

Floor Name			Existing Proposed Built Up Built Up Area Area		Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(04.111.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	Parking (Sq.mt.)		(04.111.)	
Terrace Floor	10.85	0.00	10.85	10.85	0.00	0.00	0.00	0.00	00
Second Floor	64.35	0.00	64.35	8.82	0.00	0.00	55.53	55.53	00
First Floor	90.23	90.23	0.00	8.82	0.00	81.41	0.00	81.41	00
Ground Floor	79.33	50.89	0.00	8.82	28.44	42.07	0.00	42.07	01
Total:	244.76	141.12	75.20	37.31	28.44	123.48	55.53	179.01	01
Total Number of Same Blocks	1								
Total:	244.76	141.12	75.20	37.31	28.44	123.48	55.53	179.01	01

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.75	2.10	05
A (RESI)	D1	0.90	2.10	10
A (RESI)	D	1.05	2.10	01
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SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W3	0.71	1.50	02
A (RESI)	W2	1.00	1.50	01
A (RESI)	V	1.20	0.75	03
A (RESI)	W1	1.20	1.20	01
A (RESI)	W	1.50	1.50	16

UnitBUA Table for Block :A (RESI)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No.	
GROUND FLOOR PLAN	SPLIT 1	FLAT	Existing	205.47	169.63		
FIRST FLOOR PLAN	SPLIT 1	FLAT	Existing	0.00	0.00		
SECOND FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00		
Total:	-	-	-	205.47	169.63		

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
1.The sanction is accorded for.	Fire and Emergency Department every Two years with due inspection by the department regarding working
a).Consisting of 'Block - A (RESI) Wing - A-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 A (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
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
	the BBMP.
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	
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
	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
competent authority.	(100auday) 10001kg) Leller NO. LD/33/LE 1/2013, Udleu. 01-04-2013.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the	1 Degistration of
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

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 building. 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).

PROPERTY No. 78

-9.14 -

PROPERTY

RWH

SITE PLAN

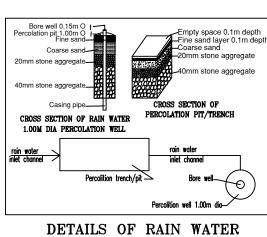
Block

Name

A (RESI)

0.91

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.



HARVESTING STRUCTURES

Car

1

1

1

Block USE/SUBL	ISE Details		
Block Name	Block Use	Block SubUse	Block Structure
A (RESI)	Residential	Plotted Resi development	Bldg upto 11.5 mt. H

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.

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

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

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.

f construction workers in the labour camps / construction sites.

3.Employment of child labour in the construction activities strictly prohibited.

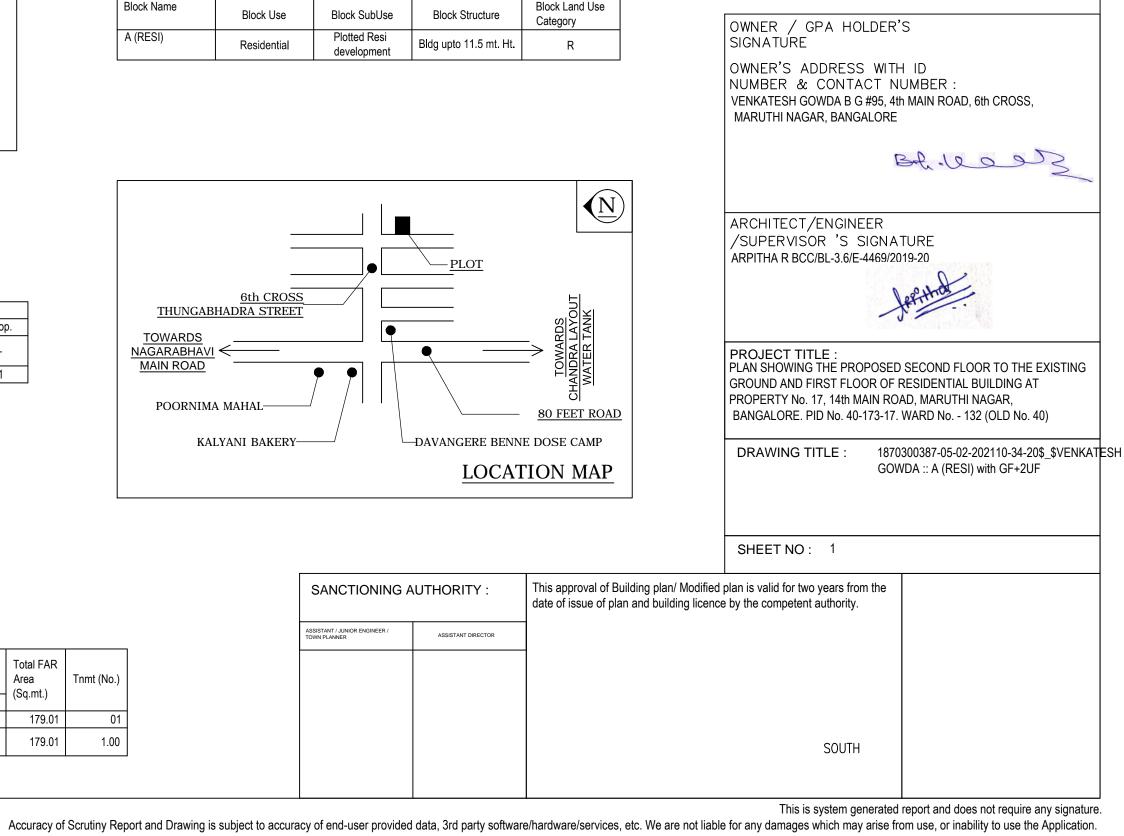
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

workers engaged by him.

workers Welfare Board".

which is mandatory.

Note :



SANCTIONING AUTHORITY :					
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR				

Parking Check (Table 7b)

Required Parking(Table 7a)

Туре

Residential

Total :

Vehicle Type	I	Reqd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	1	13.75	
Total Car	1	13.75	1	13.75	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	14.69	
Total		27.50		28.4	

Area

50 - 225

SubUse

Plotted Resi

development

FAR & Tenement Details

Tenemen

Block	No. of Same Bldg	Total Built Up Area	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	(Area in	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
		(Sq.mt.)	(Sq.mt.) (Sq.mt.)	(Sq.mt.)	StairCase	Parking	(34.111.)	Resi.	(Sq.mt.)	
A (RESI)	1	244.76	141.12	75.20	37.31	28.44	123.48	55.53	179.01	01
Grand Total:	1	244.76	141.12	75.20	37.31	28.44	123.48	55.53	179.01	1.00

Units

1

(Sq.mt.) Reqd. Prop. Reqd./Unit Reqd. Prop.

	SCALE : 1:100				
Color Notes	00/12 1.100				
COLOR INDEX					
PLOT BOUNDARY					
ABUTTING ROAD					
PROPOSED WORK (COVER	RAGE AREA)				
EXISTING (To be retained)					
EXISTING (To be demolished	d)				
AREA STATEMENT (BBMP)	-/				
	VERSION DATE: 21/01/2021				
PROJECT DETAIL:					
Authority: BBMP	Plot Use: Residential				
Inward_No: PRJ/3511/20-21	Plot SubUse: Plotted Resi development				
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 17				
Nature of Sanction: ADDITION OR					
EXTENSION	City Survey No.: 0				
Location: RING-II	PID No. (As per Khata Extract): 40-173-17				
Building Line Specified as per Z.R: NA	Locality / Street of the property: 14th MAIN ROAD, MARUTHI NAGAR, BANGALORE.				
Zone: South					
Ward: Ward-132					
Planning District: 212-Vijayanagar					
AREA DETAILS:	SQ.MT.				
AREA OF PLOT (Minimum)	(A) 111.42				
NET AREA OF PLOT	(A-Deductions) 111.42				
COVERAGE CHECK					
Permissible Coverage area (75.00					
Proposed Coverage Area (71.2 %)					
Achieved Net coverage area (71.)					
Balance coverage area left (3.8 %	4.23				
FAR CHECK					
Permissible F.A.R. as per zoning r					
Additional F.A.R within Ring I and					
Allowable TDR Area (60% of Pern	,				
Premium FAR for Plot within Impa					
Total Perm. FAR area (1.75) Residential FAR (31.02%)	194.98				
Existing Residential FAR (68.98%	55.53				
Proposed FAR Area	·				
Achieved Net FAR Area (1.61)	179.01				
Balance FAR Area (0.14)	<u> </u>				
BUILT UP AREA CHECK					
Proposed BuiltUp Area 244.7					
Existing BUA Area					
Achieved BuiltUp Area					
· · · · · · · · · · ·	216.32				

Approval Date: