

- Approval Condition:**  
This Plan Sanction is issued subject to the following conditions:
- The sanction is accorded for a) Consisting of Block - A (COM) Wing - A-1 (COM) Consisting of BASEMENT, 0F+2UF.
  - The sanction is accorded for Small Shop A (COM) with Plotted Res development only. The use of the building shall not deviate to any other use.
  - Car Parking reserved in the plan should not be converted for any other purpose.
  - Development charges towards increasing the capacity of sewer supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
  - Necessary data for laying telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
  - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
  - The applicant shall INSURE all workers involved in the construction work against any accident / untoward incidents during the time of construction.
  - 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.
  - 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.
  - The applicant shall provide a separate room preferably 4.50 x 2.25 m in the basement for installation of telecom equipment and also make provisions for telecom services as per Bye-Law No. 25.
  - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other materials encroaching the safety of people / structures etc. & around the site.
  - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
  - License and approved plans shall be posted in a conspicuous place of the leased premises. The building scheme and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
  - Any sewer / water connection shall be made in accordance with the approved plans and in form of the Architect / Engineer / Supervisor will be referred by the Authority in the first instance, named in the sanctioned plans and the "Consent for earthwork retention certificate" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
  - The applicant should provide solar water heaters as per table 17 of bye-law No. 25 for the building.
  - 25 Rules for physically handicapped persons prescribed in schedule X (Bye-Laws - 31) of Building bye-laws shall be enforced.
  - The applicant shall provide at least one common toilet in the ground floor for the use of the vendors, drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
  - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
  - 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.
  - Carbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - (a) as specified installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings).
  - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure in 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 weather parking shall be provided as per requirement.
  32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise 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 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.
  34. The Owner / Association of high-rise building shall get the building inspected by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipments 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.
  35. 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 installations (Lifts etc.). The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
  36. The Owner / Association of the high-rise building shall conduct two mock drills in the building once before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
  37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a course of action in case of non-compliance of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
  38. 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 intended start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing or walls / columns of the foundation. Otherwise the permission deemed cancelled.
  39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan and the applicant shall also inform the change if any of the workers engaged by him.
  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.
  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 more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / group housing / multi-storied / underground plan.
  45. In case of any site information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
  46. Also see building license for special conditions, if any.
  - Special Condition as per labour Department of Government of Karnataka vide ADDENDUM (Roadside Hoarding) Letter No. LD/95/LET/2013, dated: 01-04-2013.

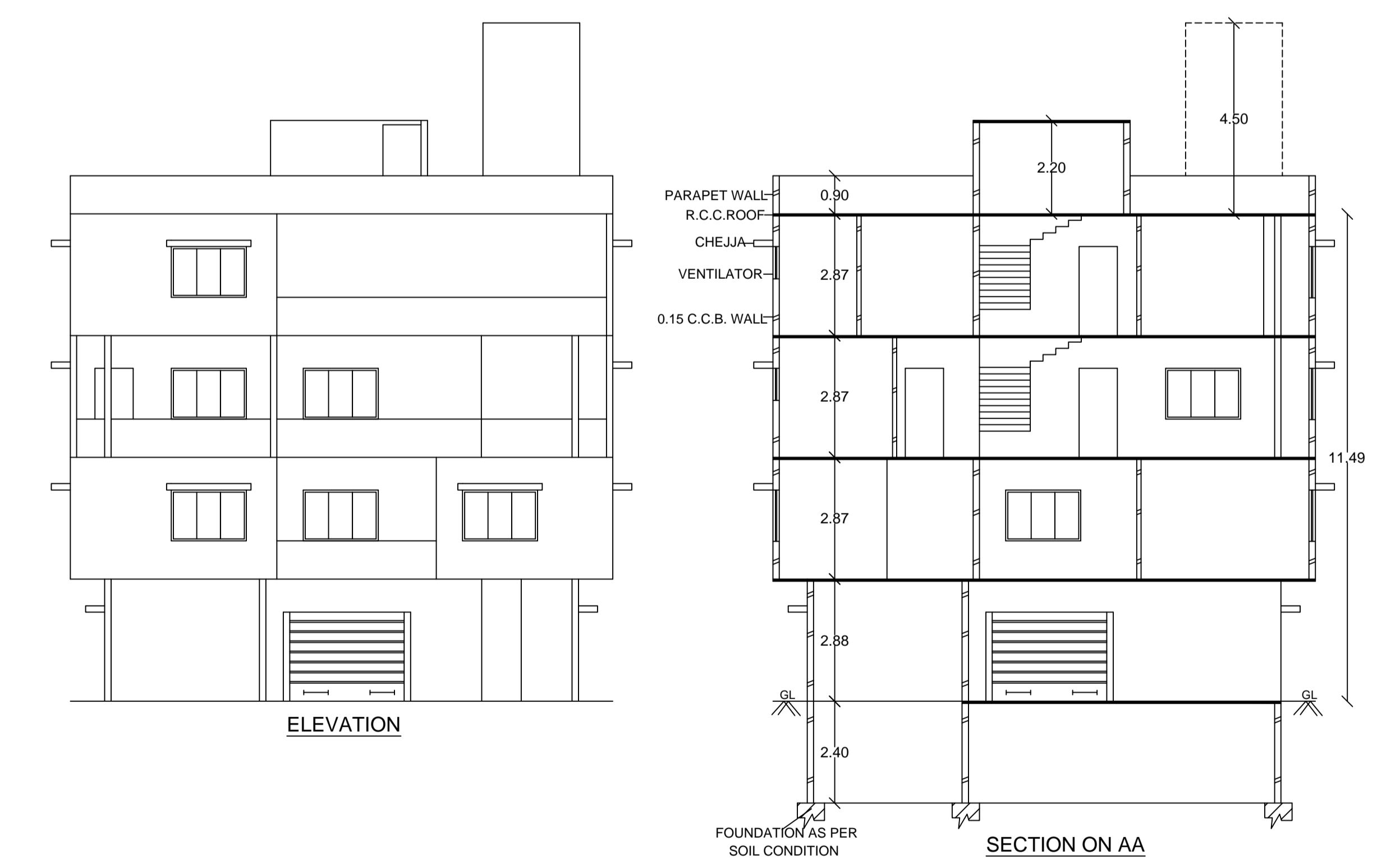
AREA STATEMENT (SAMP)		VERSION NO. 1.0.1
PROJECT DETAIL:		VERSION DATE: 09/09/2020
Activity: B&SP	Plot Use: Residential	
Project No: PRJ/01/11/20-21	Plot SubUse: Plotted Res development	
Application Type: General	Land Use Zone: Residential (Main)	
Proposed Type: Building/Permit	Plot/SQ Plot No: NO-10 (OLD NO-249)	
Nature of Sanction: NEW	City Survey No.: 0	
Location: RING 3	Khata No. (As per Khata Extract): NO-10 (OLD NO-249)	
Building Line Specified as per Z.R. NA	Locality / Street of the property: 3RD MAIN ROAD, MAHALAKSHMI LAYOUT, BANGALORE	
Town: West		
Planning District: 214/Rajya		
AREA DETAILS:		SQ.MT.
AREA OF FLOOR (Minimum)	(A)	371.31
NET AREA OF FLOOR	(A-Deductions)	371.31
COVERABLE CHECK:		
Permissible Coverage area (65.00 %)		241.35
Proposed Coverage area (44.81 %)		166.38
Achieved Net coverage area (44.81 %)		166.38
Balance coverage area (20.19 %)		74.97
FAR CHECK:		
Permissible F.A.R. as per zoning regulation 2015 ( 2.25 )		835.44
Additional F.A.R. with Right to Build (For designated plot - )		0.00
Allowable TOR Area (80% of Perm.FAR)		0.00
Permissible FAR (with 2.25)		835.44
Residential FAR (92.17%)		591.32
Commercial FAR (7.83%)		50.24
Proposed FAR Area		641.56
Achieved Net FAR Area (1.73)		641.56
Balance FAR Area (0.52)		193.88
BUILT UP AREA CHECK:		
Proposed Built-Up Area		1154.90
Substructure Area Ass in BU/L (Layout Lvl)		0.03
Achieved Built-Up Area		1154.93

COLOR INDEX	
ARBITRARY ROAD	█
PROPOSED WORK COVERABLE AREA	█
EXISTING (To be retained)	█
EXISTING (To be demolished)	█

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COM)	Commercial	Small Shop	Bldg upto 11.1M RL	C1

Required Parking (Table 7a)						
Block Name	Type	SubUse	Area (Sq.Mt.)	Units	Car	Prop.
A (COM)	Commercial	Small Shop	50	50	1	1
	Residential	Plotted Res development	50 - 225	1	1	2
			375.00	505	3	3
			-	-	-	6
			-	-	-	6

Parking Check (Table 7b)						
Vehicle Type	No.	Reqd.	Achieved	No.	Reqd.	Achieved
Car	6	6	6	6	6	6
Two/Car	6	6	6	6	6	6
Two/Water	-	27.50	0	0	0.00	-
Other Parking	-	-	-	-	275.31	-
Total	-	110.00	-	-	303.81	-



Block : A (COM)										
Floor Name	Total Built Up Area (Sq.Mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Res.	Commercial	Total FAR Area (Sq.Mt.)
Terrace Floor	22.49	18.87	0.00	3.62	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	188.76	7.20	3.62	0.00	30.77	0.00	157.17	0.00	157.17	01
Second Floor	241.39	23.33	3.62	0.00	0.00	0.00	214.44	0.00	214.44	01
First Floor	241.39	18.16	3.62	0.00	0.00	0.00	219.71	0.00	219.71	02
Ground Floor	186.37	8.55	3.62	0.00	0.00	103.96	0.00	50.24	50.24	00
Basement Floor	284.50	6.75	3.62	0.00	0.00	67.20	206.93	0.00	0.00	00
Total	1154.90	82.76	18.10	3.62	30.77	67.20	310.89	591.32	50.24	641.56
Total Number of Same Blocks	1									

Unit/BUA Table for Block A (COM)									
FLOOR PLAN	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement			
FIRST FLOOR PLAN	SPLIT 2	FLAT	114.10	108.70	9	2			
SECOND FLOOR PLAN	SPLIT 3	FLAT	103.89	98.46	9	2			
THIRD FLOOR PLAN	SPLIT 4	FLAT	402.14	382.23	13	1			
Total	-	-	620.10	589.38	39	3			

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.)	Tent (No.)						
A (COM)	1	1154.90	82.76	18.10	3.62	30.77	67.20	310.89	591.32	50.24	641.56	03
Grand Total	1	1154.90	82.76	18.10	3.62	30.77	67.20	310.89	591.32	50.24	641.56	3.00

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	MOS
A (COM)	D2	0.76	2.10	08
A (COM)	D1	0.90	1.20	02
A (COM)	D1	0.90	2.10	25
A (COM)	D	1.06	1.20	01
A (COM)	D	1.06	2.10	02
A (COM)	RS	3.00	2.10	01

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	MOS
A (COM)	W3	0.90	1.20	14
A (COM)	W2	0.90	1.20	01
A (COM)	W1	1.21	1.20	05
A (COM)	W1	1.73	1.20	01
A (COM)	W	1.80	1.20	48

**SANCTIONING AUTHORITY :**

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

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER

ASSISTANT DIRECTOR

**OWNER / GPA HOLDER'S SIGNATURE**

**OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :**  
K.M. SHASHIDHARA NO-10, (OLD NO-249), 3RD MAIN ROAD, MAHALAKSHMI LAYOUT, BANGALORE.

*K. Shashidhara*

**ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE**  
K.S. Prasanna Kumar Sri Sai Enterprises No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BC/BL-3.2.3/E-126/03-94

*K.S. Prasanna Kumar*

**PROJECT TITLE :**  
PLAN SHOWING THE PROPOSED COMMERCIAL/RESIDENTIAL BUILDING AT SITE NO-10, (OLD NO-249), 3RD MAIN ROAD, MAHALAKSHMI LAYOUT, NAGAPURA, WARD NO-67, BANGALORE, PID NO : 10-36-10

**DRAWING TITLE :** SHASHIDHARA KM

**SHEET NO : 1**