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HEAD ROOM 4.70 X 3.90		
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ОНТ	Approval Condition : This Plan Sanction is issued subject to the following conditions :	 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 structures which shall be got approved from the Competent Authority if necessary.
OPEN TERRACE	1. The sanction is accorded for.	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
OTENTERRACE	 a).Consisting of 'Block - A1 (RESI) Wing - A1-1 (RESI) Consisting of STILT, GF+2UF'. 2.The sanction is accorded for Semidetached A1 (RESI) only. The use of the building shall not 	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.
RACE FLOOR	deviate to any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose.	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
PLAN	4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.	in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
	5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.	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
	The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.	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.
	7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.	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
	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.	fire hazards. 37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not
	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.	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
	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.	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
	11. 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.	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
	25.	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
	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	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
	& around the site. 13.Permission shall be obtained from forest department for cutting trees before the commencement	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
	of the work. 14.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
	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.	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
	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	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
	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	43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
	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.	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
	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.	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
	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	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
	to occupy the building. 20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
	competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
	building. 22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the
	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).	construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to
	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	2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and
	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	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
	building. 25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building	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
	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	workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker
	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.	in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
	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.	Note :
	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	1.Accommodation shall be provided for setting up of schools for imparting education to the children o
	work 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
	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	which is mandatory. 3.Employment of child labour in the construction activities strictly prohibited.
	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).	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.
	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	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	ומטוויסמנפט, ווים אמון סמווכנוטוופט סנמונטי כמווכפוופט מטנטווומנוכמווץ מונט ופטמו מכנוטון שווו De Initiated.

Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Resi.		
0.00	0.00	00
25.62	25.62	00
17.33	17.33	00
25.62	25.62	01
0.00	0.00	00
68.57	68.57	01
68.57	68.57	01

HT	NOS
0	02
0	01

Area	No. of Rooms	No. of Tenement
84.77	2	1
0.00	2	0
0.00	2	0
84.77	6	1

Block USE/SUBUSE Details

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.

Block Name	BI	ock Use	Block SubUs	e B	lock Structure		ck Land Use egory	
A1 (RESI)	Re	esidential	Semidetache	ed Bldg	upto 11.5 mt	t. Ht.	R	
FAR &Tene Block	ment Detail No. of Same Bldg	S Total Built Up Area (Sq.mt.)	Deductio	ons (Area in	Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sg.mt.)	Tnmt (No.)
			StairCase	Void	Parking	Resi.	(0q.m.)	
A1 (RESI)	1	159.01	59.27	8.29	22.88	68.57	68.57	01
Grand Total:	1	159.01	59.27	8.29	22.88	68.57	68.57	1.00

SANCTIONING AUTHORITY : ASSISTANT/ JUNIOR ENGINEER/ TUWN PLANNER

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	Color Notes COLOR INDEX		
	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (CC EXISTING (To be retain	ed)	
	EXISTING (To be demo AREA STATEMENT (BBMP)	VERSION NO.: 1.0.2	
	PROJECT DETAIL:	VERSION DATE: 21/11/2020	
rking	Authority: BBMP Inward_No: PRJ/1830/20-21	Plot Use: Residential Plot SubUse: Semidetached	
	Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential (Mixed) Plot/Sub Plot No.: 336	
9	Nature of Sanction: NEW Location: RING-II	City Survey No.: 336 PID No. (As per Khata Extract): 57-212-3	36
	Building Line Specified as per Z.R: NA	Locality / Street of the property: 17th 'B' (
	Zone: South	NAGAR,BENGALURU5	
	Ward: Ward-178 Planning District: 210-Jayanagar		
t of	AREA DETAILS: AREA OF PLOT (Minimum)	(A)	SQ.MT 54.0
	NET AREA OF PLOT COVERAGE CHECK	(A-Deductions)	54.0
_	Permissible Coverage area (37.8
f	Proposed Coverage Area (63 Achieved Net coverage area	(63.89 %)	34.5
	Balance coverage area left (FAR CHECK	6.11 %)	3.3
	Permissible F.A.R. as per zo	ning regulation 2015(1.75) I and II(for amalgamated plot -)	94.5
	Allowable TDR Area (60% of	f Perm.FAR)	0.0
	Premium FAR for Plot within Total Perm. FAR area (1.75	,	0.0
	Residential FAR (100.00%) Proposed FAR Area		68.5 68.5
	Achieved Net FAR Area (1.2	27)	68.5
	Balance FAR Area (0.48) BUILT UP AREA CHECK		25.9
	Proposed BuiltUp Area Achieved BuiltUp Area		159.0
		OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH D NUMBER & CONTACT NUMBER: 1) SUSHMA.V. 2) VENKATESH. NO:361, PHASE, J.P. NAGAR, BANGALOPT 2001 CODE:560078, KARNATAKA.	17th 'B' CROSS, 6TH
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	This approval of Building plan/ Modifie date of issue of plan and building licen	SCHATURE OWER'S ADDRESS WITH D NUMBER & CONTACT NUMBER: 1) SUSHMA.V. 2) VENKATESH. NO:361, PHASE, J.P. NAGAR, BANGALOPT CON CODE:560078, KARNATAKA. ARCHITECT/INCINER /SUPERVISOR 'S SIGNATURE T Rajeeva HOUSE NO.113/1-59, KANNAH VILLAGE, KODIGENAHALL! POST BOO/ T	HALLI HALLI BL 3 6/E 4230/2017 18 CONTRACTOR B BUILDING) HASE, J.P. NAGAR, 7-212-336 -28-12-202009-36-52\$_\$6X9 ND VENKATESH :: A1

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