



**Approval Condition:**

37 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.

38 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 be the responsibility of the owner to renew the permit every two years.

39 The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition, and an affidavit that effect shall be submitted to the Corporation and Fire Force Department every year.

40 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 Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permit issued that once in Two years.

41 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 fire hazards.

42 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 the BBMP.

43 The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. 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.

44 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.

45 All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.

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

47 The Applicant / Owner / Developer shall take all necessary measures to ensure that the construction and demolition waste management as per solid waste management bye-law 2016.

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**Color Notes**

**COLOR INDEX**

ABUTTING ROAD  
PROPOSED WORK (COVERAGE AREA)  
EXISTING (To be retained)  
EXISTING (To be demarcated)

**AREA STATEMENT (BBMP)**

VERSION NO: 1.0  
VERSION DATE: 31/08/2021

**PROJECT DETAIL:**

Authority: BBMP  
Tward: No. PRE/2021-22  
Application Type: Building Permiss  
Proposed Plot No.: 2  
Nature of Sanction: NEW  
Location: R/VCH-1  
Building Line Specified as per Z.R. NA  
Zone: West  
Ward: Ward 333  
Planning District: 203 Haleswaram

**AREA DETAILS:**

AREA OF PLOT (Minimum): 278.40 SQ.MT.  
NET AREA OF PLOT (A-Deductions): 278.40

**COVERAGE CHECK:**

Permissible Coverage area (75.00 %): 208.80  
Proposed Coverage area (84.02 %): 179.90  
Additional FAR within 50m and 111 for unregulated part: 0.00  
Balance coverage area (10.38 %): 29.50

**FAR CHECK:**

Permissible FAR as per zoning regulation 2015 (1.75): 487.21  
Additional FAR within 50m and 111 for unregulated part: 0.00  
Attainable TDR Area (60% of Perm FAR): 0.00  
Permissible FAR for Plot within Impact Zone (-): 0.00  
Total Perm. FAR area (1.75): 487.21  
Residential FAR (100.00%): 483.01  
Proposed FAR Area: 483.01  
Achieved Net FAR Area (1.75): 483.01  
Balance FAR Area (0.02): 4.80

**BUILT UP AREA CHECK:**

Proposed BuiltUp Area: 742.78  
Achieved BuiltUp Area: 742.78

**Approval Date:**

1 Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the Karnataka Building and Other Construction workers Welfare Board should be strictly adhered to.

2 The Applicant / Builder / Owner / Contractor should submit the Registration of establishment. 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 workers engaged by him.

4 At any point of time for 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 workers Welfare Board.

**Note:**

1 Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labor camps/ construction sites.

2 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3 Employment of child labor 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 of 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.

**Unit/BUA Table for Block G S (SHIVA SHANKAR)**

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT TENEMENT	FLAT	532.96	490.28	7	1
FIRST FLOOR PLAN	SPLIT TENEMENT	FLAT	0.00	0.00	8	0
SECOND FLOOR PLAN	SPLIT TENEMENT	FLAT	0.00	0.00	8	0
Total	-	-	532.96	490.28	23	1

**Block USE/SUBUSE Details**

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
G S (SHIVA SHANKAR)	Residential	Bungalow	Bldg upto 11.5 mt. H.	R

**Required Parking (Table 7a)**

Block Name	Type	SubUse	Area (Sq.mt)	Units	Car	Prop.
G S (SHIVA SHANKAR)	Residential	Bungalow	528.001 - 675	1	-	4
Total	-	-	-	-	-	4

**Parking Check (Table 7b)**

Vehicle Type	No.	Area (Sq.mt)	Reqd.	Achived	Area (Sq.mt)
Car	4	55.00	5	5	68.75
Total Car	4	55.00	5	5	68.75
Taxi/Heater	-	13.75	0	0	0.00
Other Parking	-	-	-	-	92.88
Total	-	68.75	-	-	161.63

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
G S (SHIVA SHANKAR)	D2	0.75	2.10	09
G S (SHIVA SHANKAR)	D1	0.90	2.10	11

**FAR & Tenement Details**

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trent (No.)
G S (SHIVA SHANKAR)	1	742.78	86.90	2.25	161.63	483.00
Total	1	742.78	86.90	2.25	161.63	483.00

**Block G S (SHIVA SHANKAR)**

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trent (No.)
Terrace Floor	23.18	20.93	0.00	0.00	0.00
Second Floor	179.90	16.65	2.25	0.00	161.00
First Floor	179.90	16.65	2.25	0.00	161.00
Ground Floor	179.90	16.65	2.25	0.00	161.00
SBI Floor	179.90	16.02	2.25	0.00	161.63
Total	742.78	86.90	9.00	2.25	161.63
Total	742.78	86.90	9.00	2.25	161.63

**PROJECT TITLE:**  
PLAN OF THE PROPOSED RESIDENTIAL BUILDING AT SITE No. 2, 10th CROSS, SADASHYANAGARA, BANGALORE, WARD No. 35, PID No. 99-2.

**OWNER / GPA HOLDER'S SIGNATURE:**  
M. G. S. SHIVA SHANKAR  
No. 455/2, New Church road, Bangalore, Kolar (D).  
Aadhar No: 8439 2677 9881

**ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE:**  
Harsha B R  
No. 558 1st floor 9th cross HMT layout Opp KRS gowda park, Nalagondanahalli, Nagasandra post, BCCBL, S.65, 365/2015/14, 5600254302, 9164754302.

**PROJECT TITLE:**  
PLAN OF THE PROPOSED RESIDENTIAL BUILDING AT SITE No. 2, 10th CROSS, SADASHYANAGARA, BANGALORE, WARD No. 35, PID No. 99-2.

**DRAWING TITLE:** STL1-GF-2UF

**SHEET NO.:** 1

**WEST**