

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

	Approval Condition :	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
	This Plan Sanction is issued subject to the following conditions :	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
	<ul> <li>1. The sanction is accorded for.</li> <li>a). Consisting of 'Block - A (B) Wing - A-1 (B) Consisting of STILT, GF+2UF'.</li> </ul>	Fire and Emergency Department every Two years with due inspection by the department regarding working
SCALE: 1:100	2. The sanction is accorded for Plotted Resi development A (B) 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.
	deviate to any other use.	34. The Owner / Association of high-rise building shall get the building inspected by empaneled
	3.Car Parking reserved in the plan should not be converted for any other purpose.	agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are
	4. Development charges towards increasing the capacity of water supply, sanitary and power main	in good and workable condition, and an affidavit to that effect shall be submitted to the
	has to be paid to BWSSB and BESCOM if any.	Corporation and Fire Force Department every year.
	5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical
	for dumping garbage within the premises shall be provided.	Inspectorate every Two years with due inspection by the Department regarding working condition of
	6.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	36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building
	/ untoward incidents arising during the time of construction.	, 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.	fire hazards.
	The debris shall be removed and transported to near by dumping yard.	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	materially and structurally deviate the construction from the sanctioned plan, without previous
	facility areas, which shall be accessible to all the tenants and occupants.	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	38. The construction or reconstruction of a building shall be commenced within a period of two (2)
	installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.	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	footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
	prevent dust, debris & other materials endangering the safety of people / structures etc. in	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.	Development Authority while approving the Development Plan for the project should be strictly
	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 / Developer shall abide by the collection of solid waste and its segregation
	a frame and displayed and they shall be made available during inspections.	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	42. The applicant/owner/developer shall abide by sustainable construction and demolition waste
	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.	management as per solid waste management bye-law 2016. 43.The Applicant / Owners / Developers shall make necessary provision to charge electrical
	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 / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240
	17. The building shall be constructed under the supervision of a registered structural engineer.	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	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
	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, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
	from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.	46.Also see, building licence for special conditions, if any.
	20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
	competent authority.	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
	21. Drinking water supplied by BWSSB should not be used for the construction activity of the	
	building.	1.Registration of
	22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	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
	23. The building shall be designed and constructed adopting the norms prescribed in National	Board"should be strictly adhered to
	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.	list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the
	24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the	same shall also be submitted to the concerned local Engineer in order to inspect the establishment
	building.	and ensure the registration of establishment and workers working at construction site or work place.
	25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building	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	in his site or work place who is not registered with the "Karnataka Building and Other Construction
	the Physically Handicapped persons together with the stepped entry.	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	4. A second star shall be any ideal for a think on a factor of facing a first star to the shiften se
	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	which is mandatory.
	inorganic waste and should be processed in the Recycling processing unit k.g capacity	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	4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
	2000 Sqm and above built up area for Commercial building).	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	6. In case if the documents submitted in respect of property in question is found to be false or
	soil stabilization during the course of excavation for basement/s with safe design for retaining walls	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 footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.	

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.

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ing		DIVIF	Plot Use: Residential	
	Inward_No:	PRJ/2861/20-21	Plot SubUse: Plotted Resi de	-
		Type: Suvarna Parvangi /pe: Building Permission	Land Use Zone: Residential ( Plot/Sub Plot No.: SITE NO.6	
	Nature of Sa	anction: NEW	City Survey No.: 6	、
	Location: RI		PID No. (As per Khata Extrac	
	Zone: South		Locality / Street of the propert	ιy. υ
	Ward: Ward			
	Planning Dis AREA DETA	strict: 207-Unclassified AILS:		SQ.MT.
of	AREA OF	PLOT (Minimum)	(A)	124.49
<b>.</b>		A OF PLOT GE CHECK	(A-Deductions)	124.49
		Permissible Coverage area (7	75.00 %)	93.37
		Proposed Coverage Area (44		55.98
		Achieved Net coverage area Balance coverage area left ( 3		55.98 37.39
	FAR CHE	СК	· · ·	
		Permissible F.A.R. as per zon Additional F.A.R within Ring I	ning regulation 2015(1.75) and II(for amalgamated plot -)	217.86
		Allowable TDR Area (60% of	Perm.FAR)	0.00
		Premium FAR for Plot within I Total Perm. FAR area (1.75)	,	0.00 217.86
		Residential FAR (100.00%)		193.21
		Proposed FAR Area Achieved Net FAR Area (1.5	5 \	193.21 193.21
		Balance FAR Area ( 0.20 )	5)	24.65
	BUILT UP	AREA CHECK		
		Proposed BuiltUp Area Achieved BuiltUp Area		288.28
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AREA STATEMENT (BBMP)

VERSION NO.: 1.0.3