

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 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.

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 buildina

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 capac 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 Con structures which shall be got approved from the Competent Authority if nece 33. The Owner / Association of high-rise building shall obtain clearance certifi Fire and Emergency Department every Two years with due inspection by the condition of Fire Safety Measures installed. The certificate should be produc

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 inspec 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 submi Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certif Inspectorate every Two years with due inspection by the Department regard Electrical installation / Lifts etc., The certificate should be produced to the BB renewal of the permission issued that once in Two years. 36. The Owner / Association of the high-rise building shall conduct two mock

, 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

materially and structurally deviate the construction from the sanctioned plan, 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 C 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 Owne intimation to BBMP (Sanctioning Authority) of the intention to start work in th Schedule VI. Further, the Owner / Developer shall give intimation on comple footing of walls / columns of the foundation. Otherwise the plan sanction deel 39.In case of Development plan, Parks and Open Spaces area and Surface F earmarked and reserved as per Development Plan issued by the Bangalore 40.All other conditions and conditions mentioned in the work order issued by Development Authority while approving the Development Plan for the project adhered to

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

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

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

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

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

1.Registration of

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration list of construction workers engaged at the time of issue of Commencement same shall also be submitted to the concerned local Engineer in order to insp and ensure the registration of establishment and workers working at constru 3. The Applicant / Builder / Owner / Contractor shall also inform the changes i 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 a workers Welfare Board".

Note

1.Accommodation shall be provided for setting up of schools for imparting ed f construction workers in the labour camps / construction sites. 2.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 prohibit 4. Obtaining NOC from the Labour Department before commencing the const 5.BBMP will not be responsible for any dispute that may arise in respect of pl 6.In case if the documents submitted in respect of property in question is four fabricated, the plan sanctioned stands cancelled automatically and legal acti

ement	Details	;								
			Total Built Up Area (Sq.mt.)		Deductions (Area in		Proposed Area (Sq.mt.)	То	tal FAR ea (Sq.mt.)	Tnmt (No.)
					StairCase	Parking	Resi			
	1		131.53		55.38	21.4	1	54.74	54.74	01
			131.53		55.38	21.4	1	54.74	54.74	1.00
eck (T	able 7t))								
)	Red			Įd.			Achie	ved		
	No.			Area (Sq.mt.)		1	No.		q.mt.)	
	1			13.75			1		'5	
	1			13.75			1		'5	
	-			13.75			0		0	
g	-			-			-		6	
	27.50) 21.41	21.41					
<u>/SUBL</u>	JSE De	tails								_
	Block Use			Block SubUse		Block	Block Structure		Block Land Use Category	
	Residential			Bungalow		Bldg upto	Bldg upto 11.5 mt. Ht.		R]
arking(Table 7a)									-	
Tuno		SubUse		ea	Units			Car		
Туре	S			q.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
Residen	tial Bu	ngalow	50	- 225	1	-	1	1	-	
Tot	al :			-	-	-	-	1	1	

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

			N				
ent.	Color Notes COLOR INDEX		SCALE = 1:100				
nent Consultant for all high rise ity if necessary. nce certificate from Karnataka ion by the department regarding working pe produced to the Corporation	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (CO	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA)					
ars. ng inspected by empaneled ure that the equipment's installed are be submitted to the	EXISTING (To be retaine EXISTING (To be demolis AREA STATEMENT (BBMP)						
nce certificate from the Electrical	PROJECT DETAIL: Authority: BBMP						
nt regarding working condition of to the BBMP and shall get the	Inward_No: PRJ/5483/21-22	Plot Use: Residential Plot SubUse: Bungalow					
vo mock - trials in the building nd assure complete safety in respect of	Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential (Main) Plot/Sub Plot No.: 81/27-1 City Surgery No.: 60					
n of work shall not shall not	Nature of Sanction: NEW Location: RING-II	City Survey No.: 00 Khata No. (As per Khata Extract): 81/27-1					
ned plan, without previous he risk involved in contravention	Building Line Specified as per Z.R: NA	12th MAIN ROAD E. PID NO-20-20-81/27-1.					
Standing Orders and Policy Orders of	Zone: West Ward: Ward-107						
iced within a period of two (2) the Owner / Developer shall give work in the form prescribed in	Planning District: 213-Rajaji Nagar AREA DETAILS:		SQ.MT.				
n completion of the foundation or iction deemed cancelled.	AREA OF PLOT (Minimum) NET AREA OF PLOT	(A) (A-Deductions)	47.54 47.54				
Surface Parking area shall be angalore Development Authority.	COVERAGE CHECK Permissible Coverage area (75	5.00 %)	35.65				
ssued by the Bangalore he project should be strictly	Proposed Coverage Area (60.5 Achieved Net coverage area (28.99 28.99					
of solid waste and its segregation	Balance coverage area left (14 FAR CHECK	4.01 %)	6.66				
uction and demolition waste	Permissible F.A.R. as per zoni Additional F.A.R within Ring I a	č	83.19 0.00				
ision to charge electrical	Allowable TDR Area (60% of F Premium FAR for Plot within In	Perm.FAR)	0.00				
s measuring 180 Sqm up to 240 40 Sqm. c) One tree for every 240	Total Perm. FAR area (1.75) Residential FAR (100.00%)		83.19				
housing / multi-dwelling	Proposed FAR Area Achieved Net FAR Area (1.15	54.75 54.75					
ending court cases, the plan	Balance FAR Area (0.60))	54.75 28.44				
nataka vide ADDENDUM 3 :	BUILT UP AREA CHECK Proposed BuiltUp Area		131.53				
	Achieved BuiltUp Area		131.53				
rs working in the on workers Welfare gistration of establishment and ncement Certificate. A copy of the	Approval Date :						
der to inspect the establishment at construction site or work place. changes if any of the list of							
all engage a construction worker Building and Other Construction	OWNER / GPA H SIGNATURE						
	OWNER'S ADDRE NUMBER & CON						
parting education to the children o		O-81/27-1, 12th MAIN ROAD SH	HIVANAGAR				
actor to the Labour Department		LORE. PID NO-20-20-81/27-1.					
the construction work is a must. pect of property in question. ion is found to be false or legal action will be initiated.	FAR						
	NEER SIGNATURE ri Sai Enterprises/No. 3309, 1st Gayathri Nagar BCC/BL-3.2.3/E	/No. 3309, 1st Main Road,					
	PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-81/27-1, 12th MAIN ROAD SHIVANAGAR WARD NO-107, BANGALORE. PID NO-20-20-81/27-1.						
	-22\$_\$JAYARAM						
	SHEET NO: 1						
•	ied plan is valid for two years ence by the competent authori						
	WES	Bruhat Bengaluru Mahanagara Palike					

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.