

This Plan Sanction is issued subject to the following conditions :

33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka 1.The sanction is accorded for. a).Consisting of 'Block - A1 (ROOPA) Wing - A1-1 (ROOPA) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Plotted Resi development A1 (ROOPA) 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. 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. 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 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. 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 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. the BBMP 11. 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 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 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 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 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. 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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM 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 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 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 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building 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 in his site or work place who is not registered with the "Karnataka Building and Other Construction 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. Note : 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. 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 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.

DETAILS	OF RAIN	WATER
HADVES	TINC STD	LICTUDES

UnitBUA Table for Block :A1 (ROOPA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT g.f.01	FLAT	29.90	26.40	3	1
FIRST FLOOR PLAN	SPLIT split tenement	FLAT	66.28	59.49	3	1
SECOND FLOOR PLAN	SPLIT split tenement	FLAT	0.00	0.00	4	0
Total:	-	-	96.18	85.89	10	2

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (ROOPA)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achi	eved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	1	13.75
Total Car	1	13.75	1	13.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	21.04
Total		27.50		34.79

						SCALE: 1:100	
			Color Notes				
			INDARY 5 ROAD D WORK (COVERAGE AREA)				
				(To be retained) (To be demolished)			
1.Sufficient two wheeler parking shall be provided as per requirement.			AREA STATEMENT (BBMP)	VERSION NO.: 1.0.			
Traffic Management Plan shall be obtained from Traffic Management Consultant for all	high rise		PROJECT DETAIL:	VERSION DATE: 37	/08/2021		
ructures which shall be got approved from the Competent Authority if necessary. The Owner / Association of high-rise building shall obtain clearance certificate from Kar	rnataka		Authority: BBMP	Plot Use: Residentia			
re and Emergency Department every Two years with due inspection by the department ondition of Fire Safety Measures installed. The certificate should be produced to the Cor			Inward_No: PRJ/4943/21-22 Application Type: Suvarna Par	vangi Plot SubUse: Plotted	· ·		
nd shall get the renewal of the permission issued once in Two years.			Proposal Type: Building Permi	ssion Plot/Sub Plot No.: 3	5/1		
. The Owner / Association of high-rise building shall get the building inspected by empan gencies of the Karnataka Fire and Emergency Department to ensure that the equipment			Nature of Sanction: NEW Location: RING-III	City Survey No.: bar Khata No. (As per K	ngalore /hata Extract): 1231/33-35/	1	
good and workable condition, and an affidavit to that effect shall be submitted to the orporation and Fire Force Department every year.			Building Line Specified as per	Z.R: NA Locality / Street of th Vidyarayanapura, E	ne property: Doddabomma	sandra Village,	
The Owner / Association of high-rise building shall obtain clearance certificate from the spectorate every Two years with due inspection by the Department regarding working c			Zone: Yelahanka				
ectrical installation / Lifts etc., The certificate should be produced to the BBMP and shal newal of the permission issued that once in Two years.			Ward: Ward-009 Planning District: 304-Byataray	anapua			
The Owner / Association of the high-rise building shall conduct two mock - trials in the b			AREA DETAILS:	·		SQ.MT.	
e before the onset of summer and another during the summer and assure complete sa hazards.			AREA OF PLOT (Minimum) NET AREA OF PLOT	(A) (A-Deductions)		73.75	
Fhe Builder / Contractor / Professional responsible for supervision of work shall not sha terially and structurally deviate the construction from the sanctioned plan, without previous terially and structurally deviate the construction from the sanctioned plan, without previous terially and structurally deviate the construction from the sanctioned plan.			COVERAGE CHECK		I		
roval of the authority. They shall explain to the owner s about the risk involved in contr he provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and P	ravention			erage area (75.00 %) age Area (57.94 %)		55.3 42.73	
BBMP.			Achieved Net co	overage area (57.94 %)		42.73	
The construction or reconstruction of a building shall be commenced within a period of rs from date of issue of licence. Before the expiry of two years, the Owner / Developer	shall give		Balance covera	ge area left(17.06 %)		12.58	
nation to BBMP (Sanctioning Authority) of the intention to start work in the form prescr nedule VI. Further, the Owner / Developer shall give intimation on completion of the fou			Permissible F.A	R. as per zoning regulation 2015 (1.75)		129.00	
ting of walls / columns of the foundation. Otherwise the plan sanction deemed cancelle n case of Development plan, Parks and Open Spaces area and Surface Parking area	ed.			R within Ring I and II (for amalgamated plo Area (60% of Perm.FAR)	א -)	0.00	
rmarked and reserved as per Development Plan issued by the Bangalore Development	t Authority.		Premium FAR fo	or Plot within Impact Zone (-)		0.00	
All other conditions and conditions mentioned in the work order issued by the Bangalor evelopment Authority while approving the Development Plan for the project should be st			Total Perm. FAI Residential FAF	· · · · ·		129.06 106.19	
thered to The Applicant / Owner / Developer shall abide by the collection of solid waste and its se	egregation		Proposed FAR	Area		106.19	
s per solid waste management bye-law 2016. .The applicant/owner/developer shall abide by sustainable construction and demolition v			Achieved Net F. Balance FAR A	. ,		106.19 22.87	
anagement as per solid waste management bye-law 2016. The Applicant / Owners / Developers shall make necessary provision to charge electric.			BUILT UP AREA CHECK		I		
phicles.			Proposed BuiltL Achieved BuiltU	•			
The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm qm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree fo					I		
At any point of time No Applicant / Builder / Owner / Contractor shall engage a construct his site or work place who is not registered with the "Karnataka Building and Other Con orkers Welfare Board". Accommodation shall be provided for setting up of schools for imparting education to the onstruction workers in the labour camps / construction sites. List of children of workers shall be furnished by the builder / contractor to the Labour Dep hich is mandatory. Employment of child labour in the construction activities strictly prohibited. Dbtaining NOC from the Labour Department before commencing the construction work i	struction e children o partment is a must.			OWNER / GPA HOLDER SIGNATURE OWNER'S ADDRESS WITH	H ID		
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.				-	Smt ROOPA No.22, Sree Krish Nilaya, 6th Cross, Divanarapalya,Bangalore.		
Rooms No. of Tenement 3 1 3 1 4 0				ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNA L Rama Subba Reddy Sahakar Nagar POST , Sahakar Nagar POST	397, Rajesh Nilaya, K G /n397	Road, Kodigahalli,	
10 2 Block Land Use Category				KATHA NO.1231/ 33-3	PROPOSED RESIDEN 35/1,DODDABOMMA SA A, BANGALORE,WARD		
R				DRAWING TITLE :	802851516-17-(:: A1 (ROOPA) v GF+2UF	09-202111-27-59\$_\$ROOPA with STILT,	
vrea (Sq.mt.) 13.75 13.75				SHEET NO : 1			
21.04 34.79		ASSISTANT DIRECTOR		lan/ Modified plan is valid for two years uilding licence by the competent autho			
				YEI	Bruhat Bengaluru Mahanagara Palike		

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