimum) A OF PLOT GE CHECK	(A) (A-Deductions)	SQ.MT. 79.14 79.14
management as per solid wast 43. The Applicant / Owners / De vehicles. 44. The Applicant / Owner / Dev Sqm b) minimum of two trees f	velopers shall make ne eloper shall plant one t or sites measuring with	cessary provision to c ree for a) sites measu more than 240 Sqm.	ring 180 Sqm up to 24(c) One tree for every 2		FAR CHE	Balance coverage a	Area (47.87 %) age area (47.87 %)	59.35 37.88 37.88 21.47
Sq.m of the FAR area as part to unit/development plan. 45.In case of any false information sanction is deemed cancelled. 46.Also see, building licence fo Special Condition as per Labout (Hosadaagi Hoodike) Letter No	ion, misrepresentation special conditions, if a r Department of Govern	of facts, or pending co ny. nment of Karnataka vi	ourt cases, the plan			Additional F.A.R wit Allowable TDR Area	· · · ·	138.49 0.00 0.00 0.00 138.49 115.18
1.Registration of Applicant / Builder / Owner / Co construction site with the "Karr Board"should be strictly adhere	ataka Building and Oth				BUILT UP	Proposed FAR Area Achieved Net FAR A Balance FAR Area (AREA CHECK Proposed BuiltUp A	Area(1.46) 0.29)	115.18 115.18 115.18 23.31 185.57
same shall also be submitted t and ensure the registration of e 3. The Applicant / Builder / Own workers engaged by him. 4. At any point of time No Applic in his site or work place who is workers Welfare Board". Note : 1. Accommodation shall be prov f construction workers in the lat 2. List of children of workers sha which is mandatory. 3. Employment of child labour in 4. Obtaining NOC from the Labo 5. BBMP will not be responsible 6. In case if the documents subr fabricated, the plan sanctioned	Establishment and work er / Contractor shall als ant / Builder / Owner / not registered with the ided for setting up of so bour camps / construction all be furnished by the b the construction activit our Department before of for any dispute that man nitted in respect of prop stands cancelled autor	ers working at constru o inform the changes Contractor shall engage "Karnataka Building a chools for imparting econsites. uilder / contractor to t ies strictly prohibited. commencing the cons by arise in respect of p perty in question is fou matically and legal act	iction site or work place if any of the list of ge a construction worke and Other Construction ducation to the children he Labour Department truction work is a must. roperty in question. nd to be false or	ə. 97 0	Approval I	Date :		
t (No.)	Block Name A (1)	Block Use	Block SubUse Plotted Resi	Block Structure	Block Land Use Category		OWNER / GPA HOLE SIGNATURE	DER'S
00 00 00 01 00 01	A (1) Required Parking Block Name Type A (1) Residen Tot	SubUse tial Plotted Resi development	development	Bidg upto 11.5 mt. Ht. nits Prop. Reqd./Un - 1 - -	R Car it Reqd. Pro 1			
01	Parking Check (T	,	ad.	Achiev	ed		ARCHITECT/ENGINEE /SUPERVISOR 'S SIG	GNATURE
	Car Total Car TwoWheeler Other Parking	No. 1 1 -	Area (Sq.mt.) 13.75 13.75 13.75	No. 1 1 0 -	Area (Sq.mt.) 13.75 13.75 0.00 16.46		LIKITH D NO 113 CHINASWA S PALYA VIDYARANPURA P BCC/BL-3.6/E-4473/2019-20	MY LAYOUT BHARTHNAGAR M OST BANGALORE 560097
f Tenement	Total FAR &Tenement Block No. c Bldg A (1) Grand Total:	Details f Same Total Built Area (Sq.n 1 185. 1 185.	nt.) StairCase 57 40.19	(Sq.mt.) Parking Resi. 30.21 11	30.21 FAR Total FAR Area (Sq.mt.) 5.17 5.17 115.17 5.17	Tnmt (No.) 01 1.00	KATHA NO. 339/338/308/B, S (ALLALASANDRA, JAKKURU	UILDING OF BEARING SITE NO. 308/B, ITUATED AT JUDICAL LAYOUT PLANTATION ,CHIKKABOMMASANDRA LI, BANGALORE NORTH TALUKU. S+G+2
0			SANCTIO	NING AUTHORI			SHEET ND : 1 Modified plan is valid for two years from the ng licence by the competent authority.	the
			ASSISTANT / JUNIOR I TÜVN PLANNER	ENGINEER / ASSISTANT DIR				At Bengaluru Inagara Palike

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