

25.

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.

a).Consisting of 'Block - A (COM) Wing - A-1 (COM) Consisting of BASEMENT, GF+2UF'. 2. The sanction is accorded for Hostel A (COM) with Residential Apartment Bldg 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.

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. 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

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

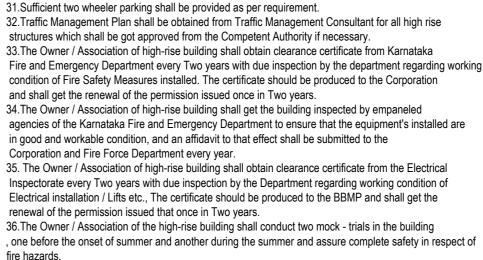
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry. 27. The Occupancy Certificate will 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



Note :

The plans are approved in acco the Assistant director of town p Vide lp number : to terms and conditions laid dow

This approval of Building plan/ date of issue of plan and buildir

ASSISTANT DIRECTOR BHRUHAT BENGAL

Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	No. of Room		
M)	Residential	Hostel	Bldg upto 11.5 mt. Ht.	R	8		

	Туре	SubUse	Area	Ur	iits	Car			
	Type		(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
M)	Commercial	Small Shop	> 0	50	44.65	1	1	-	
	Residential	Hostel	> 0	10	-	1	1	-	
	Total :		-	-	-	-	2	2	

Туре	Re	qd.	Achieved				
	No. Area (Sq.mt.)		No.	Area (Sq.mt.)			
	2	27.50	2	27.50			
ar	2	27.50	2	27.50			
eeler	-	27.50	0	0.00			
arking	-	-	-	3.37			
		55.00	30.87				

	No. of Same Bldg	Total Built Up Area		Deductions (Area in Sq.mt.)				osed FAR (Sq.mt.)	Total FAR Area	Carpet Area other	
		(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	(Sq.mt.)	than Tenement
M)	1	366.96	26.93	9.60	2.40	62.97	30.87	163.59	44.65	208.24	189.54
	1	366.96	26.93	9.60	2.40	62.97	30.87	163.59	44.65	208.24	189.54

Fire and Emergency Department every Two years with due inspection by the department regarding working		(Color No	otes						
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.			COLC	OR INDEX						
34. The Owner / Association of high-rise building shall get the building inspected by empaneled		PLOT BOUNDARY								
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				TING ROAD OSED WORK (COVI						
Corporation and Fire Force Department every year. 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical				ING (To be retained)						
Inspectorate every Two years with due inspection by the Department regarding working condition of			EXIST	ING (To be demolish	,					
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.	AREA STA	ATEMENT (BBMP)		VERSION N	O.: 1.0.15 ATE: 08/09/2020					
36. 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	PROJECT			•						
fire hazards. 37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not	Authority: E Inward No			Plot Use: Co						
materially and structurally deviate the construction from the sanctioned plan, without previous	BBMP/Ad.	Com./WST/0436/20-21		Plot SubUse		(ain)				
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		n Type: General ype: Building Permissi	on	Plot/Sub Plot	ne: Residential (N t No.: 7/2	//all1)				
the BBMP. 38.The construction or reconstruction of a building shall be commenced within a period of two (2)		Nature of Sanction: NEW		,	s per Khata Extra	,				
years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give	Location: R Building Lir	ne Specified as per Z.F	R: NA	,	per Khata Extract eet of the property): 7-24-7/2 /: NO-7/2, WEST F	PARK ROAD,			
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	Zone: Wes	•		MALLESHV	VARAM, WARD N	O-65, BANGALOF	RE, PID NO-7-24	-7/2.		
footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. 39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be	Ward: War									
earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.	-	bistrict: 203-Malleswara	m							
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	AREA DET AREA OF	F PLOT (Minimum)		(A)				SQ.MT. 132.19		
adhered to 41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation		AREA OF PLOT		(A-Deduction	ns)			132.19		
as per solid waste management bye-law 2016.	COVERA	AGE CHECK Permissible Covera	ade area (7	75.00 %)				99.14		
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.		Proposed Coverag	e Area (58	8.95 %)				77.92		
 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles. 		Achieved Net cove Balance coverage	•	()				77.92 21.22		
44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240	FAR CHE	•		10.00 /0 /				21.22		
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				ning regulation 2015 I and II (for amalgan	. ,			231.33		
unit/development plan. 45.In case of any false information, misrepresentation of facts, or pending court cases, the plan		Allowable TDR Are	•	, e				0.00		
sanction is deemed cancelled.		Premium FAR for F		1 ()				0.00		
46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM		Total Perm. FAR a Residential FAR (7)				231.33 163.59		
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :		Commercial FAR (21.44%)					44.65		
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the		Proposed FAR Are Achieved Net FAR		8)				208.24 208.24		
construction site with the "Karnataka Building and Other Construction workers Welfare		Balance FAR Area	(-)				23.09		
Board"should be strictly adhered to	BUILT UF	P AREA CHECK Proposed BuiltUp /	Area					366.96		
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		Achieved BuiltUp A						366.96		
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. 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of	Approval	Date : 11/10/2020) 4:56:2 [,]	1 PM						
workers engaged by him. 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	Payment [Details								
workers Welfare Board".	Sr No.	Challan		Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark	
Note :	1	Number BBMP/16965/CH/20	-21 BBM	Number IP/16965/CH/20-21	1656.9	Online	Number 11447330809	10/24/2020	_	
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.		No.			Head		Amount (INR)	6:50:02 PM Remark		
 Construction workers in the labour camps / construction sites. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. 		1		S	crutiny Fee		1656.9	-		
fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated. plans are approved in accordance with the acceptance for approved is sistant director of town planning (<u>WEST</u>) on date: $\frac{10/11/2}{BBMP/AD.COM./WST/0436/20-21}$ su	020									
ms and conditions laid down along with this building plan approv	-	[
		OWNER / GPA HOLDER'S								
		SIGNATURE								
approval of Building plan/ Modified plan is valid for two years from	n the									
of issue of plan and building licence by the competent authority.		OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : KALPANA NAVANITRAI KAPASI. NO-7/2, WEST PARK ROAD, MALLESHWARAM, WARD NO-65, BANGALORE, PID NO-7-24-7/2.								
BISTANT DIRECTOR OF TOWN PLANNING (WEST BHRUHAT BENGALURU MAHANAGARA PALIKE)		k	ulpur	wnt	er pasi				
Name : G L KESHAVAMURTHY Designation : Assistant Director Town Planning										
(ADTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE		ARCHITE		/ENGINE	-R					
Date : 19-Nov-2020 13: 37:31		ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE								
		/					0 1 ot Mo	in Dood		
				umar Sri Sa	•					
			Relai	Shop, Gay	atini naga	I DUU/DL-	3.∠.3/⊏-12	200/95-94		
			K	Z.C.s	NIC					
				prode	start	\mathcal{I}				
				-, -						
		SITE NO-7	WING /2, WE	LE : The Prof St Park F PID NO:7-24	Road, Ma					
		DRAWI	NG T	ITLE :	1874499	9550-02-11	-2020			
					KAPASI	7\$_\$KALP (1):: A (C ENT, GF+2	OM) with	ANITRAI		
	SHEET NO: 1									

SCALE : 1:100

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.