

RESI (AA)

RESI (AA)

RESI (AA)

04

184.36

1.85

1.87

2.02

W

W

W

1.50

1.50

1.50

02

02

02

Same Blocks

313.72

52.66 76.70 184.36

Total:

Approval Condition :

1.The sanction is accorded for.

This Plan Sanction is issued subject to the following conditions :

a).Consisting of 'Block - RESI (AA) Wing - RESI-1 (AA) Consisting of GF, STILT+2UF'.

2. The sanction is accorded for Plotted Resi development RESI (AA) only. The use of the building

shall not 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 are 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. Inspectorate every Two years with due inspection by the Department regarding working condition of 6. The applicant shall construct temporary toilets for the use of construction workers and it should be 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 respect of 8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. fire hazards. 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 Orders of equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. the BBMP 1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for 38. The construction or reconstruction of a building shall be commenced within a period of two (2) installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 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 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. 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 41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation a frame and displayed and they shall be made available during inspections. 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 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 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 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 (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the building. .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 the 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 establishment and ensure the registration of establishment and workers working at construction site or work place. buildina 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 Accommodation shall be provided for setting up of schools for imparting education to the children o construction and that the construction activities shall stop before 10.00 PM and shall not resume the 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 29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and which is mandatory. inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity 3. Employment of child labour in the construction activities strictly prohibited.

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.

PROPOSED RESIDENTIAL BUILDING 4.60 MTR WIDE RO

EAST BY BACHANNA'S COMPOUND

Parking Check (Table 7b)

Re	eqd.	Achieved		
No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
2	27.50	3	41.25	
2	27.50	3	41.25	
-	13.75	0	0.00	
-	-	-	35.45	
	41.25	76.70		
JSE Details				
Block Use	Block SubUse	Block Structure	Block Land Use Category	
Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R	
	Re No. 2 2 - - JSE Details Block Use	Reqd. No. Area (Sq.mt.) 2 27.50 2 27.50 - 13.75 - - 41.25 JSE Details Block Use Block SubUse Plotted Resi	Reqd. Achiev No. Area (Sq.mt.) No. 2 27.50 3 2 27.50 3 - 13.75 0 - - - 41.25 JSE Details Block Use Block SubUse Block Structure Plotted Resi Bldg upto 11.5 mt. Ht	

F	Parking(Tal	ole 7a)	

RESI (AA)

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Туре		SubUse	Area	Units		Car		
	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	2	3

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total Area
			StairCase	Parking	Resi.	
RESI (AA)	1	313.72	52.66	76.70	184.36	
Grand Total:	1	313.72	52.66	76.70	184.36	

Bore well 0.15m 0 Percolation pit 1.00m 0 Fine sand	Empty space 0.1m depth Fine sand layer 0.1m depth Coarse sand Coarse sand
Coarse sand	40mm stone aggregate
40mm stone aggregate	
Casing pipe	
CROSS SECTION OF RAIN WAT	CROSS SECTION OF
1.00M DIA PERCOLATION WEI	
r <u>ain water</u> Net channel >	rain water inlet channel
Percolitio	n trench/pit Bore well
	Percolition well 1.00m dic
DETAILS	OF RAIN WATER
HARVEST	<u>ING STRUCTURES</u>

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR

4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.In case if the documents submitted in respect of property in guestion is found to be false or

-AP & Tong	ment Netails		
FAR &Tene	ment Details		1
	ment Details No. of Same Bldg	Total Built Up Area (Sq.mt.)	Dedu
	No. of Same	Total Built Up	Dedu
	No. of Same	Total Built Up	

	SCALE : 1:100
	Color Notes
	COLOR INDEX PLOT BOUNDARY
	ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)
	EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.3
31.Sufficient two wheeler parking shall be provided as per requirement.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.	VERSION DATE: 21/01/2021 PROJECT DETAIL:
 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 working 	Authority: BBMP Plot Use: Residential Inward_No: PRJ/5567/20-21 Plot SubUse: Plotted Resi development
condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.	Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 3 & 4
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 are	Nature of Sanction: NEW City Survey No.: 00 Location: RING-III Khata No. (As per Khata Extract): 174/615/A/3/4
in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.	Building Line Specified as per Z.R: NA Locality / Street of the property: NO.3 AND 4, NAGAWARA VILLAGE, THANISANDRA, BANGALORE.
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	Zone: Yelahanka Ward: Ward-006
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	Planning District: 309-Tanisandra
, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.	AREA OF PLOT (Minimum) (A) 126.2
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	NET AREA OF PLOT (A-Deductions) 126.2 COVERAGE CHECK
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 of	Permissible Coverage area (75.00 %)94.1Proposed Coverage Area (65.44 %)82.6
the BBMP. 38.The construction or reconstruction of a building shall be commenced within a period of two (2)	Achieved Net coverage area (65.44 %) 82.6 Balance coverage area left (9.57 %) 12.0
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	FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) 221.0
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	Additional F.A.R within Ring I and II (for amalgamated plot -) 0.0 Allowable TDR Area (60% of Perm.FAR) 0.0
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	Premium FAR for Plot within Impact Zone (-)0.0Total Perm. FAR area (1.75)221.0
Development Authority while approving the Development Plan for the project should be strictly adhered to	Residential FAR (100.00%) 184.3
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.	Achieved Net FAR Area (1.46) 184.3
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.	BUILT UP AREA CHECK
 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 	Proposed BuiltUp Area 313.7 Achieved BuiltUp Area 313.7
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	Approval Date :
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	OWNER / GPA HOLDER'S
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	OWNER'S ADDRESS WITH ID
workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker	NUMBER & CONTACT NUMBER :
in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".	THIMMEGOWDA NO.125, VYALIKAVAL LAYOUT, NAGAWARA, BANGALORE
Note :	
 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. 	. 27
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.	ARCHITECT/ENGINEER
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.	/SUPERVISOR 'S SIGNATURE
	PRABHAKAR K S/o Kuppuswamy, No-G56, 1st Cross, Magadi road, Keshavanagara, Near Post offic 1/20-21
	Prabhekarik
	- Transmer
	PROJECT TITLE : PLAN SHOWING OF PROPOSED RESIDENTIAL BUILDINGAT SITE NO.
	AND 4,NAGAWARA VILLAGE, BANGALORE
FAR &Tenement Details	
Block No. of Same Total Built Up Deductions (Area in Sq.mt.) Area Total FAR Total FAR	DRAWING TITLE : 1867490895-18-03-202102-26-19\$_\$34X40
Bldg Area (Sq.mt.) (Sq.mt.) Area (Sq.mt.) StairCase Parking Resi.	MAHESH 4U PDCR :: RESI (AA)
RESI (AA) 1 313.72 52.66 76.70 184.36 184.36 Grand Total: 1 313.72 52.66 76.70 184.36 184.36	04 4.00 with GF, STILT+2UF
	SHEET NO: 1
	/al of Building plan/ Modified plan is valid for two years from the
	ie of plan and building licence by the competent authority.
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER ASSISTANT DIRECTOR	
RCOLATION PIT/TRENCH	
rain water inlet channel Bore well	
siftion vell 1.00m dia	
IN WATER PRUCTURES	YELAHANKA