

# 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	Parking	Resi.		
A (RESI)	1	214.31	47.31	44.51	122.49	122.49	02
Grand Total:	1	214.31	47.31	44.51	122.49	122.49	2.00
Parking Check (Table 7b)							

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	1	13.75	2	27.50	
Total Car	1	13.75	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	17.01	
Total		27.50		. 44.51	

# Block USE/SUBUSE Details

Block Nam	e	Block Use	Block	SubUse	Block Structure		Block Land Use Category	
A (RESI)		Residential		Plotted Resi development Bldg upto 11.5 mt. Ht.		Bldg upto 11.5 mt. Ht.		
Required Parking(Table 7a)								
Block	Туре	SubUse	Area	Ui	nits		Car	
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESI)	Residential	Plotted Resi development	50 <b>-</b> 225	1	-	1	1	-
	Total :		-	-	-	-	1	2

## Block :A (RESI)

•						
Floor Name	Total Built Up Area (Sq.mt.)			Proposed FAR Area (Sq.mt.)	I otal FA	
	Alea (Sq.mt.)	StairCase	Parking	Resi.	(Sq.mt.)	
Terrace Floor	13.23	13.23	0.00	0.00		
Second Floor	50.27	8.64	0.00	41.63		
First Floor	50.27	8.64	0.00	41.63		
Ground Floor	50.27	11.04	0.00	39.23		
Stilt Floor	50.27	5.76	44.51	0.00		
Total:	214.31	47.31	44.51	122.49		
Total Number of Same Blocks :	1					
Total:	214.31	47.31	44.51	122.49		

## SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	
A (RESI)	D2	0.76	2.10	
A (RESI)	D1	0.90	2.10	
A (RESI)	D	1.06	2.10	

## SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	
A (RESI)	W3	0.90	1.20	
A (RESI)	W1	1.21	1.20	
A (RESI)	W	1.80	1.20	

### UnitBUA Table for Block :A (RESI)

		· · ·			
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Ro
GROUND FLOOR PLAN	SPLIT 1	FLAT	35.29	31.48	
FIRST FLOOR PLAN	SPLIT 2	FLAT	86.90	69.22	
SECOND FLOOR PLAN	SPLIT 2	FLAT	0.00	0.00	
Total:	-	-	122.19	100.70	

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 STILT, GF+2UF'.
2.The sanction is accorded for Plotted Resi development 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 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.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Cons structures which shall be got approved from the Competent Authority if neces
33.The Owner / Association of high-rise building shall obtain clearance certification.

Fire and Emergency Department every Two years with due inspection by the or condition of Fire Safety Measures installed. The certificate should be produced 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 inspecter agencies of the Karnataka Fire and Emergency Department to ensure that the 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 certific Inspectorate every Two years with due inspection by the Department regardin Electrical installation / Lifts etc., The certificate should be produced to the BBN renewal of the permission issued that once in Two years.

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

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

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

41.The Applicant / Owner / Developer shall abide by the collection of solid was as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and

 42. The applicant/owner/developer shall able by sustainable construction and management as per solid waste management bye-law 2016.
 43. The Applicant / Owners / Developers shall make necessary provision to ch 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) Sq.m of the FAR area as part thereof in case of Apartment / group housing / m unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending coursanction is deemed cancelled.46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

### 1.Registration of

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

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

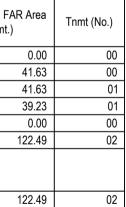
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage in his site or work place who is not registered with the "Karnataka Building and workers Welfare Board".

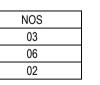
Note :

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

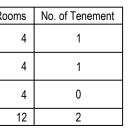
3.Employment of child labour in the construction activities strictly prohibited.4.Obtaining NOC from the Labour Department before commencing the constr

5.BBMP will not be responsible for any dispute that may arise in respect of pro 6.In case if the documents submitted in respect of property in question is found fabricated, the plan sanctioned stands cancelled automatically and legal actio





NOS	
03	
11	
14	



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

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.

rement.		Color Notes		SCALE = 1:100		
agement Consultant for all high rise thority if necessary. arance certificate from Karnataka						
pection by the department regarding working uld be produced to the Corporation		ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)				
) years. uilding inspected by empaneled ensure that the equipment's installed are		EXISTING (To be retained EXISTING (To be demol	ed)			
hall be submitted to the	AREA STATEM					
earance certificate from the Electrical rtment regarding working condition of iced to the BBMP and shall get the	PROJECT DET Authority: BBM					
ict two mock - trials in the building		e: Suvarna Parvangi	1			
er and assure complete safety in respect of vision of work shall not shall not	Nature of Sanct	-	Plot/Sub Plot No.: 23 City Survey No.: 00			
nctioned plan, without previous ut the risk involved in contravention ns, Standing Orders and Policy Orders of	Location: RING-II Building Line Specified as per Z.R: NA Zone: West		Khata No. (As per Khata Extract): 23         PID No. (As per Khata Extract): 18-51-23         Locality / Street of the property: NO-23, 4th CROSS, KAREKALLU,         KAMAKASHIPALYA, WARD NO-101, BANGALORE, PID NO:18-51-23.			
menced within a period of two (2) ars, the Owner / Developer shall give	Ward: Ward-101       Planning District: 213-Rajaji Nagar					
tart work in the form prescribed in on on completion of the foundation or sanction deemed cancelled.	AREA DETAILS:         AREA OF PLOT (Minimum)         NET AREA OF PLOT         (A-Deductions)		(A) (A-Deductions)	SQ.MT. 83.54 83.54		
and Surface Parking area shall be ne Bangalore Development Authority. der issued by the Bangalore	COVERAGE			62.65		
for the project should be strictly	F	Proposed Coverage Area (60. Achieved Net coverage area (	17 %)	50.27		
on of solid waste and its segregation		Balance coverage area left ( 14		12.38		
nstruction and demolition waste	F	Permissible F.A.R. as per zoni Additional F.A.R within Ring I a	ng regulation 2015(1.75) and II(for amalgamated plot -)	146.20		
sites measuring 180 Sqm up to 240		Allowable TDR Area (60% of F Premium FAR for Plot within In	,	0.00		
an 240 Sqm. c) One tree for every 240 oup housing / multi-dwelling		Fotal Perm. FAR area(1.75) Residential FAR (100.00%)		146.20 122.48		
or pending court cases, the plan	ŀ	Proposed FAR Area Achieved Net FAR Area ( 1.47	· )	122.48 122.48		
Karnataka vide ADDENDUM	E BUILT UP AR	Balance FAR Area(0.28) EA CHECK		23.72		
-2013 :		Proposed BuiltUp Area Achieved BuiltUp Area		214.31 214.31		
orkers working in the ruction workers Welfare	Approval Dat	e :				
e Registration of establishment and nmencement Certificate. A copy of the n order to inspect the establishment ing at construction site or work place. the changes if any of the list of						
or shall engage a construction worker ka Building and Other Construction		IER / GPA IATURE	HOLDER'S			
imparting education to the children o		IER'S ADDRE IBER & CON	SS WITH ID TACT NUMBER :			
ontractor to the Labour Department			O-23, 4th CROSS, KAREK/ VARD NO-101, BANGALOF	-		
y prohibited. sing the construction work is a must. a respect of property in question. Juestion is found to be false or and legal action will be initiated.			AND NO-101, DANGALON	L, TID NO. 10-01-20.		
			ρ	Qa gone		
	ARC	HITECT/ENG	• Ineer			
		,	S SIGNATURE			
			ri Sai Enterprises/No. 3309 Gayathri Nagar BCC/BL-3.			
	PRO					
	NO-23		PROPOSED RESIL REKALLU, KAMAKASHIPA 18-51-23.	E LYA, WARD NO-101,		
	DR	AWING TITLE	: 399475527-16-04-20 \$NAGARAJU :: A (RESI) with STIL GF+2UF			
	SH	EET NO: 1				
pproval of Building plan/ Modi issue of plan and building lic	•	•				
			\			
		WES				
			This is system generated re	port and does not require any signature.		