



	No. of Same Bldg			Dec	Deductions (Area in Sq.mt.)			Area (Sq.mt.)		1	Total FAR Area (Sq.mt.)		
				Sta	airCase	Pa	ırking	F	Resi.		, , ,		
RESI (BUILDING)			112.20		46.33		19.83		46.0	)4	46.04		01
Grand Total:		1	112.20		46.33		19.83		46.0	)4	46.04		1.00
Parking Che	ck (T	able 7b)				•							
Vehicle Type			Red	eqd.								]	
		١	lo.	Area (Sq.r		t.)	No.			Area (Sq.mt.)		1	
Other Parking			-	-			-		19.83		Ī		
Total			0.00								19.83	1	
Block USE/S	SUBL	SE Deta	ails										
Block Name Blo		Bloc	ck Use B		Block SubUse		Block Structure			Block Land Use Category			
			dential I		Plotted Resi development		Bldg upto 11.5 mt. Ht.			R			
UnitBUA Tab	ole fo	r Block	:RESI (BU	JILD	ING)							_	
FLOOR		Name UnitBUA T		Гуре	ype UnitBUA Area		No. of F		f Rooms				
GROUND		FLAT				11 71		35.83	1				

0.00

35.83

Proposed FAR

	Tuno	0		Area	U		nits				Car		7
	Type	SubUs	se	(Sq.mt.)	R	eqd.	Р	rop.	Reqd./U	nit	Reqd.		
	Total			-	-		-		-			0	
Block :RE	SI (BU	LDING)											_
Floor Name	Tot	al Built Up	D	Deductions (A		rea in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)		Tnmt	Tnmt (No.)
	Are	a (Sq.mt.)	StairCase		F	Parking	) F		si. (Sq		.m.)		
Second Flo	or	28.05		12.86		0.00		15.19		15.19			
		28.05		12.86	6	0.0	00		15.19		15.19		00
Ground Floor		28.05	28.05 12		)	0.00		15.66		15.66			01
Stilt Floor		28.05				19.83		0.00		0.00			00
Total:		112.20				19.8	33		46.04		46.04		01
		1											
Total:		112.20		46.33		19.83		46.04					01
SCHEDU	LE OF	JOINERY	<b>/</b> :		•		•		•				
BLOCK NAME		NAME			LEN	LENGTH		HEIGHT		NOS		S	
RESI (BUILDING)		D2			0.75			2.10		02			
		D			1.00			2.10		02		]	
RESI (BUILDING)		MD			1.00			2.10		01		1	]
SCHEDU	LE OF	JOINER'	<b>/</b> :				•						_
BLOCK NAME		NAME			LENGTH			HEIGHT			NOS		]
RESI (BUILDING)		W1			1 00			1 20			04		1

1.50

RESI (BUILDING)

Approval Condition:

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for.

a). Consisting of 'Block - RESI (BUILDING) Wing - RESI-1 (BUILDING) Consisting of STIL

T, GF+2UF'. 2. The sanction is accorded for Plotted Resi development RESI (BUILDING) 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 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

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

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.

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 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.

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 in good and workable condition, and an affidavit to that effect shall be submitted to the

Inspectorate every Two years with due inspection by the Department regarding working condition of 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.

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 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

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

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste

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 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling

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

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

2. 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 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

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

.Accommodation shall be provided for setting up of schools for imparting education to the children o

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.

Corporation and Fire Force Department every year. 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical

Development Authority while approving the Development Plan for the project should be strictly

as per solid waste management bye-law 2016.

management as per solid waste management bye-law 2016.

unit/development plan.

workers engaged by him.

workers Welfare Board".

Board"should be strictly adhered to

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

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.

SCALE: 1:100 Color Notes **COLOR INDEX** PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)

EXIOTING (10 bo d		<u>-</u>						
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3							
	VERSION DATE: 21/01/2021	VERSION DATE: 21/01/2021						
PROJECT DETAIL:	·							
Authority: BBMP	Plot Use: Residential	Plot Use: Residential						
Inward_No: PRJ/5857/20-21	Plot SubUse: Plotted Resi development	Plot SubUse: Plotted Resi development						
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)							
Proposal Type: Building Permission	Plot/Sub Plot No.: 19							
Nature of Sanction: MODIFY								
Location: RING-II	Khata No. (As per Khata Extract): 19							
	PID No. (As per Khata Extract): 31-40-19							
Zone: West		Locality / Street of the property: BBMP KHATHA No.19,KESHAV NAGAR, BANGALORE,WARD NO.120.PID No.31-40-19.						
Ward: Ward-120								
Planning District: 201-Kempapura								
Agrahara								
AREA DETAILS:		SQ.MT.						
AREA OF PLOT (Minimum)	(A)	45.66						
NET AREA OF PLOT	(A-Deductions)	45.66						
COVERAGE CHECK	(75.00.01)							
Permissible Coverage area	,	34.24						
Proposed Coverage Area	,	28.05						
Achieved Net coverage are	,	28.05						
Balance coverage area lef	t ( 13.56 % )							
FAR CHECK								
	zoning regulation 2015 ( - )	150.00						
	ng I and II ( for amalgamated plot - )	0.00						
Allowable TDR Area (60%								
Premium FAR for Plot with	. , ,	0.00						
Total Perm. FAR area ( 3.2	,	150.00						
Residential FAR (100.00%	)							
Proposed FAR Area		46.03						
Achieved Net FAR Area (	1.01 )	46.03						
		103.97						
BUILT UP AREA CHECK								
Proposed BuiltUp Area		112.20						
		112.20						

Approval Date

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER A.SHANKAR #19,G STREET,1 ST CROSS,KESHAV NAGAR,BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Kavya S.P #9,opp to SBI, katriguppe main road.BSK 3rd stage #9,opp to SBI, katriguppe main roac BCC/BL-3.6E-4154/2016-17

PROJECT TITLE A.SHANKARMODIFIED RESIDENTIAL BUILDING@BBMP KHATHA No.19,KESHAV NAGAR,BANGALORE,WARD NO.120.PID No.31-40-19.

DRAWING TITLE: 399026878-25-03-202112-03-35\$\_\$PDCR

SHEET NO: 1

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.	
WEST	

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.

SPLIT A1 FLAT

FLAT

SPLIT A1

FLOOR PLAN

FAR &Tenement Details