



UnitBUA Table for Block : A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	330.60	330.60	2	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	4	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	6	0
Total:	-	-	330.60	330.60	12	1

Block :A (A)

Floor Name	Total Built Up Area (Sq.mt.)	[Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
		StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)	
Terrace Floor	22.53	19.97	0.00	2.56	0.00	0.00	0.00	00
Second Floor	138.86	8.87	2.56	0.00	0.00	127.43	127.43	00
First Floor	138.86	8.87	2.56	0.00	0.00	127.43	127.43	00
Ground Floor	138.86	8.87	2.56	0.00	78.29	49.14	49.14	01
Total:	439.11	46.58	7.68	2.56	78.29	304.00	304.00	01
Total Number of Same Blocks :	1							
Total:	439.11	46.58	7.68	2.56	78.29	304.00	304.00	01

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for.

a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of GF+2UF'. 2. The sanction is accorded for Plotted Resi development A (A) 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. 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. 25.

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 & around the site.

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). 17. 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. 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

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 building.

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 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).

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.

31. Sufficient two wheeler parking shall be provided as per requiren 32. Traffic Management Plan shall be obtained from Traffic Manage structures which shall be got approved from the Competent Author 33. The Owner / Association of high-rise building shall obtain cleara Fire and Emergency Department every Two years with due inspecondition of Fire Safety Measures installed. The certificate should and shall get the renewal of the permission issued once in Two ye 34. The Owner / Association of high-rise building shall get the build agencies of the Karnataka Fire and Emergency Department to en in good and workable condition, and an affidavit to that effect shall

Corporation and Fire Force Department every year. The Owner / Association of high-rise building shall obtain clear Inspectorate every Two years with due inspection by the Departm Electrical installation / Lifts etc., The certificate should be produced renewal of the permission issued that once in Two years.

36.The Owner / Association of the high-rise building shall conduct , one before the onset of summer and another during the summer fire hazards.

37. The Builder / Contractor / Professional responsible for supervis materially and structurally deviate the construction from the sanct approval of the authority. They shall explain to the owner s about of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, the BBMP.

38. The construction or reconstruction of a building shall be comme years from date of issue of licence. Before the expiry of two years intimation to BBMP (Sanctioning Authority) of the intention to star Schedule VI. Further, the Owner / Developer shall give intimation footing of walls / columns of the foundation. Otherwise the plan sa 39.In case of Development plan, Parks and Open Spaces area and earmarked and reserved as per Development Plan issued by the 40.All other conditions and conditions mentioned in the work order Development Authority while approving the Development Plan for

adhered to 41. The Applicant / Owner / Developer shall abide by the collection as per solid waste management by e-law 2016.

42. The applicant/owner/developer shall abide by sustainable cons management as per solid waste management bye-law 2016.

43. The Applicant / Owners / Developers shall make necessary pro vehicles 44. The Applicant / Owner / Developer shall plant one tree for a) sit

Sgm b) minimum of two trees for sites measuring with more than Sq.m of the FAR area as part thereof in case of Apartment / group

45.In case of any false information, misrepresentation of facts, or p sanction is deemed cancelled.

46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Ka (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-20

1.Registration of

Applicant / Builder / Owner / Contractor and the construction work construction site with the "Karnataka Building and Other Construction Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the R

list of construction workers engaged at the time of issue of Comm same shall also be submitted to the concerned local Engineer in and ensure the registration of establishment and workers working 3. The Applicant / Builder / Owner / Contractor shall also inform the workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor s in his site or work place who is not registered with the "Karnataka workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for im f construction workers in the labour camps / construction sites. 2.List of children of workers shall be furnished by the builder / cont which is mandatory.

Employment of child labour in the construction activities strictly 4. Obtaining NOC from the Labour Department before commencing 5.BBMP will not be responsible for any dispute that may arise in re

6.In case if the documents submitted in respect of property in gues fabricated, the plan sanctioned stands cancelled automatically an

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	1.00	2.10	11
		•		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W2	1.20	1.20	08
	W1	2.00	1.20	25

Parking Check (Table 7b)

Vehicle Type	R	Reqd.		ieved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	50.79
Total		41.25		78.29

FAR & Tenement Details

Block	Block No. of Same Bldg		Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
		(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	(34.111.)	
A (A)	1	439.11	46.58	7.68	2.56	78.29	304.00	304.00	01
Grand Total	1	439.11	46.58	7.68	2.56	78.29	304.00	304.00	1.00

Block USE/SUBUSE Details

DIUCK USE/SUBL				
Block Name	Block Use	Block SubUse	Block Structure	Block La Categor
A (A)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Required Parking(Table 7a)

•	• •	,					
Block	Туре	SubUse	Area Units		Car		
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.
A (A)	Residential	Plotted Resi development	225.001 - 375	1	-	2	2
	Total :		-	-	-	-	2

	COLOR INDEX		
	PLOT BOUNDARY		
ment.	ABUTTING ROAD	A)	
ement Consultant for all high rise prity if necessary.	PROPOSED WORK (COVERAGE ARE EXISTING (To be retained)	A)	
ance certificate from Karnataka	EXISTING (To be demolished)		SCALE : 1:100
ction by the department regarding working I be produced to the Corporation			
ears.	AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3 VERSION DATE: 21/01/2021	
ting inspected by empaneled sure that the equipment's installed are	PROJECT DETAIL:	VERSION DATE: 21/01/2021	
Il be submitted to the	Authority: BBMP	Plot Use: Residential	
rance certificate from the Electrical	Inward_No: PRJ/3907/20-21	Plot SubUse: Bungalow	
nent regarding working condition of	Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential (Main) Plot/Sub Plot No.: SITE NO 1118	
ed to the BBMP and shall get the	Nature of Sanction: NEW	City Survey No.: .	
two mock - trials in the building	Location: RING-II	Khata No. (As per Khata Extract): 1118	
and assure complete safety in respect of	Building Line Specified as per Z.R: NA Zone: South	PID No. (As per Khata Extract): 54-207-1118 Locality / Street of the property: SITE NO 1118, 1ST	"Ε" ΜΔΙΝΙ ΒΟΔΟ
ion of work shall not shall not		GIRINAGARA 2ND PHASE, BANGALORE. WARD	
ioned plan, without previous the risk involved in contravention	Ward: Ward-162		
, Standing Orders and Policy Orders of	Planning District: 211-Banashankari AREA DETAILS:		SQ.MT.
enced within a period of two (2)	AREA OF PLOT (Minimum)	(A)	210.21
s, the Owner / Developer shall give	NET AREA OF PLOT	(A-Deductions)	210.21
t work in the form prescribed in on completion of the foundation or	COVERAGE CHECK Permissible Coverage area	(75.00 %)	157.66
anction deemed cancelled.	Proposed Coverage Area (6		138.86
d Surface Parking area shall be Bangalore Development Authority.	Achieved Net coverage area		138.86
r issued by the Bangalore	Balance coverage area left (FAR CHECK	8.94 %)	18.80
the project should be strictly		oning regulation 2015 (1.75)	367.87
of solid waste and its segregation	Additional F.A.R within Ring	I and II (for amalgamated plot -)	0.00
truction and demolition waste	Allowable TDR Area (60% of Premium FAR for Plot within	,	0.00
	Total Perm. FAR area (1.75		0.00 367.87
ovision to charge electrical	Residential FAR (100.00%)	,	304.00
tes measuring 180 Sqm up to 240 240 Sqm. c) One tree for every 240	Proposed FAR Area Achieved Net FAR Area (1.	45)	304.00
p housing / multi-dwelling	Balance FAR Area (0.30)	···/	<u> </u>
pending court cases, the plan	BUILT UP AREA CHECK	1	
	Proposed BuiltUp Area Achieved BuiltUp Area		<u>439.11</u> 439.11
rnataka vide ADDENDUM	Approval Date :		
013 :			
nparting education to the children o tractor to the Labour Department prohibited. g the construction work is a must. espect of property in question. stion is found to be false or			
d legal action will be initiated.		OWNER / GPA HOLDER'S SIGNATURE	
		OWNER'S ADDRESS WITH ID	
		NUMBER & CONTACT NUMBER	R :
		PUSHPA NO 401, L&T SOUTH CITY APARTMENT	
		MICO LAYOUT, BANGALORE	
		H H	· pushps
		ARCHITECT/ENGINEER	
<u> </u>		/SUPERVISOR 'S SIGNATURE LAKSHMIKANTHA S NO 58, 2ND CROSS,	KATHRIGUPPA
Land Use Jory		BENGALURU BCC/BL-3.6/E-4	
R			un
		2 al	
		PROJECT TITLE :	
r		PROPOSED PLAN FOR RESIDENTIAL E	
ıd. Prop.		SITE NO 1118, 1ST "E" MAIN ROAD, GIF 2ND PHASE, BANGALORE. WARD NO 1	
-		OLD WARD NO 54. PID NO 54-207-1118	
2		SHEET NO: 1	
		SHELT NO.	
SANCTIONING AUTHORITY		lodified plan is valid for two years from the	
		g licence by the competent authority.	
ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIREC	TOR		
		SOUTH	