

ISO_full_bleed_A1_(841.00_x_594.00_MM)

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

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.

31.Sufficient two wheeler parking shall be provided as per requirement. 32. Traffic Management Plan shall be obtained from Traffic Management Consultant for

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 k Fire and Emergency Department every Two years with due inspection by the departme condition of Fire Safety Measures installed. The certificate should be produced to the C 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 emparate agencies of the Karnataka Fire and Emergency Department to ensure that the equipme in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certificate from Inspectorate every Two years with due inspection by the Department regarding working Electrical installation / Lifts etc., The certificate should be produced to the BBMP and sh 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 , one before the onset of summer and another during the summer and assure complete fire hazards.

37.The Builder / Contractor / Professional responsible for supervision of work shall not s materially and structurally deviate the construction from the sanctioned plan, without preapproval of the authority. They shall explain to the owner s about the risk involved in con of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and the BBMP.

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

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

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

44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sat Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwel unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending court cases, t 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 ADDENE (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 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 establish list of construction workers engaged at the time of issue of Commencement Certificate. same shall also be submitted to the concerned local Engineer in order to inspect the est and ensure the registration of establishment and workers working at construction site o 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the workers engaged by him.

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

1.Accommodation shall be provided for setting up of schools for imparting education to t 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 which is mandatory.

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

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Up nt.)		Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
	StairCase	Lift	Lift Machine	Parking	Resi.	(09.111.)	
.52	18.27	0.00	2.25	0.00	0.00	0.00	00
.97	21.27 2.2		0.00	0.00	89.45	89.45	00
.97	21.27	2.25	0.00	0.00	89.45	89.45	01
.97	14.07	2.25	0.00	0.00	96.65	96.65	01
.98	10.40	2.25	0.00	100.33	0.00	0.00	00
.41	85.28	9.00	2.25	100.33	275.55	275.55	02
1							
	85.28	9.00	2.25	100.33	275.55	275.55	02
ERY	/:						
NA	ME	LENGT	H I	HEIGHT	N	OS	
D	2	0.76		2.10	()7	
D)1	0.90		2.10	1	2	

RY									
NAME L		LENGTH		HEIGHT		NOS			
W3		0.90		1.20		07			
W1		1.21		1.20		03			
W 1			1.80	1.20		32			
k :/	A (RESI)								
	UnitBUA	Туре	UnitBUA Area		Carpet Area	No	. of Rooms	No. of Te	enem
	FLAT		81.03		74.06		8		1
	FLAT		162.06		148.12	8			1
	FLAT		0.00		0.00		7		0

FAR & Tenement Details

Total :

Block	No. of Sa Bldg	ame Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)		Tnmt (No.)
			(04.111.)	StairCase Lift		Lift Machine	Parking	Resi.	(64.111.)		
A (RESI)	1 472.41		85.28	9.00	2.25	100.33	275.55	27	5.55	02	
l otal:		472.41	85.28	9.00	2.25	100.33	275.55	27	5.55	2.00	
Parking C	•	able	e 7b)								
Vehicle Ty	ре	Reqd.					Achieved				
			No. Area (Sq.mt.)			No.	No.		Area (Sq.mt.)		
Car			2	27.50		3		41.25	41.25		
Total Car			2	27.50		3		41.25			
TwoWheel	er		-	13.75		0		0.00			
Other Park	ing		-		-	-		59.08			
Total					41.25		100.33				
Block US		SE	Details							_	
Block Name			Block Use	Block SubUse		Block Structure		Block Land Use Category			
A (RESI)			Residential	Plotted Resi development		Bldg upto 11.5 mt. Ht.		R			
Required	Parking	(Tal	ole 7a)		-						
Block		Time		Area U		nits		Car			
Name	Name Type		Type SubUse		Reqd.	Prop.	Reqd./Uni	t Reqd.	Pr	op.	
A (RESI) Residen		tial	Plotted Resi development	50 - 225			1	2		-	

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

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.

all high rise	1	Color Note				SCALE = 1:100	
Karnataka ent regarding working							
Corporation		ABUTTI	OUNDARY NG ROAD				
oaneled ent's installed are		EXISTIN	SED WORK (COVERAG NG (To be retained)	e area)			
the Electrical	AREA STATEMENT (BBMP		NG (To be demolished) VERSION NO.: 1.0.4				
g condition of hall get the	PROJECT DETAIL:		VERSION DATE: 31				
e building	Authority: BBMP Inward_No: PRJ/9751/21-22		Plot Use: Residential Plot SubUse: Plotted				
safety in respect of	Application Type: Suvarna P Proposal Type: Building Peri	arvangi	Land Use Zone: Res Plot/Sub Plot No.: 80	idential (Main)			
shall not revious	Nature of Sanction: NEW		City Survey No.: 00 Khata No. (As per Kh				
ontravention d Policy Orders of	Location: RING-II Building Line Specified as pe	er Z.R: NA	Locality / Street of th	e property: NO-80, 3rd ST	AGE, 4th BLOCK, A, WARD NO-101, BANGAL		
of two (2) per shall give	Zone: West		BASAVESHWARAN	IAGAR, KAMAKSHIPALY	A, WARD NO-101, BANGAL	URE, PID NO:18-3-8	
scribed in foundation or	Ward: Ward-101 Planning District: 213-Rajaji	Nagar					
elled. ea shall be	AREA DETAILS: AREA OF PLOT (Minimum)	(A)			SQ.MT. 190.89	
ent Authority. lore	NET AREA OF PLOT COVERAGE CHECK		(A-Deductions)			190.89	
e strictly	Permissible C Proposed Cov	verage Area ((59.18 %)			143.16 112.97	
s segregation	Achieved Net Balance cove	coverage are	ea(59.18 %)			112.97	
trical	FAR CHECK	-	zoning regulation 2015 (1.75)		334.05	
ın up to 240	Additional F.A	.R within Rin	g I and II (for amalgama of Perm.FAR)	,		0.00	
for every 240 lling	Premium FAR	for Plot withi	in Impact Zone (-)			0.00 0.00	
the plan	Total Perm. F Residential F/	AR (100.00%	,			334.05 275.55	
	Proposed FAI Achieved Net	FAR Area (1	,			275.55 275.55	
DUM	Balance FAR BUILT UP AREA CHECK	Area(0.31)				58.50	
	Proposed Bui Achieved Buil				472.41		
uction worker Construction the children o Department rk is a must. question. lse or initiated.	SIGN OWN NUM Sri. JA NO-80	ATÚR ER'S BER A YAPRA D, 3rd ST	ADDRESS & CONTA(KASH.P.G, Sn FAGE, 4th BLO	WITH ID CT NUMBEF nt. BEENA.P.J. & CK, BASAVESF	R : & Sri. P.J.RAHUL HWARANAGAR, LORE, PID NO:1		
	/SUI K.S. P Opp I PRO PLAN NO-80	⊃ERVI rasanna More Re JECT ٦ SHOWII , 3rd ST	tail Shop, Gay TITLE : NG THE PROF AGE, 4th BLO	GNATURE Enterprises/No athri Nagar BCC OSED RESIDE CK, BASAVESH	: 3309, 1st Main C/BL-3.2.3/E-1260)/93-94 G AT SITE	
	DRA	WING	TITLE :	559159397-17 \$JAYPRAKAS OTHERS :: A STILT, GF+2U	(RESI) with)0\$_	
	SHE	EET NO	D: 1				
• •	n/ Modified plan is v ding licence by the		•	the			
			WEST				