



24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

26. The applicant shall provide at least one common toilet in the ground floor for the use of the

the Physically Handicapped persons together with the stepped entry.

vide SI. No. 23, 24, 25 & 26 are provided in the building.

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

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

visitors / servants / drivers and security men and also entrance shall be approached through a ramp for

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and

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.

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.

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

Approval Condition :

TAIRCASE 549X2.40

eductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)			
StairCase	Parking	Resi.	(34.111.)				
19.28	0.00	0.00	0.00	00			
20.41	0.00	48.99	48.99	02			
16.42	0.00	52.98	52.98	01			
16.42	0.00	52.98	52.98	01			
5.40	64.00	0.00	0.00	00			
77.93	64.00	154.95	154.95	04			
77.93	64.00	154.95	154.95	04			

buildina

bye-laws 2003 shall be ensured.

UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
51.19	51.19	5	1
51.19	51.19	5	1
19.39	19.39	3	0
27.29	27.29	3	2
149.06	149.06	16	4

Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
StairCase	Parking	Resi.		
77.93	64.00	154.95	154.95	04
77.93	64.00	154.95	154.95	4.00

SCHEDULE OF JOINERY:						
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS		
A (A)	D2	0.76	2.10	04		
A (A)	D1	0.90	2.10	08		
A (A)	D	1.06	2.10	04		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.20	2.10	04
A (A)	W1	1.21	1.20	05
A (A)	W	1.80	1.20	26

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	3	41.25
Total Car	3	41.25	3	41.25
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	22.75
Total		55.00		64.00

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Units		Car		
Name	турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Apartment	0 - 50	2	-	1	1	-
	Residential	Apartment	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	3	3

Block USE/SUBUSE Details							
Block Use	Block SubUse	Block Structure	Block Land Use Category				
Residential	Apartment	Bldg upto 11.5 mt. Ht.	R				
	Block Use	Block Use Block SubUse	Block Use Block SubUse Block Structure				

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 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.
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
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 respect of
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 of 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.
 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
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 :
(105202029110001k6) Letter 110. ED/35/LE 172010, dated. 01-04-2010.
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
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
workers engaged by him.
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 workers Welfare Board".
WUINEIS WEIKIE DUALU .
Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

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.

f construction workers in the labour camps / construction sites.

3. Employment of child labour in the construction activities strictly prohibited.

which is mandatory.

31.Sufficient two wheeler parking shall be provided as per requirement.

structures which shall be got approved from the Competent Authority if necessary.

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka

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.

		Color Notes		SCALE : 1:100
		COLOR INE PLOT BOUNDA		
		ABUTTING ROA PROPOSED WO EXISTING (To b	AD DRK (COVERAGE AREA) ve retained)	
	AREA	EXISTING (To b STATEMENT (BBMP)	ve demolished) VERSION NO.: 1.0.4	
n rise		ECT DETAIL:	VERSION DATE: 31/08/2021	
ika	Author	ity: BBMP	Plot Use: Residential	
arding working ition	Applica	_No: PRJ/5614/21-22 ation Type: Suvarna Parvangi	Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main)	
l		al Type: Building Permission of Sanction: NEW	Plot/Sub Plot No.: 20 City Survey No.: 33/2	
stalled are	Locatio	n: RING-III g Line Specified as per Z.R: NA	Khata No. (As per Khata Extract): 877/33/20 Locality / Street of the property: EMERALD	
ctrical		Yelahanka	RESIDENCY, SAMPIGEHALLI, YELAHANKA H	IOBLI,BANGALORE NORTH TALUK.
tion of the	Ward:	Ward-005		
ing		ng District: 304-Byatarayanapua DETAILS:		SQ.MT.
in respect of		A OF PLOT (Minimum) AREA OF PLOT	(A) (A-Deductions)	111.42 111.42
t		ERAGE CHECK		
ntion Orders of		Permissible Coverage area Proposed Coverage Area (6	2.29 %)	83.56 69.40
(2)		Achieved Net coverage area Balance coverage area left (, ,	<u>69.40</u> 14.16
ll give in	FAR	CHECK	oning regulation 2015 (1.75)	
tion or		Additional F.A.R within Ring	I and II (for amalgamated plot -)	194.98 0.00
be hority.		Allowable TDR Area (60% o Premium FAR for Plot within	,	0.00
		Total Perm. FAR area (1.75 Residential FAR (100.00%)	5)	194.98 154.96
gation		Proposed FAR Area		154.96
e		Achieved Net FAR Area(1. Balance FAR Area(0.36)	39)	<u> </u>
	BUIL	T UP AREA CHECK Proposed BuiltUp Area		296.88
o 240		Achieved BuiltUp Area		296.88
ery 240		val Date :		
and y of the ment place. vorker ction dren o ment			GEO LOCATION:LAT:13.07374	
			SIGNATURE	
nust. 1.			OWNER'S ADDRESS WITH NUMBER & CONTACT NU	JMBER :
ł.			1.SYED ARIF 2.AMRIN TAJ #18 3RI BYRASANDRA NEW EXTENSITION	
			Et al	the state
			le l	month
	COARSE SAND	COVER 0.6 1.2 1.2 6.0	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNAT KIRAN KUMAR DS No:338, Talakav Bangalore-92, Mob:9538654099 E-4199/2016-17 PROJECT TITLE : PLAN SHOWING THE PROPOSED NO-20, KATHA NO-877/33/20, SAMP	RESIDENTIAL BUILDING AT SITE
40M		3.0	HOBLI,WARD NO:05, BANGALORE	,
			30X40	31953-01-12-202103-41-57\$_\$5614 0 4K SYED ARIF DWG FINAL \) with GF, STILT+2UF
			SHEET NO : 1	
SANCTIONING A	AUTHORITY :		Modified plan is valid for two years from the ng licence by the competent authority.	
ASSISTANT / JUNIOR ENGINEER / 'OWN PLANNER	ASSISTANT DIRECTOR	1		
			Bruhat Benga	
			Mahanagara P YELAHANKA	MINE