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Approval Condition : This Plan Sanction is issued subject to the following conditions :			PROJECT 1	PROP	OSED COMMERC NO.176/1, J.LINGA			T z	
1. The sanction is accorded for. a). Consisting of 'Block - A (COMMERCIAL COM HOSTEL BUILDING) Wing - A-1 (COMMERCIAL					NO.176/1, J.LINGA Adripuram, Ban				V = - 1/100
COM HOSTEL BUILDING) Consisting of BASEMENT, GF+3UF'. The sanction is accorded for Small Shop A (COMMERCIAL COM HOSTEL BUILDING) with Apartment only. The use of the building shall not deviate to any other use.		C		E: 1:100					
Car Parking reserved in the plan should not be converted for any other purpose. Development charges towards increasing the capacity of water supply, sanitary and power main		Ļ	PLOT BOUNE	DARY					
has to be paid to BWSSB and BESCOM if any. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.				WORK (COVE	ERAGE AREA)				
The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction. The applicant shall INSURE all workmen involved in the construction work against any accident		AREA STATEM	EXISTING (To EXISTING (To ENT (BBMP)	,		1.0.3			
/ 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.		PROJECT DET/	, , , , , , , , , , , , , , , , , , ,		VERSION NO.: VERSION DATE				
The debris shall be removed and transported to near by dumping yard. 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.		Authority: BBMF Inward_No: PRJ)		Plot Use: Comm Plot SubUse: Re				
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.		Application Type Proposal Type: I	Building Permissi	on	Land Use Zone: Plot/Sub Plot No	Residential (Ma b.: 176/1	in)		
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.		Nature of Sancti Location: RING- Building Line Sp	-	R: NA	City Survey No.: Khata No. (As po Locality / Street	er Khata Extract	,	1st main)	
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		Zone: West			Seshadhripurar			ist main),	
& around the site. 3.Permission shall be obtained from forest department for cutting trees before the commencement		Ward: Ward-094 Planning District	: 203-Malleswara	am					
of the work. 4.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		AREA DETAILS AREA OF PLC NET AREA OF	DT (Minimum)		(A)				SQ.MT 603.7
a frame and displayed and they shall be made available during inspections. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the		COVERAGE C		age area (65 ((A-Deductions)				603.7
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. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and		Р	roposed Coverag chieved Net cove	je Area (45.56	5 %)				275.0
responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). The building shall be constructed under the supervision of a registered structural engineer. On completion of foundation or footings before erection of walls on the foundation and in the case		B FAR CHECK	alance coverage	area left (19.	44 %)				117.3
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. Construction or reconstruction of the building should be completed before the expiry of five years		A	dditional F.A.R w	vithin Ring I ar	g regulation 2015 (2.) nd II (for amalgamate	,			1358.4
from the date of issue of license & within one month after its completion shall apply for permission to occupy the building. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the		Р	llowable TDR Are remium FAR for F otal Perm. FAR a	Plot within Imp	,				0.0 0.0 1358.4
competent authority. Drinking water supplied by BWSSB should not be used for the construction activity of the		R	esidential FAR (5 ommercial FAR (52.08%)					620.9 571.4
building. 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		Р	roposed FAR Are chieved Net FAR	ea /					1192.4 1192.4
imes having a minimum total capacity mentioned in the Bye-law 32(a). The building shall be designed and constructed adopting the norms prescribed in National		BUILT UP ARI	alance FAR Area EA CHECK	(0.28)					166.0
Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the		S	roposed BuiltUp / ubstructure Area	Add in BUA (Layout Lvl)				1791.8 15.0
puilding. acilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building ye-laws 2003 shall be ensured.		LA	chieved BuiltUp A	-nied					1806.8
he applicant shall provide at least one common toilet in the ground floor for the use of the isitors / servants / drivers and security men and also entrance shall be approached through a ramp for		Approval Date):						
the Physically Handicapped persons together with the stepped entry. 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.									
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. 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).									
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.	Block USE/SUBUSE Details				Disabilities diffe				
Sufficient two wheeler parking shall be provided as per requirement. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise	Block Name Block Us			ock Structure	Block Land Us Category	se			
structures which shall be got approved from the Competent Authority if necessary. 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	HOSTEL BUILDING) Commerc	ial Retail S	nop Bldg u	upto 11.5 mt. H	Ht. C2				
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. The Owner / Association of high-rise building shall get the building inspected by empaneled	Required Parking(Table 7a)	Area	Units		Car]			
agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the	Name Type Subl	Jse (Sq.mt.)	Reqd. Pr		d./Unit Reqd.	Prop.			
Corporation and Fire Force Department every year. 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	COM HOSTEL Residential Hos			7.00	1 11 1 2	-			
Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years. The Owner / Association of the high-rise building shall conduct two mock - trials in the building,	BUILDING) Residential Hos	-			1 2 13	- 18			
one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.	Parking Check (Table 7b)								
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 contravention	Vehicle Type F No.	Reqd. Area (Sq.mt.)			Area (Sq.mt.)				
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.	Car 13 Mech.Car -	178.75	10 8		137.50 110.00				
B. 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	Total Car 13 TwoWheeler - Other Parking -	178.75 41.25	18		247.50 0.00 224.71				
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.	Other Parking - Total	- 220.	00		224.71 472.21				
 9. 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. 0. All other conditions and conditions mentioned in the work order issued by the Bangalore 	FAR &Tenement Details	Deductions							
Development Authority while approving the Development Plan for the project should be strictly adhered to 1. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation	Gross	From Gross T	otal	Deduction	ns (Area in Sq.mt.)		Proposed FAR	Total	Carpet Area
as per solid waste management bye-law 2016. 2. The applicant/owner/developer shall abide by sustainable construction and demolition waste	No. of Built Up Same Bldg Area (Sq.mt.	in Ò A	uilt Up rea Sq.mt.)	ouucii0i	. <u>- e</u>		Area (Sq.mt.)	FAR Are (Sq.mt.)	ea other) than
management as per solid waste management bye-law 2016. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.		Cutout	StairCa	ise Lift	Lift Ramp Machine	Parking Re	si. Commerc	ial	Teneme
A.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240	A (COMMERCIAL COM 1 1863.36	6 71.54 17	/91.82 106	.91 19.40	5.60 105.29	362.21 620	.96 571.4	46 1192.4	42 610.7
Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan. 5.In case of any false information, misrepresentation of facts, or pending court cases, the plan	HOSTEL BUILDING)								
sanction is deemed cancelled. Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM	Grand 1 1863.36 Total:	5 71.54 17	791.82 106.	.91 19.40	5.60 105.29	362.21 620	.96 571.4	46 1192.4	42 610.7
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :	Block :A (COMMERCIAL COM F	IOSTEL BUILD	NG)		I				
Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare	Name From Gross T	otal	Deductions (Are	ea in Sq.mt.)		posed FAR		Carpet Area	
Board"should be strictly adhered to	Builtup in A	uilt Up vrea Sq.mt.)		. əquille)	Are	a (Sq.mt.)	Area d (Sq.mt.) t	other han	
The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and 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	Cutout	StairCase	Mach		•	Commercial		Tenement	
and ensure the registration of establishment and workers working at construction site or work place. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of	Terrace Floor25.860.00Third Third 335.333.64	25.86 20.26 331.69 17.33		5.60 0.00 0.00 0.00		0.00	0.00	0.00	
workers engaged by him. 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	Floor 335.33 3.64	331.69 17.33 331.69 17.33		0.00 0.00 0.00 0.00		0.00	310.48 310.48	305.38 305.38	
vorkers Welfare Board".	First 339.07 0.26	338.81 17.33		0.00 0.00		317.60	317.60	0.00	
Accommodation shall be provided for setting up of schools for imparting education to the children	Basement 488 70 0.00	275.07 17.33 488.70 17.33		0.00 0.00		253.86	253.86 0.00	0.00	
of construction workers in the labour camps / construction sites. .ist of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.	Floor	791.82 106.91		5.60 105.29		571.46	1192.42	610.76	
Employment of child labour in the construction activities strictly prohibited. Dotaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.	Number of Same 1 Blocks								
acase if the documents submitted in respect of property in question is found to be false or abricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.	:	791.82 106.91	19.40 5	5.60 105.29	362.21 620.96	571.46	1192.42	611	
HEDULE OF JOINERY:	SCHEDULE OF JOINERY:								
OCK NAMENAMELENGTHHEIGHTNOSCOMMERCIAL COM INSTEL BUILDING)V1.001.0021	BLOCK NAMENAMEA (COMMERCIAL COM HOSTEL BUILDING)D2	LENG 0.75		HEIGHT 2.10	NOS 38	-			
COMMERCIAL COM STEL BUILDING)W11.502.1032	A (COMMERCIAL COM HOSTEL BUILDING) D1	0.90		2.10	19				
COMMERCIAL COM STEL BUILDING) W 1.80 2.10 20	A (COMMERCIAL COM HOSTEL BUILDING) MD	1.20		2.10	04				
				Г	OWNER / GP		<u>8's</u>		
				:	SIGNATÚRE				
				1	OWNER'S ADE NUMBER & C BHARATI SHETTY	CONTACT N	NUMBER :	1ain.	
					Padmanabhanaga			,	
									27-21-2
					ARCHITECT/E /SUPERVISOR	R 'S SIGNA	ATURE '	and the second s	-22-21.7
					Ganesh N #4/2, 8th E-4289/17-18	ı main, 6th cros	ss, S.R. Nagur,	บนาเรนเบาบ	
					PROJECT TITL	E :	•	>	
	PROPOSED COMMERCIAL SITE NO.176/1, J.LINGAIAH								
			E NO.176/1, J.LINGAIAH ROAD, 1st MAIN, HADRIPURAM, BANGALORE. (WARD NO. 27)						
				F	DRAWING TIT		0.5.5		
							ground, fir: Race floor		
				F					
		This approved	of Building sta	n/ Modified -	SHEET NO : lan is valid for two y				
	SANCTIONING AUTHORITY :				lan is valid for two y by the competent a				
	ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR								
								-	

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