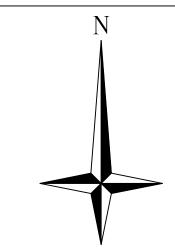


UserDefinedMetric (900.00 x 600.00MM)



This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for.

a).Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of STIL

T, GF+2UF'. 2. The sanction is accorded for Plotted Resi development A (RESIDENTIAL) only. The use of the

building shall not deviate to any other use. 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

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.

Tnmt (No.)

00

Total FAR

Area

(Sq.mt.)

0.00

68.82

Block	No. of Same Bldg		Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	(Sq.m	(Sq.mt.)	(Sq.m.) StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.mt.)	
A (RESIDENTIAL)	1	319.23	57.71	4.32	2.25	68.41	186.54	186.54	0
Grand Total:	1	319.23	57.71	4.32	2.25	68.41	186.54	186.54	2.0

31.Sufficient two wheeler parking shall be provided as per requirement.

and shall get the renewal of the permission issued once in Two years.

Corporation and Fire Force Department every year.

as per solid waste management bye-law 2016.

management as per solid waste management bye-law 2016.

46.Also see, building licence for special conditions, if any.

f construction workers in the labour camps / construction sites.

3.Employment of child labour in the construction activities strictly prohibited.

(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

fire hazards.

the BBMP.

adhered to

vehicles.

unit/development plan.

.Registration of

sanction is deemed cancelled

Board"should be strictly adhered to

workers engaged by him.

workers Welfare Board".

which is mandatory.

Note

renewal of the permission issued that once in Two years.

structures which shall be got approved from the Competent Authority if necessary.

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka

condition of Fire Safety Measures installed. The certificate should be produced to the Corporation

34. The Owner / Association of high-rise building shall get the building inspected by empaneled

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

Fire and Emergency Department every Two years with due inspection by the department regarding working

agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are

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

, one before the onset of summer and another during the summer and assure complete safety in respect of

Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the

36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building

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

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

Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or

intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in

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.

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

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

footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

40.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

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

Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

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

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.

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

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

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

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.

fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

6.In case if the documents submitted in respect of property in question is found to be false or

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan

of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

Parking Check (Table 7b) Vahiola Typa

venicie rype	Re	eqa.	Achieved			
	No.	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	-	-	-	40.91		
Total		41.25		68.41		

Required Parking(Table 7a)

•	•	,									
Block	Type SubUse		Area			Units			Car		
Name	туре	Subus	e	(Sq.mt.)	R	eqd.	Prop.	Re	qd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Plotted R developm		50 - 225		1	-		1	2	-
	Total :			-	-		-	-		2	2
lock USE/SUI	BUSE Deta	ils									
Block Name	Block	Use	В	lock SubUse	;	Blo	ck Structure		Block Categ	Land Use ory	
A (RESIDENTIAL) Residential		Plotted Resi development			Bldg upto 11.5 mt. Ht.		R				

Applicatio
Proposal
Nature of
Location:
Building L
Zone: We
Ward: Wa
Planning
AREA DE
AREA (
NET AF
COVER
FAR CH
BUILT (

Approval Date :

This ap SANCTIONING AUTHORITY date of STANT / JUNIOR ENGINEER / N PLANNER ASSISTANT DIRECTOR

68.82 0.00 0.00 55.40 55.40 01 0.00 0.00 62.32 62.32 01 0.00 68.41 0.00 0.00 00 2.25 02 68.41 186.54 186.54

0.00

Proposed

FAR Area

(Sq.mt.)

Resi.

0.00

0.00

2.25

0.00

2.25	68.41	186.54	186.54	02
ł	HEIGHT	N	OS	
	0.40			

2.10 04	
2.10 08	
2.10 02	

HEIGHT	NOS
1.20	04
1.20	02
1.20	22

		SCALE : 1:100		
Color Notes		00ALL . 1.100		
COLOR INDEX				
PLOT BOUNDARY				
ABUTTING ROAD				
PROPOSED WORK (CO				
EXISTING (To be retaine				
EXISTING (To be demoli	shed)			
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3			
BBMP/Ad.Com./WST/0057/21 PROJECT DETAIL:	VERSION DATE: 21/01/2021			
Authority: BBMP	Plot Use: Residential			
Inward_No: PRJ/0698/21-22	Plot SubUse: Plotted Resi development			
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Mixed)			
Proposal Type: Building Permission	Plot/Sub Plot No.: 74			
Nature of Sanction: NEW	City Survey No.: -			
Location: RING-II	PID No. (As per Khata Extract): 16-14-74			
Building Line Specified as per Z.R: NA	Locality / Street of the property: KARNATAKA HBCS, SHANKARAMATA, BANGALORE.			
Zone: West				
Ward: Ward-075				
Planning District: 213-Rajaji Nagar				
AREA DETAILS:		SQ.MT.		
AREA OF PLOT (Minimum)	(A)	122.16		
NET AREA OF PLOT	(A-Deductions)	122.16		
COVERAGE CHECK				
Permissible Coverage area (70.00 %) 8				
Proposed Coverage Area (62 %		75.73		
Achieved Net coverage area (6	,	75.73		
Balance coverage area left (8.01 %)				
FAR CHECK				
Permissible F.A.R. as per zonin	213.77			
Additional F.A.R within Ring I a	0.00			
Allowable TDR Area (60% of Pe	0.00			
Premium FAR for Plot within Im	0.00			
Total Perm. FAR area (1.75)	213.77 186.54			
Residential FAR (100.00%)				
Proposed FAR Area		186.54		
Achieved Net FAR Area (1.53)		186.54		
Balance FAR Area (0.22)		27.23		
BUILT UP AREA CHECK				
Proposed BuiltUp Area		319.23		
Achieved BuiltUp Area 319.23				

	OWNER / GPA HOLDER'S SIGNATURE
	OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
	CHANDAN.R NO.74, KARNATAKA HBCS, SHANKARATATA, BANGALORE.
	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Shobha. N no.06, Geleyara Balaga 1st Stage, Mahaslakshmipuram./nno.06, Geleyara Balaga 1st Stage , Mahaslakshmipuram. BCC/BL 3 3 F 4020/2003-04
	PROJECT TITLE :
	PLAN SHOWING THE PROPOSED RESIDENTIALBUILDING @ NO.74, KARNATAKA HBCS, SHANKARAMATA, BANGALORE, WARD NO.75 (OLD NO.16), PID NO.16-14-74.
	DRAWING TITLE :
	161573948-20-04-202106-27-21\$_\$CHANDAN :: A (RESIDENTIAL) with STILT, GF+2UF
	SHEET NO: 1
proval of Building plan/ Modified issue of plan and building licence	plan is valid for two years from the 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.