

SO_A1_(841.00_x_594.00_MM)

	22 The Owner / Association of
4 The constinuing consult of fer	33.The Owner / Association of
1. The sanction is accorded for.	Fire and Emergency Departm
a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of STILT, GF+1UF'.	condition of Fire Safety Meas
2. The sanction is accorded for Plotted Resi development A (A) only. The use of the building shall not	and shall get the renewal of the
deviate to any other use.	34.The Owner / Association of
3.Car Parking reserved in the plan should not be converted for any other purpose.	agencies of the Karnataka Fir
4.Development charges towards increasing the capacity of water supply, sanitary and power main	in good and workable condition
has to be paid to BWSSB and BESCOM if any.	Corporation and Fire Force D
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space	35. The Owner / Association o
for dumping garbage within the premises shall be provided.	Inspectorate every Two years
6. The applicant shall construct temporary toilets for the use of construction workers and it should be	Electrical installation / Lifts et
demolished after the construction.	renewal of the permission iss
7.The applicant shall INSURE all workmen involved in the construction work against any accident	36.The Owner / Association of
/ untoward incidents arising during the time of construction.	, one before the onset of sumr
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 / F
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common	materially and structurally dev
facility areas, which shall be accessible to all the tenants and occupants.	approval of the authority. The
10. The applicant shall provide a space for locating the distribution transformers & associated	of the provisions of the Act, R
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 reconst
installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.	years from date of issue of lic
25.	intimation to BBMP (Sanction
20.	Schedule VI. Further, the Own
12. The applicant shall maintain during construction such barricading as considered necessary to	footing of walls / columns of the
prevent dust, debris & other materials endangering the safety of people / structures etc. in	U U
	39.In case of Development pla
& around the site.	earmarked and reserved as p
13.Permission shall be obtained from forest department for cutting trees before the commencement	40.All other conditions and con
of the work.	Development Authority while
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 / De
a frame and displayed and they shall be made available during inspections.	as per solid waste manageme
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	42.The applicant/owner/develo
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	management as per solid was
the second instance and cancel the registration if the same is repeated for the third time.	43.The Applicant / Owners / D
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 / De
17. The building shall be constructed under the supervision of a registered structural engineer.	Sqm b) minimum of two trees
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
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
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
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labo
competent authority.	(Hosadaagi Hoodike) Letter N
21.Drinking water supplied by BWSSB should not be used for the construction activity of the	
building.	1.Registration of
DUNUN.	

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 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 building.

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 26. The applicant shall provide at least one common toilet in the ground floor for the use of the

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. 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.

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.

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.
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.
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
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 :
(10000000) Lottor No. ED/0/EE1/2010, 0000. 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
board should be strictly denoted 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

in his site or work place who is not registered with the "Karnataka Building and Other Construction

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.

fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOS

04

10

03

NOS

02

01

03

6.In case if the documents submitted in respect of property in question is found to be false or

f construction workers in the labour camps / construction sites.

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

HEIGHT

2.10

2.10

2.10

HEIGHT

1.20

1.20

2.10

2.10

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

A (A) W1

SCHEDULE OF JOINERY:

SCHEDULE OF JOINERY:

NAME

D1

MD

NAME

W

V

V

D

BLOCK NAME

BLOCK NAME

A (A)

A (A)

A (A)

A (A)

A (A)

A (A)

Parking Check (Table 7b)			
Vehicle Type	R	eqd.	Ach	eved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	5	68.75
Total Car	2	27.50	5	68.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	80.43
Total		41.25		149.18

workers Welfare Board".

which is mandatory.

LENGTH

0.76

0.90

1.06

LENGTH

1.20

1.20

1.20

1.80

Note :

Block USE/SUBUSE Details

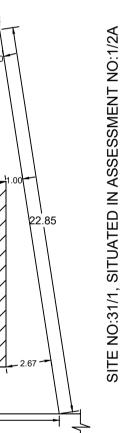
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	
A (A)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R	

Required Parking(Table 7a)

Nequileu								
Block	Туре	SubUse	Area	Ur	nits		Car	
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	-	-	2	5

SANCTIONING AUTI

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER



Proposed Total FAR FAR Area Deductions (Area in Sq.mt.) Area Tnmt (No.) (Sq.mt.) (Sq.mt.) StairCase Lift Lift Machine Parking Resi. 18.87 0.00 2.25 0.00 0.00 0.00 00 13.89 2.25 0.00 0.00 141.94 141.94 01 0.00 158.51 20.63 2.25 0.00 135.63 135.63 02 7.08 2.25 0.00 149.18 0.00 0.00 00 2.25 149.18 277.57 277.57 496.22 60.47 6.75 03

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

496.22 60.47 6.75 2.25 149.18 277.57 277.57 03 Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

LAT	47.05	47.05	4	2	
LAT	86.44	86.44	5	2	
LAT	140.21	140.21	8	1	
-	273.70	273.70	17	3	

Built a	D	eductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
.)	StairCase	Lift	Lift Machine	Parking	Resi.	(34.111.)	
6.22	60.47	6.75	2.25	149.18	277.57	277.57	03
6.22	60.47	6.75	2.25	149.18	277.57	277.57	3.00

Color Notes COLOR INE	DEX	
PLOT BOUNDA		
ABUTTING ROA		
EXISTING (To b EXISTING (To b	e retained)	
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
PROJECT DETAIL:	VERSION DATE: 31/08/2021	
Authority: BBMP Inward No: PRJ/5772/21-22	Plot Use: Residential Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential (Main)	
Nature of Sanction: NEW	Plot/Sub Plot No.: 32 City Survey No.: 1/2A	
Location: RING-III Building Line Specified as per Z.R: NA	Khata No. (As per Khata Extract): 1419/4 Locality / Street of the property: PROPER	RTY
Zone: Yelahanka	NO:1419/462/32,KEMPAPURA VILLAGE	,YELAHANKA HOBLI,BANGALORE.
Ward: Ward-007 Planning District: 304-Byatarayanapua		
AREA DETAILS: AREA OF PLOT (Minimum)	(A)	SQ.M 275.2
NET AREA OF PLOT	(A-Deductions)	275.
COVERAGE CHECK Permissible Coverage are	, <i>,</i>	206.4
Proposed Coverage Area Achieved Net coverage a		158. 158.
Balance coverage area le	· · · · ·	47.5
	zoning regulation 2015 (1.75)	481.0
Additional F.A.R within Ri Allowable TDR Area (60%	ng I and II (for amalgamated plot -) 6 of Perm.FAR)	0.
Premium FAR for Plot with Total Perm. FAR area (1	hin Impact Zone (-)	0.0
Residential FAR (100.00%	,	481.6
Proposed FAR Area Achieved Net FAR Area (1.01)	277.5
Balance FAR Area (0.74 BUILT UP AREA CHECK)	204.
Proposed BuiltUp Area Achieved BuiltUp Area		496.2
	OWNER / GPA HOLDER'	S
	SIGNATURE OWNER'S ADDRESS WITH	I ID
	SIGNATURE OWNER'S ADDRESS WITH NUMBER & CONTACT NU Mr.MAHABALESHWAR.V.NANDIH/	I ID JMBER: ALLI. #SF-1 SHREE ENCLAVE
	SIGNATURE OWNER'S ADDRESS WITH NUMBER & CONTACT NU	I ID JMBER : ALLI. #SF-1 SHREE ENCLAVE ITHI LAYOUT,BHUVANESHWARI
	SIGNATURE OWNER'S ADDRESS WITH NUMBER & CONTACT NU Mr.MAHABALESHWAR.V.NANDIH/ APARTMENT,13TH CROSS,MARU NAGAR,BANGALORE,KARNATA	I ID JMBER : ALLI. #SF-1 SHREE ENCLAVE ITHI LAYOUT,BHUVANESHWARI
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VETALS OF PAIN WATER HARGESTING STRUCTURES	SIGNATURE OWNER'S ADDRESS WITH NUMBER & CONTACT NU Mr.MAHABALESHWAR.V.NANDIH/ APARTMENT,13TH CROSS,MARU NAGAR,BANGALORE,KARNATA NAGAR,BANGALORE,KARNATA ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNA KIRAN KUMAR DS No:338, Talakay Bangalore-92, Mob:9538654099 E-4199/2016-17 PROJECT TITLE : PLAN SHOWING THE PROPOSED NO:32,KATHA NO:1419/462/32,KEN HOBLI,WARD NO:07,BANGALORE DRAWING TITLE : 15620	A ID JMBER : ALLI. #SF-1 SHREE ENCLAVE ITHI LAYOUT, BHUVANESHWARI TURE Verv lavout. Amruthaballi, Verv lavout. Amruthaballi, Verv lavout. Amruthaballi, Verv lavout. Amruthaballi, Verv lavout. Amruthaballi, Verv lavout. Amruthaballi, Verv lavout. Amruthaballi,
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This approval of Building plan/ f	SIGNATURE OWNER'S ADDRESS WITH- NUMBER & CONTACT NU Mr.MAHABALESHWAR.V.NANDIH/ APARTMENT,13TH CROSS,MARU NAGAR,BANGALORE,KARNATA NAGAR,BANGALORE,KARNATA ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNA KIRAN KUMAR DS No:338, Talakay Bangalore-92, Mob:9538654099 E-4199/2016-17 PROJECT TITLE : PLAN SHOWING THE PROPOSED NO:32,KATHA NO:1419/462/32,KEN HOBLI,WARD NO:07,BANGALORE DRAWING TITLE : 15624 40X7 A (A)	A ID JMBER : ALLI. #SF-1 SHREE ENCLAVE ITHI LAYOUT, BHUVANESHWARI TURE Verv lavout. Amruthahalli, Verv

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