

	32. I raffic Management Plan shall be obtained from I raffic 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
1.The sanction is accorded for.	Fire and Emergency Department every Two years with due inspection by the department regarding workin
a).Consisting of 'Block - A1 (RESI) Wing - A1-1 (RESI) Consisting of GF+2UF'.	condition of Fire Safety Measures installed. The certificate should be produced to the Corporation
2. The sanction is accorded for Plotted Resi development A1 (RESI) only. The use of the building	and shall get the renewal of the permission issued once in Two years.
shall not 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	Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the
demolished after the construction.	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	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of
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 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.	earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
13.Permission shall be obtained from forest department for cutting trees before the commencement	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	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.	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
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 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 :
	(Hosadaagi Hoodike) Letter No. LD/35/LE 1/2013, 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	construction site with the "Karnataka Building and Other Construction workers Welfare
times having a minimum total capacity mentioned in the Bye-law 32(a).	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.	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.	workers engaged by him.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the	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"

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.

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.
<ul> <li>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.</li> <li>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.</li> <li>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</li> </ul>
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
<ul> <li>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.</li> <li>3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.</li> </ul>
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker

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

: / Builder / Owner / Contractor shall engage a construction worker t 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.

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.

Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
StairCase	Void	Parking	Resi.		
14.47	0.00	0.00	0.00	0.00	00
0.00	12.17	0.00	23.51	23.51	00
0.00	12.17	0.00	23.51	23.51	01
14.47	0.00	21.22	0.00	0.00	00
28.94	24.34	21.22	47.02	47.02	01
28.94	24.34	21.22	47.02	47.02	01

Approval Condition :

LENGTH	HEIGHT	NOS
0.75	2.10	01
0.91	2.10	02

LENGTH	HEIGHT	NOS
1.20	1.20	01
1.80	1.20	07

nitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LAT	47.03	37.15	2	1
LAT	0.00	0.00	1	0
-	47.03	37.15	3	1

## Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (RESI)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

## FAR & Tenement Details

-AR & I ene	ment Details	6						
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	FAR Area Area Area	Tnmt (No.)	
			StairCase	Void	Parking	Resi.	(Sq.mt.)	
A1 (RESI)	1	121.52	28.94	24.34	21.22	47.02	47.02	01
Grand Total:	1	121.52	28.94	24.34	21.22	47.02	47.02	1.00

			Color Notes		SCALE : 1:100
			COLOR INDEX		
			PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (CC EXISTING (To be retained		
			EXISTING (To be demoli	ished)	
all be provided as per requirement.		AREA STATE	MENT (BBMP)	VERSION NO.: 1.0.3 VERSION DATE: 21/01/2021	
e obtained from Traffic Management Consultant for all hi /ed from the Competent Authority if necessary.	gh rise	PROJECT DE			
rise building shall obtain clearance certificate from Karna		Authority: BBI Inward No: P	MP RJ/3343/20-21	Plot Use: Residential Plot SubUse: Plotted Resi develo	pment
ery Two years with due inspection by the department re stalled. The certificate should be produced to the Corpo		Application Ty	/pe: Suvarna Parvangi	Land Use Zone: Commercial (Cer	•
mission issued once in Two years. rise building shall get the building inspected by empanel	ed	Proposal Type Nature of San	e: Building Permission	Plot/Sub Plot No.: 4 City Survey No.: 4	
Emergency Department to ensure that the equipment's		Location: RIN		PID No. (As per Khata Extract): 4	7-103-4
an affidavit to that effect shall be submitted to the nent every year.		Building Line	Specified as per Z.R: NA	Locality / Street of the property: C STREET, DHARMARAYA SWAM	
rise building shall obtain clearance certificate from the E lue inspection by the Department regarding working con		Zone: South			TT TEIMFEE, BANGALONE
certificate should be produced to the BBMP and shall g		Ward: Ward-1 Planning Distr	-		
at once in Two years. gh-rise building shall conduct two mock - trials in the bu	ilding	AREA DETAI			SQ.MT.
another during the summer and assure complete safe	ty in respect of		LOT (Minimum)	(A)	61.53
ional responsible for supervision of work shall not shall		NET AREA COVERAGE		(A-Deductions)	61.53
e construction from the sanctioned plan, without previou explain to the owner s about the risk involved in contra-			Permissible Coverage area (7	,	46.15
ye-laws, Zoning Regulations, Standing Orders and Poli	cy Orders of		Proposed Coverage Area (58 Achieved Net coverage area	,	35.69
of a building shall be commenced within a period of two			Balance coverage area left (	· ,	10.46
Before the expiry of two years, the Owner / Developer shority) of the intention to start work in the form prescrib	ed in	FAR CHEC	K Permissible F.A.R. as per zor	ning regulation 2015 ( 2.50 )	10.00
eveloper shall give intimation on completion of the found dation. Otherwise the plan sanction deemed cancelled.	dation or		Additional F.A.R within Ring I	and II ( for amalgamated plot - )	153.83
ks and Open Spaces area and Surface Parking area sh	all be		Allowable TDR Area (60% of	,	0.00
elopment Plan issued by the Bangalore Development A s mentioned in the work order issued by the Bangalore			Premium FAR for Plot within Total Perm. FAR area ( 2.50	,	0.00
ing the Development Plan for the project should be stric	stly		Residential FAR (100.00%)		47.03
r shall abide by the collection of solid waste and its seg	regation		Proposed FAR Area Achieved Net FAR Area ( 0.7	6)	47.03
-law 2016. all abide by sustainable construction and demolition wa	iste		Balance FAR Area (1.74)	,	106.80
nagement bye-law 2016. ers shall make necessary provision to charge electrical		BUILT UP A	REA CHECK Proposed BuiltUp Area		101 50
			Achieved BuiltUp Area		121.52
er shall plant one tree for a) sites measuring 180 Sqm up es measuring with more than 240 Sqm. c) One tree for e					
of in case of Apartment / group housing / multi-dwelling		Approval Da	ate ·		
nisrepresentation of facts, or pending court cases, the p	lan				
cial conditions, if any.					
artment of Government of Karnataka vide ADDENDUM 95/LET/2013, dated: 01-04-2013 :					
Builder / Owner / Contractor shall engage a construction egistered with the "Karnataka Building and Other Constr					
for setting up of schools for imparting education to the c camps / construction sites.	hildren o				
furnished by the builder / contractor to the Labour Depa	rtment			OWNER / GPA HOLDER'S SIGNATURE	
construction activities strictly prohibited.					
epartment before commencing the construction work is a ny dispute that may arise in respect of property in quest				OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :	
in respect of property in question is found to be false of ds cancelled automatically and legal action will be initiat				1) SRI:DADASO GANAPATI PAWA PAWAR. #3,CHANNARAYASWA!	
				CROSS,BENGALURU, PIN CODI	
					P
					Ye
				ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE	
				T Rajeeva HOUSE NO.113/1-59,K/	
				VILLAGE,KODIGENAHALLI	
					Rajeeva.
					a
				CHANNARAYASWAMY TEMPLE S	XISTING BUILDING)AT SITE NO:4, STREET, DHARMARAYA SWAMY
				TEMPLE, BANGALORE,WARD NC	0:119, PID NO:47-103-4, 530246-01-02-202108-08-11\$_\$12.6X5;
				DAD	ASO GANAPATI PAWAR AND IERS
Block Land Use				SHEET NO: 1	
Category	CTIONING AUTHORITY :	This approx	val of Building plan/ Modified	l plan is valid for two years from the	
RSAN				ce by the competent authority.	
ASSISTANT	' JUNOR ENGINEER / ASSISTANT DIRECTO	R			
ad					
ea Total FAR ea Area Tnmt (No.)					
(Sq.mt.)					
02 47.02 01					
02 47.02 1.00				SOUTH	

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.