

Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.
This Dian Constitute is issued as his state the following and difference	32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise
his Plan Sanction is issued subject to the following conditions :	structures which shall be got approved from the Competent Authority if necessary. 33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka
The sanction is accorded for.	Fire and Emergency Department every Two years with due inspection by the department regarding work
).Consisting of 'Block - A (1) Wing - A-1 (1) Consisting of +3UF'.	condition of Fire Safety Measures installed. The certificate should be produced to the Corporation
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.
eviate to any other use.	34. The Owner / Association of high-rise building shall get the building inspected by empaneled
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
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
as to be paid to BWSSB and BESCOM if any.	Corporation and Fire Force Department every year.
Necessary ducts for running telephone cables, cubicles at ground level for postal services & space or dumping garbage within the premises shall be provided.	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical
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
emolished after the construction.	renewal of the permission issued that once in Two years.
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
The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	fire hazards.
he 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
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
acility areas, which shall be accessible to all the tenants and occupants. I. The applicant shall provide a space for locating the distribution transformers & associated	approval of the authority. They shall explain to the owner's about the risk involved in contravention
quipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
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)
stallation 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
5.	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
. 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.
revent 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.
B.Permission shall be obtained from forest department for cutting trees before the commencement f the work	40.All other conditions and conditions mentioned in the work order issued by the Bangalore
f the work. .License and approved plans shall be posted in a conspicuous place of the licensed premises. The	Development Authority while approving the Development Plan for the project should be strictly adhered to
uilding 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
frame and displayed and they shall be made available during inspections.	as per solid waste management bye-law 2016.
5.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
rchitect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	management as per solid waste management bye-law 2016.
ne 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
6. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and	vehicles.
esponsibilities 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
7. 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 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
3.On completion of foundation or footings before erection of walls on the foundation and in the case f columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	unit/development plan.
O.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
om the date of issue of license & within one month after its completion shall apply for permission	sanction is deemed cancelled.
o occupy the building.	46.Also see, building licence for special conditions, if any.
). The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
ompetent authority.	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1. Drinking water supplied by BWSSB should not be used for the construction activity of the	
uilding. Dife and is a second that the Dein Water Hannetian Other turns are provided & projectional.	1.Registration of
2. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained good repair for storage of water for non potable purposes or recharge of ground water at all	Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare
nes having a minimum total capacity mentioned in the Bye-law 32(a).	Board"should be strictly adhered to
The building shall be designed and constructed adopting the norms prescribed in National	
uilding 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
893-2002 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
. 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.
. 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
/e-laws 2003 shall be ensured.	workers engaged by him.
The applicant shall provide at least one common toilet in the ground floor for the use of the sitors / servants / drivers and security men and also entrance shall be approached through a ramp for	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
e Physically Handicapped persons together with the stepped entry.	workers Welfare Board".
The Occupancy Certificate will be considered only after ensuring that the provisions of conditions	
de Sl. No. 23, 24, 25 & 26 are provided in the building.	Note :
The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of	
onstruction and that the construction activities shall stop before 10.00 PM and shall not resume the	1.Accommodation shall be provided for setting up of schools for imparting education to the children o
ork earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.	f construction workers in the labour camps / construction sites.
	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department
0. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and	which is mandatory.
norganic waste and should be processed in the Recycling processing unit k.g capacity	<ul><li>3.Employment of child labour in the construction activities strictly prohibited.</li><li>4.Obtaining NOC from the Labour Department before commencing the construction work is a must.</li></ul>
nstalled 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).	5.BBMP will not be responsible for any dispute that may arise in respect of property in question.

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 question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

#### 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 Existing Proposed Built Up Built Up FAR Area Total FAR Deductions (Area in Sq.mt.) Existing Tnmt FAR Area (Sq.mt.) Area Area Area (No.) (Sq.mt.) (Sq.mt.) StairCase Lift Lift Machine (Sq.mt.) (Sq.mt.) Resi. Parking 72.16 1.89 0.00 15.84 0.00 0.00 54.43 54.43 0.00 140.93 8.78 1.89 0.00 0.00 130.26 130.26

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

140.93	59.81	46.35	8.78	1.89	0.00	34.77	59.81	35.68	95.49	01
354.02	59.81	259.44	33.40	3.78	1.89	34.77	59.81	220.37	280.18	01
1										
354.02	59.81	259.44	33.40	3.78	1.89	34.77	59.81	220.37	280.18	01

2000 Sqm and above built up area for Commercial building).

٦F	JOINERY:	

Total Built

Up Area

(Sq.mt.)

72.16 0.00

140.93 0.00

NAME	LENGTH	HEIGHT	NOS
D2	0.76	2.10	07
D1	0.90	2.10	07
D	1.00	2.10	02
MD	1.07	2.10	01

# 

NAME	LENGTH	HEIGHT	NOS
V	1.00	1.20	10
W2	1.20	1.80	09
W1	1.50	1.80	06
W	1.80	1.80	22
VV	1.00	1.00	22

## UnitBUA Table for Block :A (1)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
EXI.GROUND	SPLIT 1	FLAT	Existing	243.35	243.35	4	
FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	1	1
	SPLIT 1	FLAT	Proposed	0.00	0.00	1	
PROP.FIRST FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	7	0
PROP.SECOND FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	3	0
Total:	-	-	-	243.35	243.35	16	1

# Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (1)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

### Required Parking(Table 7a)

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

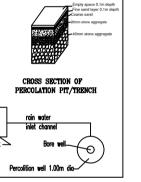
## FAR & Tenement Details

IANO	renement L	Jelans									
Block	No. of Same Bldg	Built Up Built	Existing Built Up Area	Proposed Built Up Area	Deductions (Area in Sq.mt.)				Existing FAR Area	Proposed FAR Area (Sq.mt.)	Total FAR Area
	Sumo Blug	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	(Sq.mt.)	Resi.	(Sq.mt.)
A (1)	1	354.02	59.81	259.44	33.40	3.78	1.89	34.77	59.81	220.37	280.18
Grand Total:	1	354.02	59.81	259.44	33.40	3.78	1.89	34.77	59.81	220.37	280.18

Tnmt

(No.)

01 1.00



			<b>N</b>
			SCALE : 1:100
Color Notes			
PLOT BOUNDARY ABUTTING ROAD			
PROPOSED WORK (COVER	AGE AREA)		
EXISTING (To be retained) EXISTING (To be demolished)	)		
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4		
PROJECT DETAIL:	VERSION DATE: 31/08/202	21	
Authority: BBMP	Plot Use: Residential		
nward_No: PRJ/5127/21-22 Application Type: Suvarna Parvangi	Plot SubUse: Plotted Resi d Land Use Zone: Residential	•	
Proposal Type: Building Permission	Plot/Sub Plot No.: 971		
Nature of Sanction: ADDITION OR EXTENSION	City Survey No.: 1		
Location: RING-III Building Line Specified as per Z.R: NA	Khata No. (As per Khata Ex Locality / Street of the prope	,	
	DODDABOMMASANDRA	eny. BEL LATOUT, VIDTA	AKAN IAPUKA,
Zone: Yelahanka Ward: Ward-010			
Planning District: 304-Byatarayanapua			
AREA DETAILS: AREA OF PLOT (Minimum)	(A)		SQ.MT 222.8
NET AREA OF PLOT	(A) (A-Deductions)		222.6
COVERAGE CHECK	0()		
Permissible Coverage area (75.00 Proposed Coverage Area (63.24 %			<u> </u>
Achieved Net coverage area ( 63.2	24 % )		140.9
Balance coverage area left ( 11.75 FAR CHECK	%)		26.1
Permissible F.A.R. as per zoning re	•		389.9
Additional F.A.R within Ring I and Allowable TDR Area (60% of Perm	, <b>e</b> , ,		0.0
Premium FAR for Plot within Impac	,		0.0
Total Perm. FAR area (1.75)			389.9
Residential FAR (78.65% ) Existing Residential FAR (21.35%	)		220.3 59.8
Proposed FAR Area			280.1
Achieved Net FAR Area(1.26) Balance FAR Area(0.49)			280.1 109.7
BUILT UP AREA CHECK			100.1
Proposed BuiltUp Area Existing BUA Area			354.0 59.8
Achieved BuiltUp Area			319.2
	WNER / GPA HOLI IGNATURE	DER'S	
N M # BI	WNER'S ADDRESS UMBER & CONTAC rs. SEETHA SHARMA. 971, 2ND BLOCK, EL LAYOUT,		
	'IDYARANYAPURA, ANGALORE.	M. SeetTa	Stama
/ M RI N HI	RCHITECT/ENGINEE SUPERVISOR 'S SIG ALLU MADHUSUDHAN EDDY #2, LEVEL 2, SB COI IEXT TO IYER SCHOOL, MT MAIN ROAD, MATHIKE ICC/BL-3.6/E-4003/2014-15	GNATURE MPLE) RE.	Ff.
PL AT	ROJECT TITLE : AN SHOWING THE EXIST I SITE NO-971,KATHA NO- ODDABOMMASANDRA, B/	869/971,BEL LAYOUT,	VIDYARANYAPURA
	DRAWING TITLE :	581904111-22-09-202 SEETHA_SHARMA :: A (1) with +3UF	111-16-49\$_\$

SHEET NO: 1

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority. Bruhat Bengaluru Mahanagara Palike

YELAHANKA

This is system generated report 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.