

Approval Condition : This Plan Sanction is issued subject to the following conditions : 1. The sanction is accorded for. a).Consisting of 'Block - A1 (RESI) Wing - A1-1 (RESI) Consisting of GF+2UF'. 2. The sanction is accorded for Plotted Resi development A1 (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. 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 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.

NOS

ock :A1	(RESI)	
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Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	Deductions Sq.mt.)	s (Area in	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
	(34.111.)	(Sq.mt.)	(Sq.mt.)	StairCase	Parking	(34.111.)	Resi.	(34.111.)		
Terrace Floor	13.77	0.00	13.77	13.77	0.00	0.00	0.00	0.00	00	
Second Floor	110.76	0.00	110.76	8.64	0.00	0.00	102.12	102.12	00	
First Floor	110.76	0.00	110.76	20.16	0.00	0.00	90.60	90.60	01	
Ground Floor	110.77	81.61	0.00	13.01	29.15	68.61	0.00	68.61	01	
Total:	346.06	81.61	235.29	55.58	29.15	68.61	192.72	261.33	02	
Total Number of Same Blocks :	1									
Total:	346.06	81.61	235.29	55.58	29.15	68.61	192.72	261.33	02	
	-	-								

HEIGHT

CHEDULE OF .	JOINERY
	NIAN

A1 (RESI)	D2	0.75	2.10	04
A1 (RESI)	D1	0.91	2.10	04
A1 (RESI)	ED	1.05	2.10	02
SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS

LENGTH

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESI)	V	1.20	1.20	05
A1 (RESI)	W	1.80	1.20	33

UnitBUA Table for Block :A1 (RESI)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT gf-01	FLAT	Existing	81.61	60.68	3	1
FIRST FLOOR PLAN	SPLIT split tenement	FLAT	Proposed	221.52	196.45	3	1
SECOND FLOOR PLAN	SPLIT split tenement	FLAT	Proposed	0.00	0.00	5	0
Total:	-	-	-	303.13	257.13	11	2

Block USE			1				Bir	ock Land (150		DE ROAD			
Diook Hume		Block Use	Block S	ubUse	Block Str	ructure		itegory	500		M.WIDE	-2.25-	$\langle / /$	\backslash
A1 (RESI)		Residential	Plotted develo		Bldg upto 11	1.5 mt. Ht.		R			6.09 M.		$\langle \rangle \rangle$	$\overline{\ }$
Required	Parking(Table 7a)									9		$\left \right\rangle$	$\overline{\ }$
Block	Туре	SubUse	Area	ι	Jnits			Car						\rightarrow
Name	1300		(Sq.mt.)	Reqd.	Prop.	Reqd./U	nit	Reqd.	Prop.					
A1 (RESI)	Residenti	al Plotted Resi development	50 - 225	1	-	1		2	-					10
	Tota	l:	-	-	-	-		2	2	$\Box \vdash$				
Parking C Vehicle Typ		,	eqd.			Achiev	red			·				SI
		No.	Area (S	Sq.mt.)	No.		Area	a (Sq.mt.)						
Car		2	27.	50	2			27.50					SANCTIC	INI
Total Car		2	27.	50	2			27.50						
TwoWheele		-	13.	75	0			0.00					SISTANT / JUNIOR EN	GINEE
Other Parki	ng	-	-		-			1.65				TO	VN PLANNER	

FAR &Tenement Details										
Block			Existing Proposed Built Up Built Up Area Area		Deductions (Area in Sq.mt.)		Existing FAR Area (Sg.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.)	
A1 (RESI)	1	346.06	81.61	235.29	55.58	29.15	68.61	192.72	261.33	02
Grand Total:	1	346.06	81.61	235.29	55.58	29.15	68.61	192.72	261.33	2.00

41.25 29.15

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.

 32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high 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 Karnata Fire and Emergency Department every Two years with due inspection by the department regate condition of Fire Safety Measures installed. The certificate should be produced to the Corpora 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 empaneled. 	
Fire and Emergency Department every Two years with due inspection by the department regar condition of Fire Safety Measures installed. The certificate should be produced to the Corpora 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 empaneled	aka
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 empaneled	
34.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 in 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 Ele Inspectorate every Two years with due inspection by the Department regarding working condi Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get	tion of
renewal of the permission issued that once in Two years. 36.The Owner / Association of the high-rise building shall conduct two mock - trials in the build	
, one before the onset of summer and another during the summer and assure complete safety fire hazards.	
37. 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 contrave of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy the BBMP.	ntion
38. The construction or reconstruction of a building shall be commenced within a period of two years from date of issue of licence. Before the expiry of two years, the Owner / Developer sha	II give
intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation of the foundat	
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	lbe
earmarked and reserved as per Development Plan issued by the Bangalore Development Aut 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	hority.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segre	gation
as per solid waste management bye-law 2016. 42.The applicant/owner/developer shall abide by sustainable construction and demolition wast	e
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 t Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.	
45.In case of any false information, misrepresentation of facts, or pending court cases, the pla sanction is deemed cancelled.	n
46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (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 Welfare Board"should be strictly adhered to	
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment list of construction workers engaged at the time of issue of Commencement Certificate. A cop same shall also be submitted to the concerned local Engineer in order to inspect the establish and ensure the registration of establishment and workers working at construction site or work 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.	y of the ment place.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction v in his site or work place who is not registered with the "Karnataka Building and Other Constru- workers Welfare Board".	

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.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.

f construction workers in the labour camps / construction sites.

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

which is mandatory.

	Color Notes	SCALE : 1:100
	COLOR INE	DEX
	PLOT BOUNDAI	
	ABUTTING ROA PROPOSED WO	DRK (COVERAGE AREA)
	EXISTING (To b	,
	EXISTING (To b AREA STATEMENT (BBMP)	version NO.: 1.0.3
		VERSION DATE: 21/01/2021
	PROJECT DETAIL: Authority: BBMP	
g working	Inward_No: PRJ/5647/20-21	Plot Use: Residential Plot SubUse: Plotted Resi development
	Application Type: Suvarna Parvangi	i Land Use Zone: Residential (Main)
	Proposal Type: Building Permission Nature of Sanction: ADDITION OR	
ed are	EXTENSION	City Survey No.: 83
	Location: RING-II Building Line Specified as per Z.R: N	PID No. (As per Khata Extract): 38-94-83 NA Locality / Street of the property: 3RD MAIN, 2ND CROSS, KALYANA
al of		NAGAR, BANGALORE
, ,	Zone: West Ward: Ward-127	
	Planning District: 212-Vijayanagar	
spect of	AREA DETAILS: AREA OF PLOT (Minimum)	SQ.N (A) 250
	NET AREA OF PLOT	(A-Deductions) 250
	COVERAGE CHECK	
ers of	Permissible Coverage Proposed Coverage	
	Achieved Net coverage	ge area (44.17 %) 110
e	Balance coverage are FAR CHECK	ea left (30.83 %) 77
r	Permissible F.A.R. as	s per zoning regulation 2015 (1.75) 438
	Additional F.A.R with	in Ring I and II (for amalgamated plot -)
<i>.</i>	Allowable TDR Area Premium FAR for Plo	(60% of Perm.FAR) (t within Impact Zone (-)
	Total Perm. FAR area	a (1.75) 438
1	Residential FAR (73.7 Existing Residential F	
	Proposed FAR Area	FAR (26.25%) 68
	Achieved Net FAR Ar	rea (1.04) 261
	Balance FAR Area (0 BUILT UP AREA CHECK	0.71) 177
	Proposed BuiltUp Are	ea 346
40	Existing BUA Area Achieved BuiltUp Are	8 a 316
ne r		OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : SMT.SUMANGALAMMA.B. #83, 3RD MAIN, 2ND CROSS, KALYANA NAGAR, NAGARBHAVI ROAD, BANGALOPE NODELL DANGALOPE, KARANATAKA-560072.
PROPERTY NO.68. 	SS TO	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE T Rajeeva HOUSE NO.113/1-59,KANNAHALLI
PROPOSED	10.65 13.71 B	PROJECT TITLE : THE PROPOSED RESIDENTIAL BUILDING FOR
PROPOSÈD BUILDING	10.65 BROPERTY BELONGS TO PROPERTY BELONGS TO	(ADDITIONS AND ALTERATIONS) AT SITE NO:83, 3RD MAIN, 2ND CROSS, KALYANA NAGAR, BANGALORE, WARD NO:127, PID NO:38-94-83.
	5.64 XZ	DRAWING TITLE : 60X45 SUMANGALAMMA
10.40	1.80	
10.66 M.WIDE ROAD		
SITE PLAN		SHEET NO: 1
ONING AUTHORITY :		Modified plan is valid for two years from the ng licence by the competent authority.
INGINEER / ASSISTANT DIRECTOR		
		WEST
I		This is system generated report and does not require any sign