



Floor Name	Total Built Up Area (Sq.mt.)	Deductions (A	rea in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
		StairCase	Parking	Resi.	(Sq.mt.)	
Terrace Floor	13.50	13.50	0.00	0.00	0.00	00
Second Floor	80.14	8.88	0.00	71.26	71.26	00
First Floor	80.14	8.88	0.00	71.26	71.26	01
Ground Floor	80.14	11.28	0.00	68.86	68.86	01
Stilt Floor	80.14	8.88	71.26	0.00	0.00	00
Total:	334.06	51.42	71.26	211.38	211.38	02
Total Number of Same Blocks :	1					
Total:	334.06	51.42	71.26	211.38	211.38	02
SCHEDULE OI	JOINERY:					
BLOCK NAME NAM		L	ENGTH	HEIGHT	NOS	
A (RESI)	D2	0.76		2.10	06	
A (RESI)	D1		0.90	2.10 09		
A (RESI)	D		1.06	2.10	02	

SCHEDULE OF JOINERY:

BLOCK NAME		NAME		LENGTH		HEIGHT			NOS		
A (RESI)		W3			0.90	1	1.20		06		
A (RESI)		W1		1.21		1.20			09		
A (RESI)		W		1.80		1.20		16			
A (RESI)		W			2.22	1.20		02			
UnitBUA Table for Block :A (RESI)											
FLOOR	Name	Name UnitBUA		Туре	UnitBUA Area	Carpet	Area	No.	of Rooms	No. of T	enemen
GROUND FLOOR PLAN	SPLIT 1		FLAT		64.66		59.49		6		1
FIRST FLOOR PLAN	SPLIT 2		FLAT		146.15	1	26.01		6		1
SECOND FLOOR PLAN	SPLIT 2		FLAT		0.00		0.00		6		0
Total:	-		-		210.81	1	85.50		18		2

Block	Block No. of Same Bldg		Total Built	Un Dedu	uctions (Are	a in Sq.mt.)	Proposed F Area		Total FAR	
			Area (Sq.r		······		(Sq.mt.)		Area (Sq.mt.)	Tnmt (No.)
			、 ·	·	rCase	Parking	Resi.			
A (RESI)		1	334	.06	51.42	71.26	21 <i>′</i>	1.38	211.38	02
Grand Tota			334	.06	51.42	71.26	21	1.38	211.38	2.00
Parking C	heck (Ta	able 7	o)							
Vehicle Type			R	eqd.			Achieved			
	No.		Area	Area (Sq.mt.)		No.		Area (Sq.mt.)		
Car			2	27.50		2		27.50		
Total Car		2	27.50		2		27.50			
TwoWheeler		-	13.75		0		0.00			
Other Parking		-	-		-	-		43.76		
Total				41.25			-	71.26		
Block USE		SE De	tails							,
Block Name Block		ock Use	Block SubUse		Block Structure		Block Land Use Category			
A (RESI) Re		sidential	Plotted Resi development		Bldg upto 11.5 mt. Ht.		R			
Required	Parking	(Table	7a)	•						3
Block Name Type		ype SubUse		Area	Area U		nits		Car	
				(Sq.mt.)	Reqd.	Prop.	Reqd./Uni	t Reqd.	Pro	p.
A (RESI)	Resident		otted Resi velopment	50 - 225	1	-	1	2	-	
	Tota	al :		-	-	-	-	2	2	

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.

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 Consulta structures which shall be got approved from the Competent Authority if necessary 33. The Owner / Association of high-rise building shall obtain clearance certificate Fire and Emergency Department every Two years with due inspection by the dep condition of Fire Safety Measures installed. The certificate should be produced to 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 b agencies of the Karnataka Fire and Emergency Department to ensure that the en 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 certificate

Inspectorate every Two years with due inspection by the Department regarding w Electrical installation / Lifts etc., The certificate should be produced to the BBMP renewal of the permission issued that once in Two years.

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

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

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

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

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

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) Or Sq.m of the FAR area as part thereof in case of Apartment / group housing / mul unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending court c sanction is deemed cancelled.

46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide Al (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 construction site with the "Karnataka Building and Other Construction workers W Board"should be strictly adhered to

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

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

Note

1.Accommodation shall be provided for setting up of schools for imparting education f construction workers in the labour camps / construction sites. 2.List of children of workers shall be furnished by the builder / contractor to the La which is mandatory

3.Employment of child labour in the construction activities strictly prohibited. 4.Obtaining NOC from the Labour Department before commencing the constructi 5.BBMP will not be responsible for any dispute that may arise in respect of proper 6.In case if the documents submitted in respect of property in question is found to fabricated, the plan sanctioned stands cancelled automatically and legal action w

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

		Color Notes			SCALE = 1:100			
ant for all high rise		COLOR IND						
ry. e from Karnataka		PLOT BOUNDAR ABUTTING ROAL						
partment regarding working to the Corporation		PROPOSED WOI EXISTING (To be	RK (COVERAGE AREA)					
by empaneled	AREA STATEMENT	EXISTING (To be	demolished) VERSION NO.: 1.0.4	1				
quipment's installed are to the	PROJECT DETAIL:		VERSION NO.: 1.0.4 VERSION DATE: 31,					
e from the Electrical working condition of 9 and shall get the	Authority: BBMP Inward_No: PRJ/765 Application Type: Sur	varna Parvangi	Plot Use: Residential Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main)					
als in the building mplete safety in respect of	Proposal Type: Build Nature of Sanction: N	•	Plot/Sub Plot No.: 3/46/1 City Survey No.: 00					
all not shall not	Location: RING-II Building Line Specifie	ed as per Z.R: NA	Locality / Street of the	e property: NO-3/46/1, 3rd STAGI	E, 3rd BLOCK,			
hout previous ed in contravention ers and Policy Orders of	Zone: West Ward: Ward-100 Planning District: 213		BASAVESHWARANAGAR, WARD NO-100, BANGALORE, PID NO:19-3-3/46/1.					
period of two (2) Developer shall give	AREA DETAILS:				SQ.MT.			
rm prescribed in of the foundation or	AREA OF PLOT (M NET AREA OF PLC	,	(A) (A-Deductions)		<u> </u>			
d cancelled. king area shall be	COVERAGE CHEC	CK ssible Coverage area (75.00 %)		104.41			
/elopment Authority. Bangalore	Propos	sed Coverage Area (57 ved Net coverage area	7.57 %)		80.14 80.14			
ould be strictly	Balano	ce coverage area left (· /		24.27			
and its segregation	FAR CHECK Permis	ssible F.A.R. as per zo	ning regulation 2015 (1.75	5)	243.62			
emolition waste		onal F.A.R within Ring able TDR Area (60% of	I and II (for amalgamated f Perm.FAR)	plot -)	0.00			
ge electrical	Premiu	um FAR for Plot within Perm. FAR area (1.75	Impact Zone (-)		0.00 243.62			
180 Sqm up to 240 ne tree for every 240	Reside	ential FAR (100.00%) sed FAR Area	,		211.37			
lti-dwelling	Achiev	ved Net FAR Area (1.5	52)		211.37 211.37			
cases, the plan	Baland BUILT UP AREA C	ce FAR Area (0.23) HECK			32.25			
DDENDUM		sed BuiltUp Area ved BuiltUp Area			334.06			
	Achiev				334.06			
the Velfare	Approval Date :							
establishment and tificate. A copy of the t the establishment n site or work place.								
y of the list of	OWN	ER / GP	A HOLDER'	S				
construction worker Dther Construction	SIGNATÚRE							
	OWN	ER'S ADD	RESS WITH	H ID				
	NUM	BER & C	ONTACT N	UMBER :				
tion to the children o				J. NO-3/46/1, 3rd ST				
abour Department	BLOCK, BASAVESHWARANAGAR, WARD NO-100, BANGALORE, PID							
ion work is a must.	NO:19-3-3/46/1.							
erty in question. o be false or				Nuesaul				
will be initiated.								
	ARCI	HITECT/E	NGINEER					
			'S SIGNA	TURE				
	K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 1st Main Roa							
	Opp I	More Retail Sł	hop, Gayathri Na	agar BCC/BL-3.2.3/E	-1260/93-94			
				4 borne marken	\sim			
				- P				
	PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-3/46/1, 3rd STAGE, 3rd BLOCK, BASAVESHWARANAGAR, WARD							
			RE, PID NO:19-	•				
	DRA	WING TIT		232-01-12-202105-46				
			•	DDARAMU :: A (RES T, GF+2UF	51)			
			WITTOTIL	1, 01 -201				
	SHE	ET NO :	1					
f Duilding plan/ M			a a va fua va tha					
of Building plan/ Mo plan and building	•	•						
plan and ballang			anonty.					
				Bruhat Bengaluru				
				Mahanagara Palike				
			WEST					

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