to occupy the building.

competent authority.

bye-laws 2003 shall be ensured.

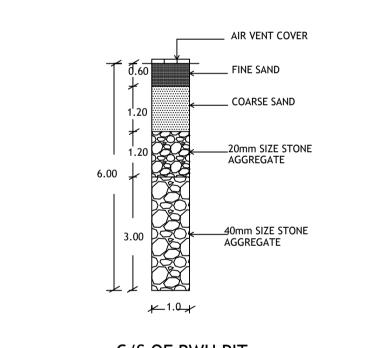
FAR &Tenement Details

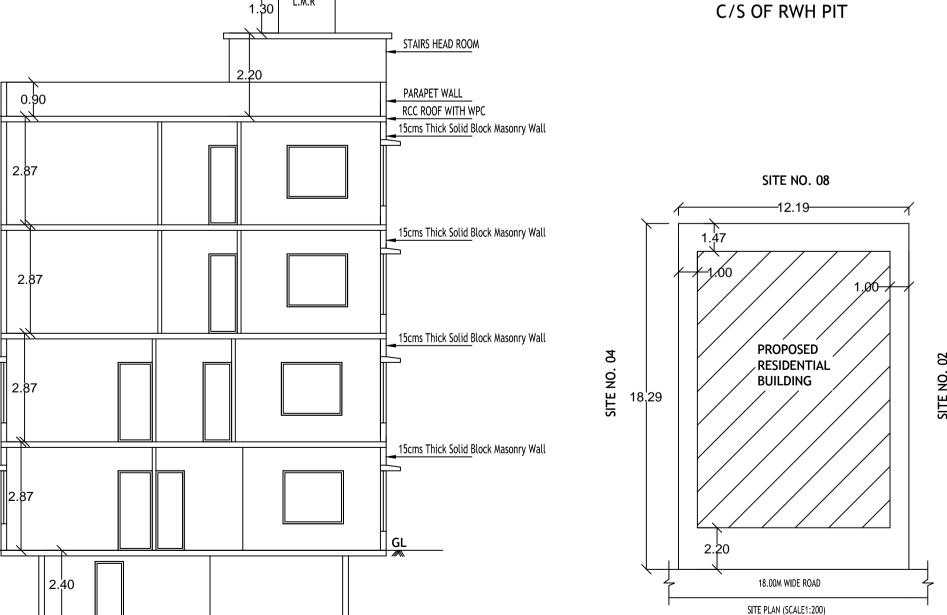
Parking Check (Table 7b)

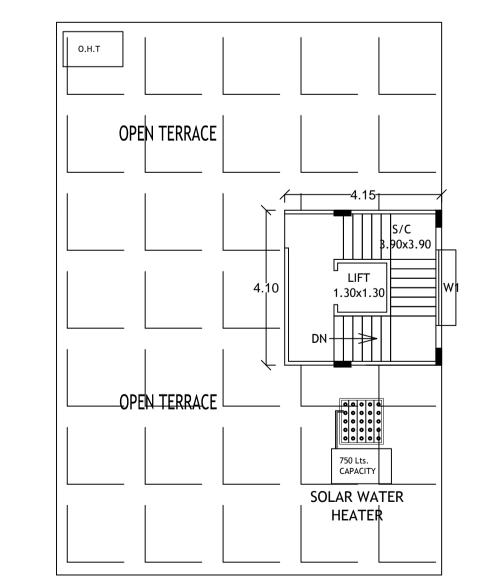
Block USE/SUBUSE Details

TwoWheeler

Other Parking







TERRACE FLOOR PLAN

Required Parking(Table 7a) Residential Bungalow

Block SubUse Block Structure

Bungalow Bldg upto 11.5 mt. Ht. R

Area (Sq.mt.)

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

the second instance and cancel the registration if the same is repeated for the third time.

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.

Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in

16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

18.On completion of foundation or footings before erection of walls on the foundation and in the case

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

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

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

23. The building shall be designed and constructed adopting the norms prescribed in National

24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

26. The applicant shall provide at least one common toilet in the ground floor for the use of the

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

visitors / servants / drivers and security men and also entrance shall be approached through a ramp for

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

construction and that the construction activities shall stop before 10.00 PM and shall not resume the

29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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.

Deductions (Area in Sq.mt.)

90.96 | 594.01 | 76.24 | 6.76 | 1.69 | 121.06 | 388.27 | 388.27 | 1.00 |

No. Area (Sq.mt.)

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.

times having a minimum total capacity mentioned in the Bye-law 32(a).

the Physically Handicapped persons together with the stepped entry.

vide SI. No. 23, 24, 25 & 26 are provided in the building.

2000 Sqm and above built up area for Commercial building).

Built Up BUA(Area

(Sq.mt.) Sq.mt.)

Block Use

Residential

Same Bldg Area in

21.Drinking water supplied by BWSSB should not be used for the construction activity of the

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

a frame and displayed and they shall be made available during inspections.

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.

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

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 building , one before the onset of summer and another during the summer and assure complete safety in respect of

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

38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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 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 earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. 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

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 44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240

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 plan

sanction is deemed cancelled. 46. Also see, building licence for special conditions, if any.

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

list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the 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 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

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

31. Sufficient two wheeler 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

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 installed are

Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the

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

Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and

workers Welfare Board".

Number of

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

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.

From Gross

BUA(Area Up Area

45.48 103.50 13.52 1.69

Permissible F.A.R. as per zoning regulation 2015 (1.75 Additional F.A.R within Ring I and II (for amalgamated plot -) Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone (Total Perm. FAR area (1.75) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (1.74 Balance FAR Area (0.01 BUILT UP AREA CHECK Proposed BuiltUp Area Achieved BuiltUp Area Approval Date:

UnitBUA Table for Block :A (A)

COLOR INDEX PLOT BOUNDARY

ABUTTING ROAD

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Authority: BBMP

Location: RING-II

Zone: West

Ward: Ward-103

AREA DETAILS:

Inward No: PRJ/2072/21-

Nature of Sanction: NEW

Application Type: Suvarna Parvangi

Building Line Specified as per Z.R: NA

Planning District: 212-Vijayanagar

AREA OF PLOT (Minimum)

NET AREA OF PLOT

COVERAGE CHECK

Proposal Type: Building Permission

EXISTING (To be retained)

Permissible Coverage area (75.00 %)

Proposed Coverage Area (66.82 %)

Achieved Net coverage area (66.82 %)

Balance coverage area left (8.18 %)

EXISTING (To be demolished)

PROPOSED WORK (COVERAGE AREA)

VERSION DATE: 21/01/202

Plot Use: Residential

Plot/Sub Plot No.: 22

City Survey No.: 22

(A-Deductions)

Plot SubUse: Bungalow

Land Use Zone: Residential (Main)

PID No. (As per Khata Extract): 37-130-22

Locality / Street of the property: 60 FEET ROAD KANAKA NAGAR

Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement SPLIT GF1 FLAT 442.14 442.14 SPLIT GF1 FLAT PLAN SECOND FLOOR PLAN
THIRD FLOOR SPLIT GF1 FLAT 0.00

0.00

442.14

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: VINAY.C.MUSALE & N.M.SHUBHA #NO.114, 4TH CROSS, 1ST PHASE, 2ND STAGE, CHANDRA ANOUT NEAD DOLLOS STATION, VIJAYANAGAR, BANGALORE Shubha.N.M

0.00

442.14

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE vinod P # 11 3 rd cross Doctors lavout chikkalasandra b- 61 BCC/BL-3.6/E-4521/2019-2(vinod.

PROPOSED RESIDENTIAL BUILDING AT SITE NO. 22, 60 FEET ROAD,KANAKA NAGAR, BANGALORE,

WARD NO.103, PID NO.37-130-22 1548390238-20-07-202103-01-24\$_\$40X60 VINAY C MUSALE REV

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

SHEET NO: 1

WEST

m generated report and does not require any signature. ı may arise from use, or inability to use the Application. Bruhat Bengaluru Mahanagara Palike

UserDefinedMetric (1200.00 x 594.00MM)

/---2.00----

E.STORE

2.24x1.80

7.89x8.29

18.00M WIDE ROAD

BASEMENT FLOOR PLAN

FRONT ELEVATION

4.00x1.35

KITCHEN

3.85x2.77

DN

---2.00----

2.20x1.80

4.84x4.65

18.00M WIDE ROAD

GROUND FLOOR PLAN

SECTION ON A-A

5.94x4.82

SANCTIONING AUTHORITY:

ASSISTANT DIRECTOR

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER

Deductions (Area in Sq.mt.)

0.00 | 148.97 | 13.32 | 1.69 | 0.00 | 56.04 | 77.92 |

0.00 70.35 5.34 0.00 0.00 65.01

FAR Area | Total FAR