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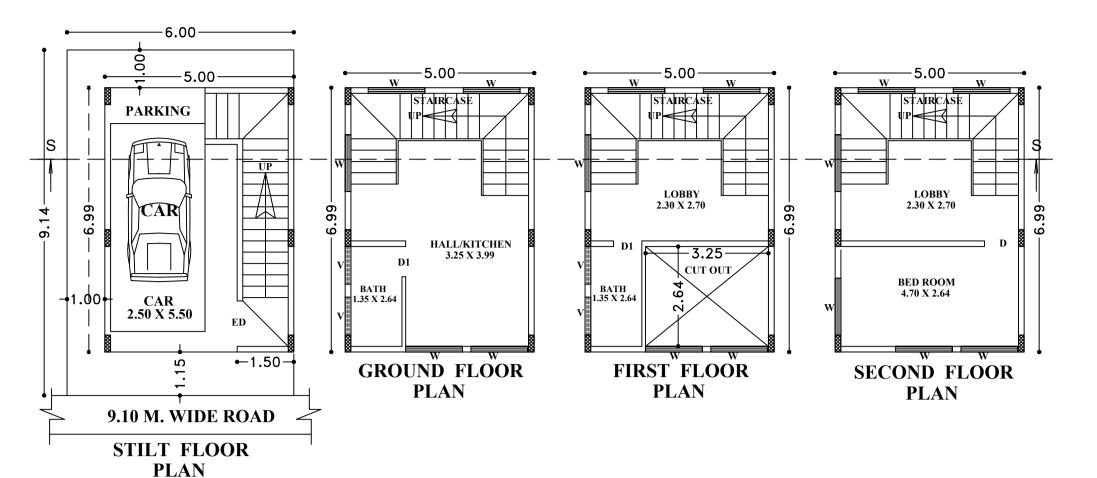
95.97

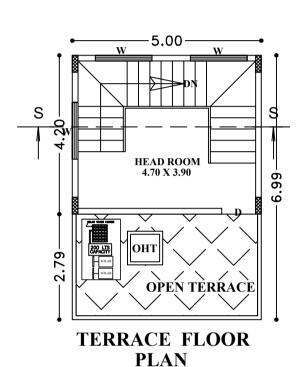
69.63

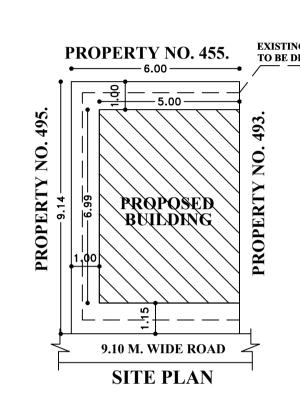
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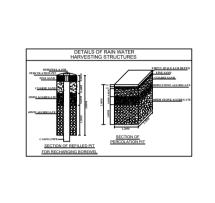
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160.80

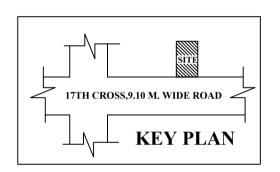


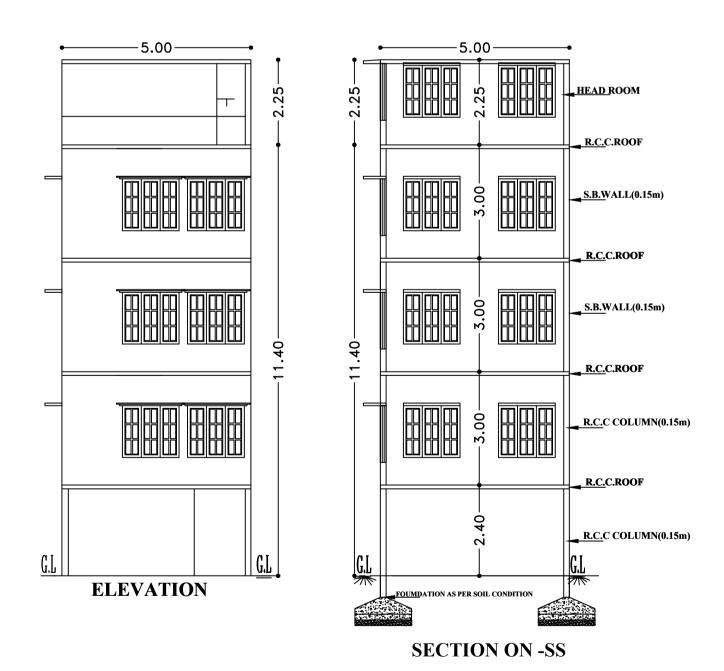












Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. The sanction is accorded for.

a). Consisting of 'Block - A2 (RESI) Wing - A2-1 (RESI) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Semidetached A2 (RESI) only. The use of the building shall not deviate to any other use.

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 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 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

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

The debris shall be removed and transported to near by dumping yard. 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. 1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

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

building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections. 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 the second instance and cancel the registration if the same is repeated for the third time. 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). 7. 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 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 to occupy the building. 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 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 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

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the

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

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

years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

management as per solid waste management bye-law 2016.

44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 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

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:

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

list of construction workers engaged at the time of issue of Commencement Certificate. A copy 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

.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

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

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

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.

Inspectorate every Two years with due inspection by the Department regarding working condition of renewal of the permission issued that once in Two years.

38. The construction or reconstruction of a building shall be commenced within a period of two (2)

intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in 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 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

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste 43. The Applicant / Owners / Developers shall make necessary provision to charge electrical

Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240

sanction is deemed cancelled.

Board"should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and 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.

workers Welfare Board".

FAR &Tenement Details

No. of Same

Total Built Up

Area (Sq.mt.)

160.80

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

VERSION DATE: 18/09/2020 PROJECT DETAIL: Authority: BBMP Plot Use: Residential Inward No: PRJ/0327/20-21 Plot SubUse: Semidetached Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 494 Nature of Sanction: NEW City Survey No.: 494 Location: RING-II Khata No. (As per Khata Extract): 57-210-494 Building Line Specified as per Z.R: NA PID No. (As per Khata Extract): 57-210-494 Locality / Street of the property: 17TH CROSS 6TH PHASE, J.P. NAGAR, Zone: South BENGALURU. Ward: Ward-178 Planning District: 210-Jayanagar AREA DETAILS: SQ.MT. AREA OF PLOT (Minimum) NET AREA OF PLOT (A-Deductions) 54.84 COVERAGE CHECK Permissible Coverage area (75.00 %) 41.13 Proposed Coverage Area (63.73 %) 34.95 Achieved Net coverage area (63.73 %) 34.95 Balance coverage area left (11.27 %) 6.18 Permissible F.A.R. as per zoning regulation 2015 (1.75)

VERSION NO.: 1.0.1

Approval Date

BUILT UP AREA CHECK

Color Notes

AREA STATEMENT (BBMP)

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

EXISTING (To be retained) EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

Additional F.A.R within Ring I and II (for amalgamated plot -)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.27)

Residential FAR (100.00%)

Balance FAR Area (0.48)

Proposed BuiltUp Area

Achieved BuiltUp Area

Proposed FAR Area

Premium FAR for Plot within Impact Zone (-)

OWNER / GPA HOLDER'S OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: SRI:C.SURENDRA. # 512, 36TH MAIN 17TH CROSS, J.P NAGAR, 6TH PHASE, SOUTH BANGALOP DENOALURU -560078. KARNATAKA.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Γ Rajeeva HOUSE NO.113/1-59,KANNAHALLI VILLAGE, KODIGENAHALLI DOST BOOIRI 3 6/E 1230/2017 18 T. Rajeeva.

PROJECT TITLE: proposed residential building

PLAN FOR THE PROPOSED RESIDENTIAL **BUILDING AT SITE NO: 494,17TH CROSS 6TH** PHASE, J.P. NAGAR, BENGALURU. WARD NO. 178.

1828337554-07-11-202008-02-35\$_\$6X9.14 DRAWING TITLE: SURENDRA JP NAGAR 6TH PHASE :: A2 (RESI) with STILT, GF+2UF

This approval of Building plan/ Modified plan is valid for two years from the

SOUTH

date of issue of plan and building licence by the competent authority.

SANCTIONING AUTHORITY Deductions (Area in Sq.mt.) Total FAR

FAR Area

(Sq.mt.)

Resi.

23.19

69.63

(Sq.mt.)

Deductions (Area in Sq.mt.)

StairCase Void Parking

160.80 32.76 35.22 23.19 69.63

32.76 35.22

32.76 35.22 23.19

Block: A2 (RESI) Floor Name Total Built Up (Sq.mt.) Area (Sq.mt.) Area (Sq.mt.) Void Parking Resi. Terrace Floor 0.00 0.00 0.00 8.88 26.07 26.07 First Floor 0.00 17.49 34.95 17.46 0.00 17.49 Ground Floor 0.00 8.88 0.00 26.07 26.07 Stilt Floor 11.76 0.00 23.19 0.00 34.95 0.00 160.80 32.76 35.22 23.19 69.63 69.63 Total Number of Same Blocks

69.63

58.34

0.00

0.00

58.34

69.63

0.00

0.00

69.63

Block USE/SUBUSE Details SubUse (Sq.mt.) Prop. Reqd./Unit Reqd. Prop. Block Use Block SubUse Block Structure A2 (RESI) Residential Semidetached 50 - 225 Category A2 (RESI) Semidetached Bldg upto 11.5 mt. Ht. Total: Residential

Required Parking(Table 7a)

SECOND

FLOOR PLAN tenement

SCHEDULE OF JOINERY BLOCK NAME NAME LENGTH NOS HEIGHT UnitBUA Table for Block :A2 (RESI)

Parking Check (Table 7b) A2 (RESI) 0.75 2.10 Vehicle Type Name UnitBUA Type UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement Read. (RESI) 0.91 2.10 SPLIT split FLAT Area (Sq.mt.) Area (Sq.mt.) No. No. FLOOR PLAN | tenement 13.75 13.75 SCHEDULE OF JOINERY 13.75 13.75 FLAT tenement SPLIT split FLAT NOS

Total Car TwoWheeler BLOCK NAME NAME 13.75 0.00 LENGTH HEIGHT Other Parking A2 (RESI) 9.44 1.20 1.20 04 A2 (RESI) 27.50 23.19 1.80 1.20

ISO_A1_(841.00_x_594.00_MM)

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.