

ISO\_A1\_(841.00\_x\_594.00\_MM)

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1.00	18.	2

Approval Condition :

1.The sanction is accorded for.

demolished after the construction.

& around the site.

to occupy the building.

competent authority.

bye-laws 2003 shall be ensured.

building.

building

of the work.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

The debris shall be removed and transported to near by dumping yard.

facility areas, which shall be accessible to all the tenants and occupants.

deviate to any other use.

This Plan Sanction is issued subject to the following conditions :

a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of GF+2UF'.

3.Car Parking reserved in the plan should not be converted for any other purpose.

2. The sanction is accorded for Plotted Resi development A (A) only. The use of the building shall not

4. Development charges towards increasing the capacity of water supply, sanitary and power main

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

6. The applicant shall construct temporary toilets for the use of construction workers and it should be

7. The applicant shall INSURE all workmen involved in the construction work against any accident

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common

equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in

13.Permission shall be obtained from forest department for cutting trees before the commencement

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from 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

23. The building shall be designed and constructed adopting the norms prescribed in National

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

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

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

construction and that the construction activities shall stop before 10.00 PM and shall not resume the

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

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of

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

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.

21.Drinking water supplied by BWSSB should not be used for the construction activity of the

times having a minimum total capacity mentioned in the Bye-law 32(a).

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).

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission

building license and the copies of sanctioned plans with specifications shall be mounted on

the second instance and cancel the registration if the same is repeated for the third time.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in

responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). 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

a frame and displayed and they shall be made available during inspections.

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

10. The applicant shall provide a space for locating the distribution transformers & associated

11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

Total Built Up Area (Sq.mt.)	l	Deductions (	Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
	StairCase	Lift	Lift Machine	Parking	Resi.	(09.111.)	
20.00	18.56	0.00	1.44	0.00	0.00	0.00	00
148.98	9.09	1.44	0.00	0.00	138.45	138.45	00
148.98	9.09	1.44	0.00	0.00	138.45	138.45	00
148.98	9.09	1.44	0.00	57.55	80.90	80.90	01
466.94	45.83	4.32	1.44	57.55	357.80	357.80	01
1							
466.94	45.83	4.32	1.44	57.55	357.80	357.80	01

# UnitBUA Table for Block :A (A)

Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SPLIT	FLAT	385.06	385.06	4	1
SPLIT	FLAT	0.00	0.00	4	0
SPLIT	FLAT	0.00	0.00	5	0
-	-	385.06	385.06	13	1

of Same	Total Built Up Area (Sg.mt.)	D	eductions (	Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)		
	(34.111.)	StairCase	Lift	Lift Machine	Parking	Resi.	(34.111.)			
1	466.94	45.83	4.32	1.44	57.55	357.80	357.80	01		
1	466.94	45.83	4.32	1.44	57.55	357.80	357.80	1.00		

and shall get the renewal of the permission issued once in 1 wo 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 :
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".
Note :
1.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.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department
which is mandatory.

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

and shall get the renewal of the permission issued once in Two years.

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

condition of Fire Safety Measures installed. The certificate should be produced to the Corporation

Fire and Emergency Department every Two years with due inspection by the department regarding working

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. 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.

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	d1	0.76	2.10	04
A (A)	D1	0.76	2.10	01
A (A)	D	0.90	2.10	06
A (A)	D1	0.90	2.10	01
A (A)	md	1.06	2.10	01

SCHEDULE OF JOINERY:							
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS			
A (A)	V	1.20	2.10	02			
A (A)	W1	1.80	2.10	28			
A (A)	V	1.80	2.10	03			
A (A)	W1	2.50	2.10	01			

## 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	-	-	-	16.30	
Total		55.00		57.55	

### 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) Block Area Units Car Туре SubUse Name (Sq.mt.) Reqd. Prop. Reqd./Unit Reqd. Prop. A (A) Plotted Resi 375.001 Residential - 525 development Total : 3 3

SANCTIONING AUT

SSISTANT / JUNIOR ENGINEER / OWN PLANNER

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.

							N
		Color Notes				SCALE :	1:100
		COLOR II	INDEX				
		PLOT BOUN ABUTTING F					
		PROPOSED	D WORK (COVERAG	E AREA)			
		````	To be retained) To be demolished)				
	AREA STATEMENT (E		VERSION NO.				
	PROJECT DETAIL:		VERSION DAT	E: 31/08/2021			
	Authority: BBMP Inward No: PRJ/6447/2	21.00	Plot Use: Resid				
ing	Application Type: Suva	rna Parvangi		lotted Resi development : Residential (Main)			
	Proposal Type: Building Nature of Sanction: NE	•	Plot/Sub Plot N City Survey No				
	Location: RING-III		Khata No. (As p	per Khata Extract): 700/12			
	Building Line Specified	as per Z.R: NA		t of the property: SITE NC 0/A-27/1,ANANTHAPUR		NKA HOBLI,BANGA	LORE.
	Zone: Yelahanka Ward: Ward-002						
	Planning District: 307-Y	'elahanka					
of	AREA DETAILS: AREA OF PLOT (Min	imum)	(A)				SQ.MT. 222.96
	NET AREA OF PLOT COVERAGE CHECK		(A-Deductions)				222.96
	Permissi	ble Coverage area					167.22
		d Coverage Area (6 d Net coverage are					148.97 148.97
	Balance	coverage area left	, ,				140.97
	FAR CHECK Permissi	ble F.A.R. as per z	zoning regulation 20	15 ( 1.75 )			390.17
	Addition		ng I and II ( for amalg				0.00
	Premium	FAR for Plot withi	nin Impact Zone ( - )				0.00
		rm. FAR area ( 1.7 tial FAR (100.00%					390.17 357.79
	Propose	d FAR Area	,				357.79
		d Net FAR Area(1 FAR Area(0.15)	,				357.79 32.38
	BUILT UP AREA CH	ECK d BuiltUp Area					
		d BuiltUp Area					466.94 466.94
			SIG OW NUN Dr.CI NEW	NER / GPA HO NATURE NER'S ADDRESS MBER & CONTA HANDRE GOWDA.P.G (TOWN,BANGALORE) 9.9845244880	WITH ID CT NUMBER 5. 440,10TH B MAII		KA
VENTILATING COVER			/SU KIRA Bang Mob: E-41	CHITECT/ENGINE JPERVISOR'S S IN KUMAR DS No:338, 9538654099 99/2016-17 DJECT TITLE :	SIGNATURE Talakaverv lavout	$\square$	
20MM STONE AGO			NO:A CALI	N SHOWING THE PRO A-27/1,KATHA NO:700/ FORNIA GARDEN"AN 2,BANGLORE.	129/870/A-27/1,"R/	AMANASHREE	
	CROSS SECTION OF RAIN		DR	AWING TITLE :	1227278126-29 CHANDRE GOV with GF+2UF	-10-202101-35-06\$_ NDA (1) :: A (A)	_\$40X60
				IEET NO: 1			
TIONING A				valid for two years from e competent authority.	n the		
INIOR ENGINEER / R	ASSISTANT DIRECTOR			M	Iruhat Bengaluru ahanagara Palike		
				YELAHA			