

ISO_A1_(841.00_x_594.00_MM)



Approval Condition :

.The sanction is accorded for.

Consisting of STILT, GF+2UF'.

demolished after the construction.

& around the site.

to occupy the building.

competent authority.

building.

of the work.

has to be paid to BWSSB and BESCOM if any.

This Plan Sanction is issued subject to the following conditions

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 a).Consisting of 'Block - A2 (COMMERCIAL PG HOSTEL) Wing - A2-1 (COMMERCIAL PG HOSTEL 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. 2. The sanction is accorded for Small Shop A2 (COMMERCIAL PG HOSTEL) with Hostel only. The 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 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. in good and workable condition, and an affidavit to that effect shall be submitted to the 4.Development charges towards increasing the capacity of water supply, sanitary and power main 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 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided. Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the 6. The applicant shall construct temporary toilets for the use of construction workers and it should be 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 7. The applicant shall INSURE all workmen involved in the construction work against any accident , one before the onset of summer and another during the summer and assure complete safety in respect o untoward incidents arising during the time of construction. ire hazards. 3. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. 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 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 approval of the authority. They shall explain to the owner s about the risk involved in contravention facility areas, which shall be accessible to all the tenants and occupants. of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of 10. The applicant shall provide a space for locating the distribution transformers & associated the BBMP equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. 38. The construction or reconstruction of a building shall be commenced within a period of two (2) 1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for 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 installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 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. 12. The applicant shall maintain during construction such barricading as considered necessary to 39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be prevent dust, debris & other materials endangering the safety of people / structures etc. in 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 13.Permission shall be obtained from forest department for cutting trees before the commencement Development Authority while approving the Development Plan for the project should be strictly adhered to 41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation 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 as per solid waste management bye-law 2016. a frame and displayed and they shall be made available during inspections. 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste 15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the management as per solid waste management bye-law 2016. Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in 43. The Applicant / Owners / Developers shall make necessary provision to charge electrical the second instance and cancel the registration if the same is repeated for the third time. 44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling 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 unit/development plan. of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 45.In case of any false information, misrepresentation of facts, or pending court cases, the plan 19.Construction or reconstruction of the building should be completed before the expiry of five years sanction is deemed cancelled. from the date of issue of license & within one month after its completion shall apply for permission 46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : 21.Drinking water supplied by BWSSB should not be used for the construction activity of the 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 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 Board"should be strictly adhered to 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 2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake same shall also be submitted to the concerned local Engineer in order to inspect the establishment 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the 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 PROPOSED TERRACE FLOOR PLAN 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building 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 visitors / servants / drivers and security men and also entrance shall be approached through a ramp for workers Welfare Board". 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions Note I.Accommodation shall be provided for setting up of schools for imparting education to the children o construction and that the construction activities shall stop before 10.00 PM and shall not resume the f construction workers in the labour camps / construction sites. work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours. 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. 29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and 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. 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.

safety of workman and general public by erecting safe barricades.	footpaths, and besid			
	NOS	HEIGHT	LENGTH	
Block USE/SUBUSE Details	02	1.20	0.90	
Block Name Block Use	02	1.20	1.04	
A2 (COMMERCIAL PG HOSTEL) Commercia	03	1.20	1.20	
	04	1.20	1.20	
Required Parking(Table 7a)	27	1.20	1.50	
Block Name Type Subl	01	1.20	1.80	
A2 (COMMERCIAL Commercial Small)	01	1.20	2.53	
PG HOSTEL) Residential Hos	01	1.20	3.09	
Total				

itBUA Area	Carpet Area	No. of Rooms	No. of Tenement
66.88	63.01	2	1
115.19	87.76	2	2
34.51	31.02	1	2
0.00	0.00	7	0
216.58	181.78	12	3

Block USE/SUBUSE Details

inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity

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

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

DIGOR OCE/CODOCE	Dotano			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A2 (COMMERCIAL PG HOSTEL)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	C1

Required Parking(Table 7a)

		•/						
Block	Туре	SubUse	Area	Ur	nits		Car	
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A2 (COMMERCIAL	Commercial	Small Shop	> 0	50	104.81	1	2	-
PG HOSTEL)	Residential	Hostel	> 0	10	4.00	1	1	-
	Total :		_	-	-	-	3	3

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achi	eved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	3	41.25
Total Car	3	41.25	3	41.25
TwoWheeler	-	27.50	0	0.00
Other Parking	-	-	-	37.06
Total		68.75		78.31

FAR & Tenement Details

	int Details									
Block	No. of	Total Built Up Area	Ded	uctions (A	rea in Sq.mt	.)	Propos (Sq.mt.	ed FAR Area)	Total FAR Area	Tnmt (No.)
	Same Bldg	(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	Commercial	(Sq.mt.)	(NO.)
A2 (COMMERCIAL PG HOSTEL)	1	383.17	84.03	7.20	2.70	78.31	106.11	104.81	210.93	01
Grand Total:	1	383.17	84.03	7.20	2.70	78.31	106.11	104.81	210.93	1.00

SANCTIONING A

ASSISTANT / JUNIOR ENGINEER /

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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.

TAIR CASE 5.36X2.40m ОНТ SOLAR

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 the Physically Handicapped persons together with the stepped entry. 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

н	Color Notes		
	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (0 EXISTING (To be retai	COVERAGE AREA) ined)	
AREA	EXISTING (To be dem A STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	JECT DETAIL:	VERSION DATE: 31/08/2021	
Inwar	ority: BBMP rd_No: PRJ/7438/21-22	Plot Use: Commercial Plot SubUse: Commercial Offices	
	cation Type: General osal Type: Building Permission	Land Use Zone: Commercial (Centr Plot/Sub Plot No.: 19	al)
Natur	e of Sanction: NEW ion: RING-I	City Survey No.: PID No. (As per Khata Extract): 28-	198-19
Buildi	ing Line Specified as per Z.R: NA		ANSURAPPA LANE,BANGALORE.
Ward	: Ward-109		
	ning District: 101-Petta		SQ.MT.
	EA OF PLOT (Minimum) T AREA OF PLOT	(A) (A-Deductions)	150.60
	VERAGE CHECK		
	Permissible Coverage area (Proposed Coverage Area (59	· · · · ·	<u> </u>
	Achieved Net coverage area Balance coverage area left (90.0
FAR	RCHECK		
	Permissible F.A.R. as per zo Additional F.A.R within Ring	ning regulation 2015 (2.50) I and II (for amalgamated plot -)	376.69
	Allowable TDR Area (60% of Premium FAR for Plot within	f Perm.FAR)	0.0
	Total Perm. FAR area (2.50		0.00
	Residential FAR (50.31%) Commercial FAR (49.69%)		106.1 104.8
	Proposed FAR Area		210.92
	Achieved Net FAR Area (1.4 Balance FAR Area (1.10)	40)	210.9
BUI	LT UP AREA CHECK Proposed BuiltUp Area		383.1
	Achieved BuiltUp Area		383.1
		OWNER / GPA HOLDER'S	
		SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NIRMALA LUNIA.V #19,D S LANE,	
		SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NIRMALA LUNIA.V #19,D S LANE,	CHICKPET, BANGALORE. V. Nirmala Lunia
		SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NIRMALA LUNIA.V #19,D S LANE, ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE GOUTHAM N #23, 8th cross. Shara	V. Nirmala Lunia
		SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NIRMALA LUNIA.V #19,D S LANE, ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE GOUTHAM N #23, 8th cross. Shara BCCL/BL-3.6/E-0055/20-21 PROJECT TITLE : PLAN SHOWING THE PROPOSED	V. Nirmala Lunia adamba Nacar Bangalore Markan PRESIDENTIAL BUILDING AT NE, BANGALORE IN WARD NO -109
		SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NIRMALA LUNIA.V #19,D S LANE, ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE GOUTHAM N #23, 8th cross. Shara BCCL/BL-3.6/E-0055/20-21 PROJECT TITLE : PLAN SHOWING THE PROPOSED SITE NO-19, DIWANSURAPPA LAI (PID NO:28-1	V. Nirmala Lunia adamba Nacar Bangalore Markan PRESIDENTIAL BUILDING AT NE, BANGALORE IN WARD NO -109
		SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NIRMALA LUNIA.V #19,D S LANE, ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE GOUTHAM N #23, 8th cross. Shara BCCL/BL-3.6/E-0055/20-21 PROJECT TITLE : PLAN SHOWING THE PROPOSED SITE NO-19, DIWANSURAPPA LAI (PID NO:28-1 DRAWING TITLE : NIRM	V. Nirmala Luhia adamba Nacar Bangalore Ward W RESIDENTIAL BUILDING AT NE, BANGALORE IN WARD NO -109 98-19)
	his approval of Building plan/ Modifi	SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NIRMALA LUNIA.V #19,D S LANE, ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE GOUTHAM N #23, 8th cross. Shara BCCL/BL-3.6/E-0055/20-21 PROJECT TITLE : PLAN SHOWING THE PROPOSED SITE NO-19, DIWANSURAPPA LAI (PID NO:28-1 DRAWING TITLE : NIRI SHEET NO : 1 ied plan is valid for two years from the	V. Nirmala Luhia adamba Nacar Bangalore Ward W RESIDENTIAL BUILDING AT NE, BANGALORE IN WARD NO -109 98-19)