



- Approval Condition:
- This Plan Sanction is issued subject to the following conditions:
- The sanction is accorded for.
 - Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
 - 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 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.
 - 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 in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
 - 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 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.
 - 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 the hazards.
 - The Builder / Contractor / Professional responsible for supervision of work shall not shall not 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 of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. 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.
 - 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.
 - 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.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - 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.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - Special building licence for special conditions, if any.
 - Also see, Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosdagaal Hoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013.

- 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.
 - 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.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - 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 workers Welfare Board'.
- Note:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - 21% of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.
 - The owner / builder should ensure the required safety measures while excavation for basement/foundation and constructing the basement/ foundation/stilt and upper floors with regard to the stability of the structure, safety of the neighbours and construction labourers. owner/builder will be held responsible for any lapses in this regard.

ALL DIMENSIONS ARE IN METER

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.16
		VERSION DATE: 10/11/2020
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/Ad.Com./SUT/0753/20-21	Plot SubUse: Bungalow	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No: 116	
Nature of Sanction: NEW	City Survey No: 116	
Location: RING-II	Khasra No. (As per Khasra Extract): 116	
Building Line Specified as per Z.R. NA	PID No. (As per Khasra Extract): 54-364-116	
Zone: South	Locality / Street of the property: SRINIVASANAGAR, 1ST PHASE, BSK 3RD STAGE	
Ward: Ward-163		
Planning District: 211-Banashankari		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	127.21
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		95.41
Proposed Coverage Area (58.69 %)		74.66
Achieved Net coverage area (58.69 %)		74.66
Balance coverage area left (16.31 %)		20.75
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.15)		222.82
Additional FAR within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (62% of Perm FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		222.82
Residential FAR (96.82%)		208.35
Proposed FAR Area		215.19
Achieved Net FAR Area (1.69)		215.19
Balance FAR Area (0.06)		7.43
BUILT UP AREA CHECK		
Proposed BuiltUp Area		318.53
Achieved BuiltUp Area		318.53

Approval Date : 01/11/2021 11:53:31 AM

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER / GPA HOLDER'S SIGNATURE

H.D.THIPPAIAH
NO:857/E, 9 TH MAIN ROAD, BSK 1ST STAGE,
1ST BLOCK, SRINAGAR, B-LURU-560050

(Signature)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

PRAKASH.S.HATHWAR
BCC/BL/3.6/E-930/91-92

PROJECT TITLE :

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON SITE/ KHATHA NO: 116, SRINIVASANAGAR, 1ST PHASE, BSK 3RD STAGE, BENGALURU. PID NO: 54-364-116, WARD NO: 54(OLD)

DRAWING TITLE : RESIDENTIAL BUILDING

SHEET NO : 1

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date: 11/01/2021 vide lp number: BBMP/Ad.Com./SUT/0753/20-21 subject to terms and conditions laid down along with this building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH)
BHRUHAT BENGALURU MAHANAGARA PALIKE

Parking Check (Table 7b)

Vehicle Type	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	-	-	-	52.63
Total	-	27.50	-	66.38

Block -A (H D THIPPAIAH)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking	Resi.		
Terrace Floor	19.89	17.64	0.00	2.25	0.00	0.00	0.00	0.00	00
Second Floor	74.66	0.00	1.44	0.00	5.66	0.00	67.56	67.56	00
First Floor	74.66	0.00	1.44	0.00	5.66	0.00	67.56	67.56	00
Ground Floor	74.66	0.00	1.44	0.00	0.00	0.00	73.22	73.22	01
Stilt Floor	74.66	0.00	1.44	0.00	0.00	66.38	0.00	6.84	00
Total:	318.53	17.64	5.76	2.25	11.32	66.38	208.34	215.18	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (H D THIPPAIAH)	D2	1.45	1.20	04
A (H D THIPPAIAH)	ED	0.75	2.10	04
A (H D THIPPAIAH)	ED	0.90	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (H D THIPPAIAH)	W1	1.45	1.20	04
A (H D THIPPAIAH)	W1	1.49	1.20	03
A (H D THIPPAIAH)	W1	1.65	1.20	06
A (H D THIPPAIAH)	W1	2.07	1.20	06
A (H D THIPPAIAH)	W1	2.22	1.20	03
A (H D THIPPAIAH)	W1	2.71	1.20	03
A (H D THIPPAIAH)	W1	3.22	1.20	03
A (H D THIPPAIAH)	W1	3.30	1.20	01
A (H D THIPPAIAH)	W1	3.90	1.20	07
A (H D THIPPAIAH)	W1	4.35	1.20	03

UnitBUA Table for Block -A (H D THIPPAIAH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SPLIT GF 1	FLAT	0.00	0.00	5	0
GROUND FLOOR PLAN	SPLIT GF 1	FLAT	208.35	158.60	3	1
FIRST FLOOR PLAN	SPLIT GF 1	FLAT	0.00	0.00	5	0
Total	-	-	208.35	158.60	13	1

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (H D THIPPAIAH)	Residential	Bungalow	Bldg upto 11.5 mt. HT.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car
				Reqd.	Prop.	
A (H D THIPPAIAH)	Residential	Bungalow	50-225	1	-	1
Total:	-	-	-	-	-	1

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking			
A (H D THIPPAIAH)	1	318.53	17.64	5.76	2.25	11.32	66.38	208.34	215.18	01
Grand Total:	1	318.53	17.64	5.76	2.25	11.32	66.38	208.34	215.18	1.00