

Floor Name Up Area (Sq.mt.)		Existing Built Up Area	Proposed Built Up Area	Deductions (Area in Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sg.mt.)	Tnmt (No.)	
	(34.111.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(34.111.)	Resi.	(34.111.)		
Terrace Floor	13.59	0.00	13.59	13.59	0.00	0.00	0.00	0.00	00	
Second Floor	66.87	0.00	66.87	11.30	0.00	0.00	55.57	55.57	00	
First Floor	66.87	0.00	66.87	11.30	0.00	0.00	55.57	55.57	00	
Ground Floor	79.91	58.47	0.00	10.67	21.44	47.80	0.00	47.80	01	
Total:	227.24	58.47	147.33	46.86	21.44	47.80	111.14	158.94	01	
Total Number of Same Blocks :	1									
Total:	227.24	58.47	147.33	46.86	21.44	47.80	111.14	158.94	01	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.76	2.10	03
A (RESI)	D1	0.90	2.10	09
A (RESI)	D	1.06	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W3	0.90	1.20	03
A (RESI)	W1	1.21	1.20	05
A (RESI)	W	1.80	1.20	24

UnitBUA Table for Block :A (RESI)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	Existing	192.20	133.99	5	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	4	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	6	0
Total:	-	-	-	192.20		15	1

Detell

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FA Area
		(34.111.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(Sq.mt.)	Resi.	(Sq.mt.)
A (RESI)	1	227.24	58.47	147.33	46.86	21.44	47.80	111.14	15
Grand Total:	1	227.24	58.47	147.33	46.86	21.44	47.80	111.14	15
Parking (Check (Tabl	le 7b)							
Vehicle Ty	rpe	-	Reqd.			Ach	ieved		
		No.	No. Ar			No.	Area (S	Area (Sq.mt.)	
Car		1		13.75		1	13.75		
Total Car		1		13.75		1	13.	75	
TwoWheeler		-		13.75		0 (00	
Other Parking		-		-		-	7.69		
Total				27.5	50 21.44				
Block US	E/SUBUSE	Details							
Block Name		Block Use	Block SubUse		Block	Block Structure		Block Land Use Category	
A (RESI)		Residential	Bungalow		Bldg upt	Bldg upto 11.5 mt. H		lt. R	
Required	Parking(Ta	able 7a)							
Block			Area	U	nits	3		Car	
Name	Туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Uni	t Reqd.	Prop.	
	Residential	Bungalow	50 - 225	1	-	1	1	-	
A (RESI)									

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.

a).Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of GF+2UF'. 2. The sanction is accorded for Bungalow A (RESI) 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. 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 buildina

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 requirement. 32. Traffic Management Plan shall be obtained from Traffic Management Consult

structures which shall be got approved from the Competent Authority if necessar 33. The Owner / Association of high-rise building shall obtain clearance certificate Fire and Emergency Department every Two years with due inspection by the de condition of Fire Safety Measures installed. The certificate should be produced t 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 l agencies of the Karnataka Fire and Emergency Department to ensure that the e in good and workable condition, and an affidavit to that effect shall be submitted Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certificate Inspectorate every Two years with due inspection by the Department regarding Electrical installation / Lifts etc., The certificate should be produced to the BBMP renewal of the permission issued that once in Two years.

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

37. The Builder / Contractor / Professional responsible for supervision of work sha materially and structurally deviate the construction from the sanctioned plan, with approval of the authority. They shall explain to the owner s about the risk involve of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orde the BBMP.

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

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

42. The applicant/owner/developer shall abide by sustainable construction and de management as per solid waste management bye-law 2016. 43. The Applicant / Owners / Developers shall make necessary provision to charge

vehicles. 44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) O Sq.m of the FAR area as part thereof in case of Apartment / group housing / mu unit/development plan.

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

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

1.Registration of

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of e list of construction workers engaged at the time of issue of Commencement Cert same shall also be submitted to the concerned local Engineer in order to inspect and ensure the registration of establishment and workers working at construction 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if an workers engaged by him.

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

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

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

4. Obtaining NOC from the Labour Department before commencing the construct 5.BBMP will not be responsible for any dispute that may arise in respect of prope 6.In case if the documents submitted in respect of property in question is found to fabricated, the plan sanctioned stands cancelled automatically and legal action v

Tnmt (No.)



SANCTIONING A	This approval of date of issue of	
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	

		Color Notes				
		Color Notes COLOR INDE	X		SCALE = 1:100	
ment. ement Consultant for all high rise prity if necessary. ance certificate from Karnataka ction by the department regarding working		PLOT BOUNDARY ABUTTING ROAD	((COVERAGE AREA)			
l be produced to the Corporation ears.		EXISTING (To be re EXISTING (To be d				
ling inspected by empaneled sure that the equipment's installed are	AREA STATEMENT	,	VERSION NO.: 1.0.3			
Il be submitted to the	PROJECT DETAIL: Authority: BBMP		VERSION DATE: 21/	01/2021		
rance certificate from the Electrical nent regarding working condition of ed to the BBMP and shall get the	8/20-21 varna Parvangi	Plot Use: Residential Plot SubUse: Plotted Land Use Zone: Resi	Resi development			
two mock - trials in the building	Proposal Type: Build Nature of Sanction: A	ing Permission	Plot/Sub Plot No.: 9/3			
and assure complete safety in respect of	EXTENSION Location: RING-II		City Survey No.: 00 Khata No. (As per Kh	ata Extract): 9/3 (OLD NO-8/1)		
ion of work shall not shall not ioned plan, without previous the risk involved in contravention , Standing Orders and Policy Orders of	Building Line Specifie Zone: West	ed as per Z.R: NA	PID No. (As per Khat Locality / Street of the	, , , ,		
enced within a period of two (2)	Ward: Ward-075 Planning District: 213	-Rajaji Nagar				
s, the Owner / Developer shall give t work in the form prescribed in	AREA DETAILS: AREA OF PLOT (N	1inimum)	(A)		SQ.MT. 111.42	
on completion of the foundation or anction deemed cancelled.	NET AREA OF PLO		(A-Deductions)		111.42	
d Surface Parking area shall be Bangalore Development Authority.	Permis	ssible Coverage area (75 sed Coverage Area (71.7	,		83.56	
r issued by the Bangalore the project should be strictly	Achiev	ved Net coverage area (71.72 %)		79.91 79.91	
of solid waste and its segregation	Baland FAR CHECK	ce coverage area left (3.	28 %)		3.65	
truction and demolition waste		ssible F.A.R. as per zonii onal F.A.R within Ring I a	•••		194.98 0.00	
ovision to charge electrical	Allowa	able TDR Area (60% of F um FAR for Plot within In	erm.FAR)		0.00	
tes measuring 180 Sqm up to 240	Total F	Perm. FAR area(1.75)	יµמטו בטוופ (-)		0.00 194.98	
240 Sqm. c) One tree for every 240 p housing / multi-dwelling		ential FAR (69.93%) Ig Residential FAR (30.0	7%)		111.13 47.80	
pending court cases, the plan	Propos	sed FAR Area ved Net FAR Area (1.43	,		158.93 158.93	
	Balano	ce FAR Area (0.32)	1		158.93 36.05	
rnataka vide ADDENDUM 013 :		sed BuiltUp Area			227.24	
kers working in the		ig BUA Area ved BuiltUp Area			58.47 205.80	
tion workers Welfare						
An encement Certificate. A copy of the border to inspect the establishment at construction site or work place. The changes if any of the list of shall engage a construction worker Building and Other Construction hparting education to the children o tractor to the Labour Department prohibited. If the construction work is a must. Aspect of property in question. Stion is found to be false or d legal action will be initiated.	SIGN OWN NUM Sri. K. NAGA	OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Sri. K. MAHESHA. NO-9/3 (OLD NO-8/1), 23rd MAIN ROAD, J.C. NAGAR, GELEYARA BALAGA WARD NO-75, BANGALORE, PID NO:13-56-9/3. ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3.2.3/E-1260/93-94				
	/SU K.S. P					
	PROJECT TITLE : PLAN SHOWING THE EXISTING GROUND WITH ALTERATION, PROPOSED FIRST & SECOND FLOOR RESIDENTIAL BUILDING AT SITE NO-9/3 (OLD NO-8/1), 23rd MAIN ROAD, J.C. NAGAR, GELEYARA, BALAGA, WARD NO-75, BANGALORE, PID NO:13-56-9/3. DRAWING TITLE : 1812339185-27-01-202104-52-52\$					
oproval of Building plan/ Mo f issue of plan and building	=	•				
		W	/EST			
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				is system generated report and		

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.